



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JUNE 20, 2018

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Filing Date: July 19, 2017
Case No.: **2017-001456COA**
Project Address: **1100 FULTON STREET**
Historic Landmark: Alamo Square Landmark District
Zoning: RM-1 (Residential-Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0777/005
Applicant: Serina Calhoun
Syncopated Architecture
657 Fillmore Street
San Francisco, CA 94117
Staff Contact Jonathan Vimr – (415) 575-9109
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

1100 FULTON STREET, at the northeast corner of the intersection of Fulton and Pierce Streets, Assessor's Block 0777, Lot 005 (District 5). The subject property is developed with a three-story over basement, twelve-unit residential building completed in 1924 from a design by Edward E. Young. It features a subdued tripartite composition and is clad with polychromatic brick and stucco. The property is contributory to the Alamo Square Landmark District, which was designated in 1984, and has period of significance "from the 1870s to the 1920s."

PROJECT DESCRIPTION

The proposed project is to modify ground level garage door openings at the south (Fulton Street) and east (Pierce Street) facades to accommodate six new accessory dwelling units, in addition to related interior alterations. Specifically, the proposal includes:

- Modification of ten total garage openings, including removal of non-historic garage doors and a limited amount of historic brick.
- Installation of wood windows and paneled entry doors in place of the garage openings, with surrounding new brick infill matching the historic brick at the ground level.
- Interior alterations at the ground level related to the creation of six accessory dwelling units, including reconfiguration of parking and storage spaces.
- Curb healing along the sidewalks as a result of the removal of parking spaces.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Since the building contains Rental Units, as defined in Section 37.2(r) of the Administrative Code, the property owner shall enter into an agreement with the City stating that the new Accessory Dwelling Units are not subject to the Costa Hawkins Rental Housing Act (California Civil Code Section 1954.50) and will be subject to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code). This agreement must be fully executed prior to the City's issuance of the first construction document.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work conforms with the *Secretary of the Interior's Standards* and would be compatible with the character of the Alamo Square Landmark District as described in Appendix E 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 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.

The proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

While the proposed project involves the modification of garage openings and a limited amount of surrounding historic brick at the first floor of the subject building, the new wood windows and paneled entry doors to be installed in their place will be compatible with the existing fenestration at the upper floors of the building, and will be surrounded by polychromatic brick matching the historic brick found at the base of the building. The new features will align with the windows above in order to maintain a consistent fenestration pattern. Although the garage openings appear

to be original to the building, and are reflective of developmental changes in response to the spread of automobiles, they are not character-defining features. The designating ordinance (Appendix E to Article 10 of the Planning Code) states that the character-defining features of the District are the exterior architectural features of the buildings in addition to street and park furniture. The corresponding Landmark Preservation Advisory Board's case report more specifically describes these features as including painted wood siding; the elaborate ornamentation of Victorian style buildings; consistent fenestration patterns; bay windows; paneled entries with accompanying porticos; obscured roofs; double-hung wood windows; front steps; designs responsive to hillside topography; and notes that larger, compatible apartment block buildings—such as 1100 Fulton—frequently punctuate corners within the District and include traditional compositions with subdued classical revivalist ornamentation focused on cornices and entries. Nowhere is auto-oriented development discussed, nor are garages noted as character-defining or even mentioned beyond reference to small garages on two of the four vacant lots present within the District at the time of designation. As new windows and doors will be roughly flush with the brick cladding, the structure's defined base in contrast to the projecting bays of the upper levels will be retained and no ornamentation will be altered. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new windows will not include the divided lites found on the historic buildings, which while subtle will create differentiation without resulting in incompatibility. This differentiation is further reinforced through the tall, narrow individual windows on the Fulton Street Façade as well as the new mortar joints that will frame the new brick infill. Achieving compatible differentiation is particularly significant for this project as the garage openings are original to the building and the alteration of these elements must be legible. Given the new mortar joints and simpler windows, the project will successfully do so and therefore complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The garage openings to be modified as part of the proposed project, while original to building, are utilitarian in character and are not distinctive elements. The Alamo Square Landmark District's

designating ordinance (Appendix E to Article 10 of the Planning Code) states that the character-defining features of the District are the exterior architectural features of the buildings in addition to street and park furniture. The corresponding Landmark Preservation Advisory Board's case report more specifically describes these features as including painted wood siding; the elaborate ornamentation of Victorian style buildings; consistent fenestration patterns; bay windows; paneled entries with accompanying porticos; obscured roofs; double-hung wood windows; front steps; designs responsive to hillside topography; and notes that larger, compatible apartment block buildings—such as 1100 Fulton—frequently punctuate corners within the District and include traditional compositions with subdued classical revivalist ornamentation focused on cornices and entries. Nowhere is auto-oriented development discussed, nor are garages noted as character-defining or even mentioned beyond reference to small garages on two of the four vacant lots present within the District at the time of designation. As new windows and doors will be roughly flush with the brick cladding, the structure's defined base in contrast to the projecting bays of the upper levels will be retained and no ornamentation will be altered. A small amount of historic brick at the base of the building will be removed, with new polychromatic brick matching the historic brick installed around the new window and door openings at the ground level. To ensure that the maximum amount of historic brick is retained, and that the new brick will align with the historic brick, a materials conservator will review and approve replacement brick and mortar samples as well as repair methods for any brick damaged during construction. Planning staff and the materials conservator will also oversee the installation of the new brick during construction, including review of a mockup of new brick installation. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

The proposed project does not call for the replacement or repair of deteriorated historic features, with the exception of any necessary repairs to the historic brick base in connection with the removal of the garage doors. Where necessary, damaged bricks or mortar will be repaired with the guidance of a materials conservator. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project will involve limited cleaning of the historic brick at the base of the building in connection with the modification of garage openings and installation of new windows and doors. A materials conservator will work with Planning Department staff to ensure that any cleaning is gentle as possible and will not cause damage to historic materials at the subject property. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 project includes exterior alterations to the subject property, including the modification of ten garage openings at the ground level and the installation of new wood windows and paneled doors within these openings. While original to the building, the garage openings are not character-defining features of the building, and as such, their removal will not destroy historic materials, features, and spatial relationships that characterize the property. The designating ordinance (Appendix E to Article 10 of the Planning Code) states that the character-defining features of the District are the exterior architectural features of the buildings in addition to street and park furniture. The corresponding Landmark Preservation Advisory Board's case report more specifically describes these features as including painted wood siding; the elaborate ornamentation of Victorian style buildings; consistent fenestration patterns; bay windows; paneled entries with accompanying porticos; obscured roofs; double-hung wood windows; front steps; designs responsive to hillside topography; and notes that larger, compatible apartment block buildings—such as 1100 Fulton—frequently punctuate corners within the District and include traditional compositions with subdued classical revivalist ornamentation focused on cornices and entries. Nowhere is auto-oriented development discussed, nor are garages noted as character-defining or even mentioned beyond reference to small garages on two of the four vacant lots present within the District at the time of designation. As new windows and doors will be roughly flush with the brick cladding, the structure's defined base in contrast to the projecting bays of the upper levels will be retained and no ornamentation will be altered. The new wood windows at the ground floor will be compatible with the historic windows at the building, in that they will match the materials and operation of the historic windows, while also being differentiated from the historic windows due to the absence of a divided-lite transom and the different proportions of the individual windows on the Fulton Street façade. The new windows will also achieve compatibility with the overall fenestration of the building through alignment with the windows found at the upper levels as well as matching profiles. Overall, the proposed project maintains the historic integrity of the subject property since the new windows and doors are compatible with, yet differentiated from, the historic building. Therefore, the proposed project complies with Rehabilitation Standard 9.

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

The proposed project would not affect the essential form and integrity of the building or surrounding district, as the work visible from a public right-of-way is limited to a portion of the brick base of the building and will not impact any character-defining features of the subject property. The new windows and doors could be removed in the future, and the garage openings could be restored without impacting the essential form and integrity of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of publication, the Department has received no letters stating opposition or support of the project. It is worth noting, however, that members of the public have expressed concerns to the Department regarding the potential removal of leased parking spaces, which would be contrary to the requirements of the Rent Ordinance. Although the Planning Department does not have the ability to enforce the Rent Ordinance, the Department notes that the building permit currently on file is limited only to the creation of three units in areas of the ground floor that do not contain any leased parking or other spaces.

ISSUES & OTHER CONSIDERATIONS

Although the overall project proposal is to remove ten garage doors and convert the interior of the ground floor into six new dwelling units, the building permit on file would only allow for the removal of four garage doors and the conversion of three dwelling units. These three new units would be isolated to areas of the building that do not include any currently leased parking or other spaces.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

The proposed project would retain the existing residential use of the building and would cause minimal changes to the form of the building without removing any character-defining features or materials, with the exception of a limited amount of historic brick at the base of the building. The District's designating ordinance (Appendix E to Article 10 of the Planning Code) states that the character-defining features of the Alamo Square Landmark District are the exterior architectural features of the buildings located within the District in addition to street and park furniture. The corresponding Landmark Preservation Advisory Board's case report more specifically describes these features as including painted wood siding; the elaborate ornamentation of Victorian style buildings; consistent fenestration patterns; bay windows; paneled entries often with accompanying porticos; obscured roofs; double-hung wood windows; front steps; designs that are responsive to hillside topography; and notes that larger, compatible apartment block buildings—such as 1100 Fulton Street—frequently punctuate corners within the District and feature traditional compositions with subdued classical revivalist ornamentation focused on cornices and entries.

As proposed, the project would affect none of these elements. The garage openings to be modified, while original to the building, are not character-defining features and as such the proposed alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The new wood windows and paneled doors to be installed will be compatible with the historic windows, in that they will match the materials and operation while also achieving differentiation due to the absence of a divided-lite transom, new mortar joints framing the infill work, and the different proportions of the individual windows found at the Fulton Street façade. Compatibility will be further achieved through the alignment of the new windows with those at the upper levels.

The project will involve the removal of a limited amount of historic brick at the base of the building in connection with the garage opening modifications and installation of new windows and doors. New polychromatic brick matching the historic brick will be installed around the new features; to ensure that the maximum amount of historic brick is retained, and that the new brick will align with the historic brick, a materials conservator will review and approve replacement brick and mortar samples as well as repair methods for any brick damaged during construction. Planning Department staff and the materials conservator will also oversee the installation of the new brick during construction, including the review of a mockup of new brick installation.

The Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the subject site and those of the Alamo Square Landmark District.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and 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's Standards for Rehabilitation*.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, a materials conservator shall be retained by the Project Sponsor to review and approve replacement brick and mortar samples as well as repair methods for any brick damaged during construction.

2. As part of the Building Permit, Planning Department preservation staff and the materials conservator shall oversee the installation of the new brick during construction, including the review and approval of a mockup of new brick infill.

ATTACHMENTS

Draft Motion

Exhibits

- Parcel Map
- 1998 Sanborn Map
- Alamo Square Landmark District Map
- Aerial Photograph
- Zoning Map
- Site Photographs

Designating Ordinance

- LPAB Case Report

Reduced Project Plans

Letter from Sponsor to Building Tenants



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No.

HEARING DATE: JUNE 20, 2018

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 005 IN ASSESSOR'S BLOCK 0777, WITHIN A RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE ALAMO SQUARE LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on July 19, 2017 Serina Calhoun ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior alterations of the subject property including: modifications to ten total garage openings with the removal of garage doors and a limited amount of brick, and the installation of wood windows, entry doors, and matching infill brick in their place; interior alterations at the first floor to create six accessory dwelling units.

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 June 20, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-001456COA (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 2017-001456COA based on the following conditions and findings:

CONDITIONS

1. As part of the Building Permit, a materials conservator shall be retained by the Project Sponsor to review and approve replacement brick and mortar samples as well as repair methods for any brick damaged during construction.
2. As part of the Building Permit, Planning Department preservation staff and the materials conservator shall oversee the installation of the new brick during construction, including the review and approval of a mockup of new brick infill.

FINDINGS

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

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

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

- The project will retain the existing residential use of the building.
- The project would cause minimal changes to the form of the building without removing any character-defining features or materials, with the exception of a minimal amount of historic brick at the base of the building. The garage openings are not character-defining features of the building, and as such, the proposed changes will not destroy historic materials, features, and spatial relationships that characterize the property.
- The project will ensure that the new wood windows at the ground floor will be compatible with the historic windows in that they will match the materials, operation, and alignment, while being differentiated from the historic windows due to their lack of a divided-lite transom and the new mortar joints that will frame the infill work.

- The project will involve the removal of a limited amount of historic brick at the base of the building in connection with the removal of the existing garage doors and installation of new windows and doors. New polychromatic brick matching the historic brick will be installed around the new window and door openings under the consultation of a materials conservator and Planning Department preservation staff.
- The proposed project meets the requirements of Article 10, Appendix L of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

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

The proposed project is for the rehabilitation of a residential property and will not have any effect on neighborhood-serving retail uses.

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

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

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

The project will not reduce the affordable housing supply as the existing units will be retained and six new housing units will be added as part of the proposed work.

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

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

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

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

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

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 005 in Assessor's Block 0777 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2017-001456COA.

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 June 20, 2018.

Jonas P. Ionin
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

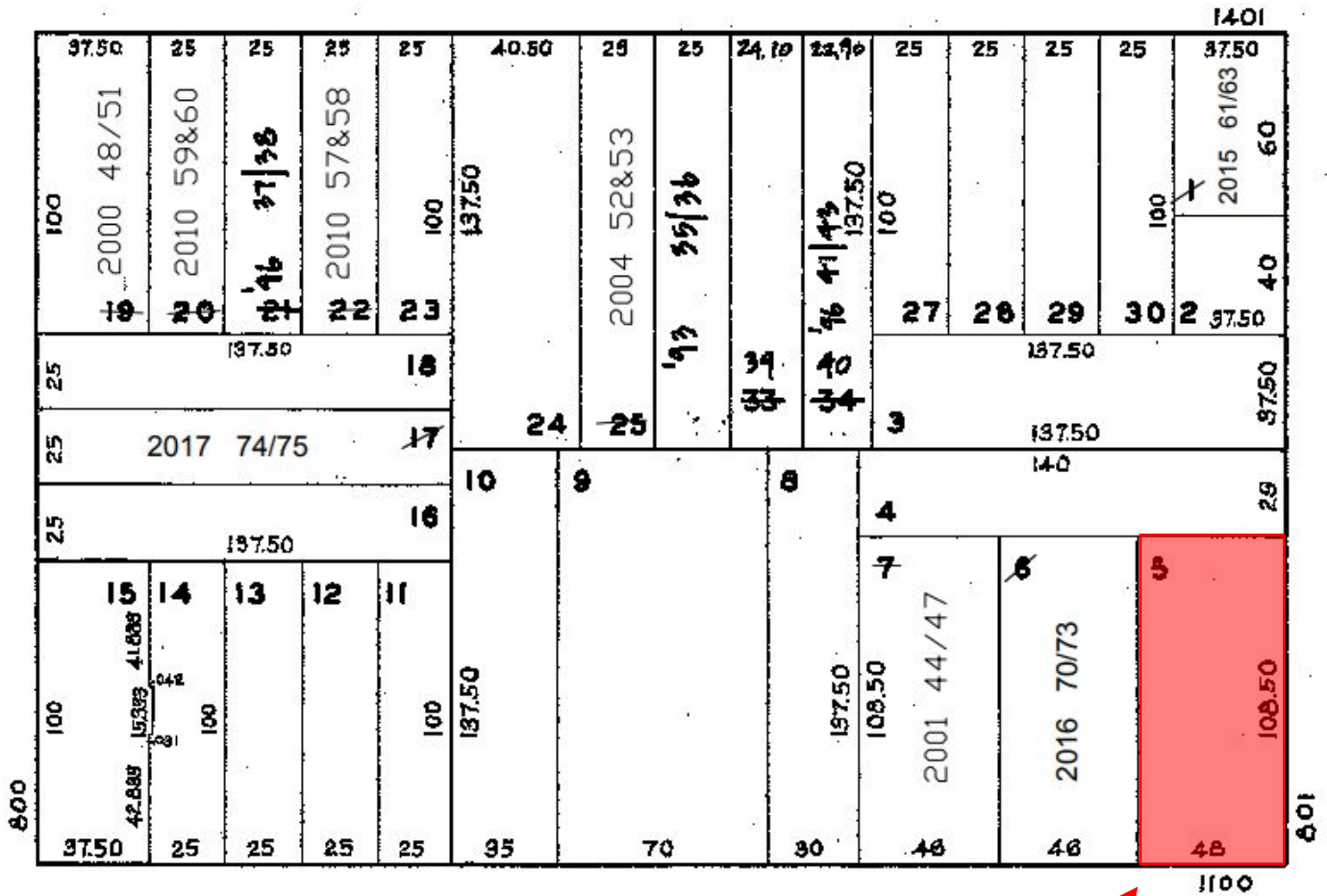
ADOPTED: June 20, 2018

Parcel Map

McALLISTER

SCOTT

PIERCE



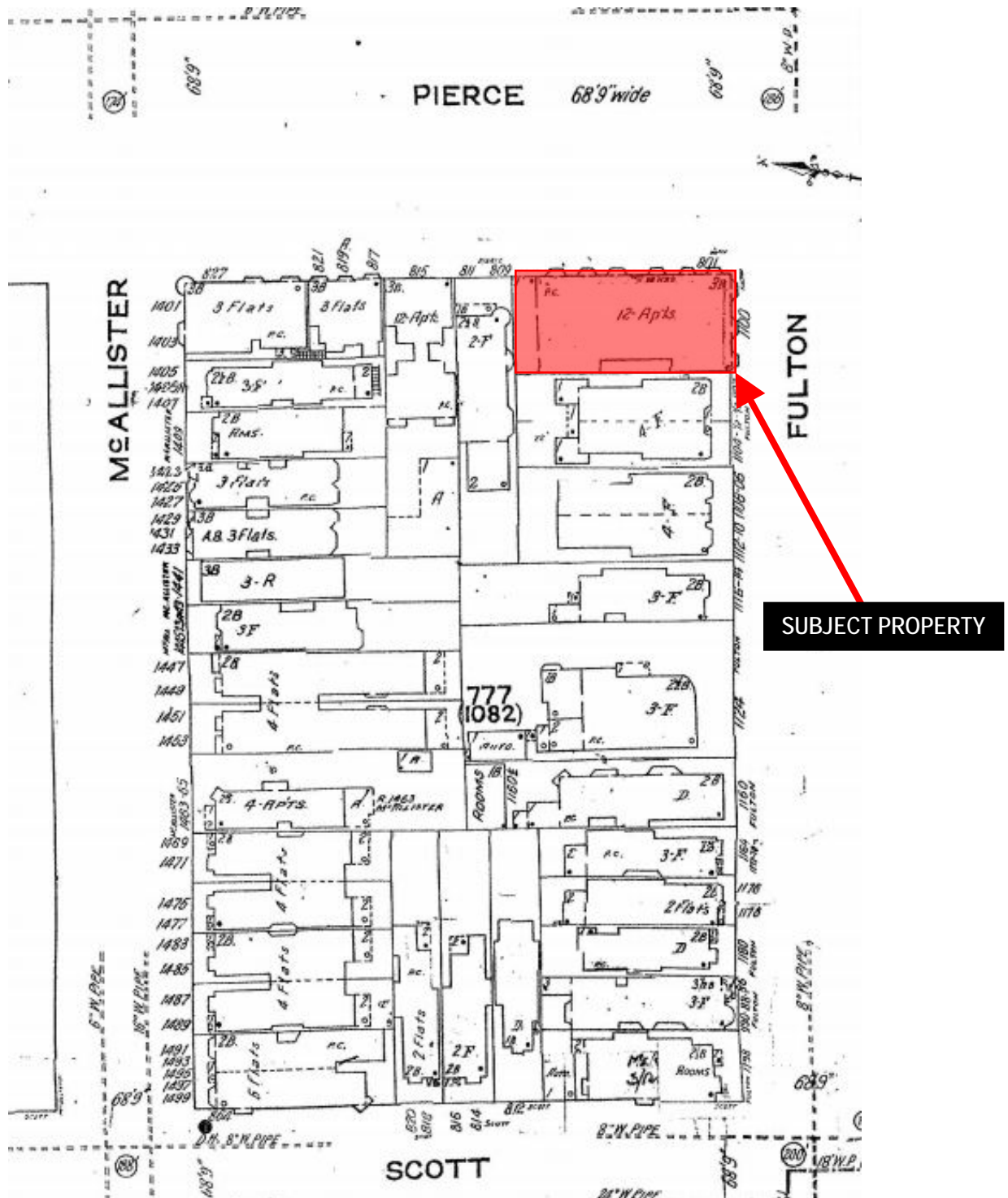
FULTON

SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

Sanborn Map*



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



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1100 Fulton Street

Alamo Square Landmark District

ALAMO SQUARE HISTORIC DISTRICT



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

Aerial Photograph



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

Zoning Map



Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

Site Photo*



**South (Fulton Street) façade.*

Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

Site Photo*



**East (Pierce Street) façade.*

Certificate of Appropriateness
Case Number 2017-001456COA
1100 Fulton Street

FILE NO. 90-84-9

ORDINANCE NO. 324-84

(LANDMARKS)

AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF
CHAPTER II OF THE MUNICIPAL CODE BY AMENDING APPENDIX E
DESIGNATING THE ALAMO SQUARE HISTORIC DISTRICT.

E R R A T A

Line 7 should be corrected to read as follows: "(City Planning
Code) is hereby amended by adding Appendix E to read as
follows:".

Mary Anne Bulen
Mary Anne Bulen
Acting Clerk of the Board
August 10, 1984

cc: Bob Feldman ✓
Jonathan Malone (2)
Robin Jones

FILE NO. 90-84-9

ORDINANCE NO. 324-84

(LANDMARKS)

AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF CHAPTER II
OF THE MUNICIPAL CODE BY ADDING APPENDIX E DESIGNATING THE ALAMO SQUARE
HISTORIC DISTRICT

Be it ordained by the People of the City and County of San Francisco:

Article 10 of Part II, Chapter II of the San Francisco Municipal Code
(City Planning Code) is hereby amended by adding Appendix ^E to read as follows:

SECTION 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby
finds that the area known and described in this ordinance as Alamo Square
Historic District contains a number of structures having a special character
and special historical, architectural and aesthetic interest and value and
constitutes a distinct section of the city. The Board of Supervisors further
finds that designation of said area as an Historic District will be in
furtherance of and in conformance with the purposes of Article 10 of the City
Planning Code and the standards set forth therein, and that preservation on an
area basis rather than on the basis of individual structures alone is in order.

This ordinance is intended to further the general purpose of historic
preservation legislation as set forth in Section 1001 of the City Planning
Code, to promote the health, safety and general welfare of the public.

SECTION 2. DESIGNATION. Pursuant to Section 1004 of the City Plan-
ning Code, Chapter II, Part II of the San Francisco Municipal Code, the Alamo
Square Historic District is hereby designated as an Historic District, this
designation have been duly approved by resolution No. 9954 by the City Plan-
ning Commission.

SECTION 3. LOCATION AND BOUNDARIES. The location and boundaries of
the Alamo Square Historic District shall be as designated on the Alamo Square
Historic District Map, the original of which is on file with the Clerk of the
Board of Supervisors under File 90-84-9 which Map is hereby incorporated
herein as though fully set forth.

SECTION 4. RELATION TO CITY PLANNING CODE.

1 (a) Article 10 of the City Planning Code is the basic law governing
2 historic preservation in the City and County of San Francisco. This ordin-
3 ance, being a specific application of Article 10, is both subject to and in
4 addition to the provisions thereof.

5 (b) Except as may be specifically provided to the contrary in this
6 ordinance, nothing in this ordinance shall supercede, impair or modify any
7 City Planning Code provisions applicable to property in the Alamo Square
8 Historic District, including but not limited to existing and future regula-
9 tions controlling uses, height, bulk, lot coverage, floor area ratio, required
10 open space, off-street parking and signs.

11 SECTION 5. STATEMENT OF SIGNIFICANCE. The Alamo Square Historic
12 District is significant as a continuum of distinguished residential architec-
13 ture by distinguished architects spanning the period from the 1870s to the
14 1920s. The towered Westerfeld House, the renowned "Postcard Row" with its
15 background of the downtown skyline, and the neighboring streetscapes are as
16 identified worldwide with San Francisco as the cable cars and Coit tower.
17 With a variety of architectural styles, the District is unified in its resi-
18 dential character, relatively small scale, construction type, materials
19 (principally wood), intense ornamentation (especially at entry and cornice),
20 and use of basements and retaining walls to adjust for hillside sites.
21 Boundaries include the park, its edges, the nearby buildings rated highest on
22 the city's architectural survey, and infill structures for rational planning.
23 Most of the original owner-residents were moderately successful businessmen.
24 A higher than average percentage of the houses were designed by architects,
25 including a virtual cross section of the city's better professionals. The
26 District has always housed a varied ethnic group. With a high degree of
27 integrity to its original designs, the District clearly serves as a visual
28 remainder of how businessmen lived two to four generations ago.

29 SECTION 6. FEATURES. The exterior architectural features of the
30 said Historic District that should be preserved are described and depicted in

1 the Landmarks Preservation Advisory Board's case report with appendix titled
2 "Alamo Square Historic District, adopted January 18, 1984, which is hereby
3 incorporated herein and made a part hereof as though fully set forth.

4 SECTION 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF
5 APPROPRIATENESS. The procedures, requirements, controls and standards in
6 Sections 1005 through 1006.8 of Article 10 of the City Planning Code shall
7 apply to all applications for Certificates of Appropriateness in the Alamo
8 Square Historic District. In addition, the following provisions shall apply
9 to all such applications; in the event of any conflict or inconsistency
10 between the following provisions and Article 10, those procedures, require-
11 ments, controls and standards affording stricter protection to landmarks,
12 landmark sites, or the Historic district shall prevail.

13 (a) Character of the Historic District. The
14 standards for review of all applications for Certifi-
15 cates of Appropriateness are set forth in Section
16 1006.7 of Article 10. For purposes of review pursuant
17 to these standards, the character of the historic dis-
18 trict shall mean the exterior architectural features
19 of the Alamo Square Historic District described in
20 Section 6 of this ordinance.

21 (b) Minor Exterior Alterations. A Certificate of
22 Appropriateness shall be required for the following
23 minor exterior changes if visible from a public
24 street: awnings, copings, retaining walls, fences,
25 balustrades and security gates.

26 (c) New Construction. New construction on vacant
27 sites shall conform with the general profile of the
28 District, especially as to scale, sculptural qualities
29 of facade and entrance detailing, fenestration pat-
30 terns and materials as described in Section 6 of this

ordinance.

(d) Street and Park Furniture. Any new or replacement street or park furniture shall require a Certificate of Appropriateness.

(e) Masonry, Brickwork and Stonework. A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatments detrimental to older brick will not be approved.

SECTION 8. PAINT COLOR. Nothing in this legislation shall be construed as authorization to regulate paint colors used within the District.

APPROVED AS TO FORM

RECOMMENDED

Thomas J. Chen
Deputy City Attorney for
George Agnost
City Attorney

Dean L. Macris
for
Dean L. Macris
Director of Planning

7772A
JHM:vr

Passed for Second Reading
Board of Supervisors, San Francisco

JUN 25 1984

Ayes: Supervisors Britt, Hongisto, Kennedy,
Kopp, Maher, Molinari, Nelder, Renne, Silver,
Walker, ~~Ward~~

~~Noes: Supervisors~~

Absent: Supervisor WARD

John Taylor

90-849
File No.

JUL 6 1984
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

JUL 2 1984

Ayes: Supervisors Britt, Hongisto, ~~Kennedy~~,
Kopp, Maher, Molinari, Nelder, ~~Renne~~, Silver,
Walker, ~~Ward~~

~~Noes: Supervisors~~

Absent: Supervisors KENNEDY
RENNE WARD

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

John Taylor

John Taylor
Clerk
John Taylor
Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 9962

WHEREAS, A proposal to designate the area in the general vicinity of Alamo Square as a Historic District pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 18, 1984, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on February 23 and March 15, 1984 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Historic District has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structures and sites in the vicinity of Alamo Square as a Historic District pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Historic District site being those of all Assessor's Blocks 775, 776, 777, 778, 797, 798, 799 and 823; and Lots 5A-5G in Assessor's Block 754; Lot 5 Assessor's Block 1155; Lots 1-12 and 13B in Assessor's Block 1180; Lots 1, 3-9, 20-25 in Assessor's Block 1181; Lots 1, 1A, 1B, 1D, 1E and 4 in Assessor's Block 1202; Lot 1 in Assessor's Block 1203; Lots 1, 1H, 2D, 2, 6C, 7-9, 9A, 10 and 12 in Assessor's Block 824; Lots 19-26 and 37-44 in Assessor's Block 822; Lots 1, 1A, 1B, 1C and 1D, 17-30 and 15 in Assessor's Block 803; Lots 1, 1B, 14-20, 22-24, 24A, 25-27 in Assessor's Block 804 and Lots 14-23 in Assessor's Block 779;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Historic District justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution 282 as adopted on January 18, 1984 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Historic District should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 84.35L;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

City Planning Commission

Resolution No. 9962

Page 2

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 15, 1984.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Klein, Nakashima, Rosenblatt and Wright

NOES: Karasick

ABSENT: Salazar

PASSED: March 15, 1984

7566A

ALAMO SQUARE HISTORIC DISTRICT

Prepared for the

SAN FRANCISCO

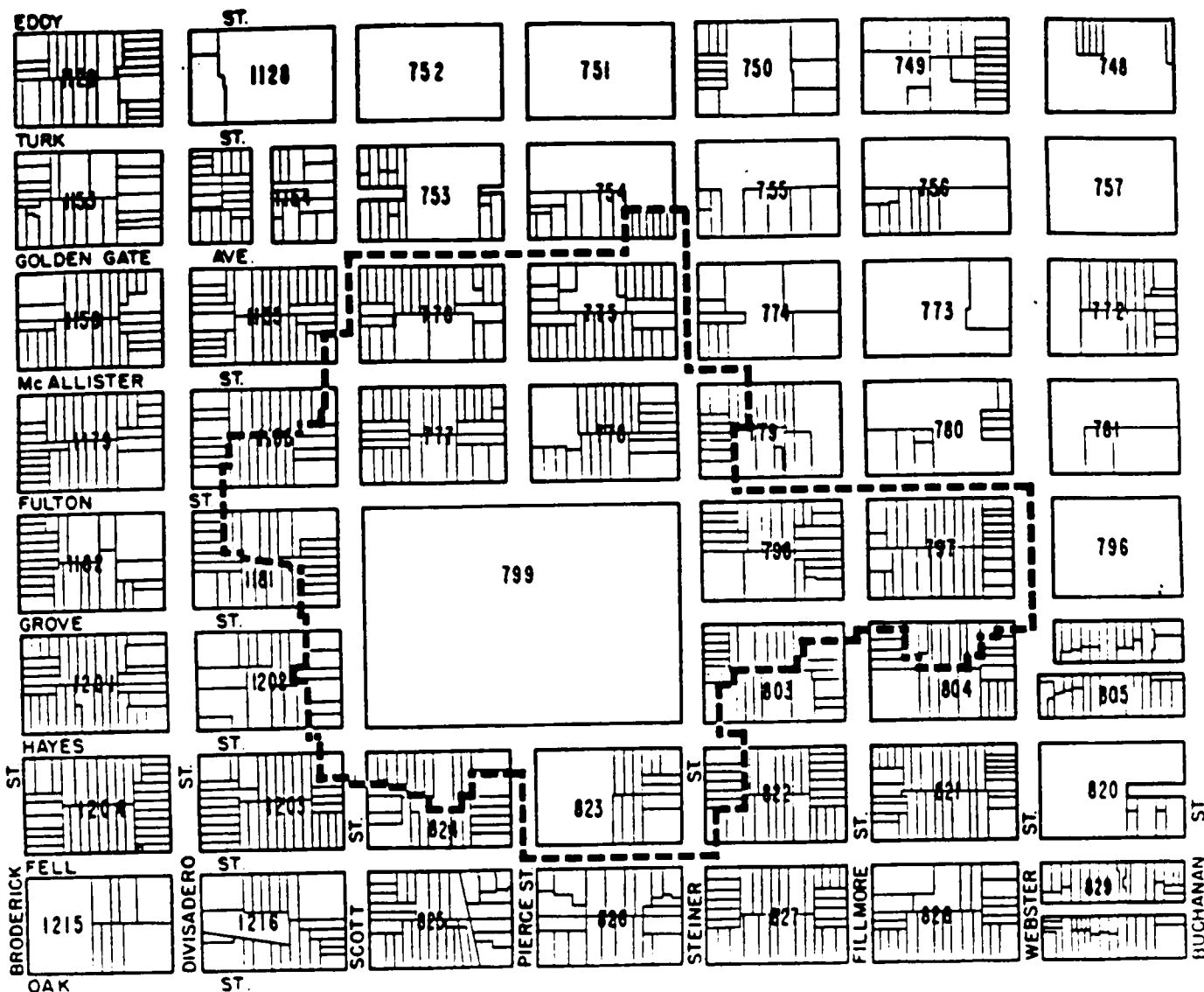
LANDMARKS PRESERVATION ADVISORY BOARD

by

Anne Bloomfield

Approved: 1/18/84
Jonathan H. Malone
Secretary to the Board

DOCKET COPY
DO NOT REMOVE



ALAMO SQUARE HISTORIC DISTRICT

ALAMO SQUARE HISTORIC DISTRICT

Location and Boundaries. The Alamo Square Historic District consists of about 280 properties near and including Alamo Square Park as shown on the enclosed map. It contains all of assessor's blocks 775, 776, 777, 778, 797, 798, 799 and 823 and the portions described on the map of blocks 754, 779, 803, 804, 822, 824, 1155, 1180, 1181, 1202 and 1203. The properties face variously on Fell, Fillmore, Fulton, Golden Gate, Grove, Hayes, McAllister, Pierce, Scott, Steiner and Webster streets as detailed in the survey of individual structures and properties below.

Statement of Significance. The Alamo Square Historic District is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s. The towered Westerfeld House, the renowned "Postcard Row" with its background of the downtown skyline, and the neighboring streetscapes are as identified worldwide with San Francisco as the cable cars and Coit Tower. With a variety of architectural styles, the District is unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites. Boundaries include the park, its edges, the nearby buildings rated highest on the city's architectural survey, and infill structures for rational planning. Most of the original owner-residents were moderately successful businessmen. A higher than average percentage of the houses were designed by architects, including a virtual cross section of the city's better professionals. The District has always housed a varied ethnic group. With a high degree of integrity to its original designs, the District clearly serves as a visual reminder of how businessmen lived two to four generations ago.

Recognizing the significant architectural character of Alamo Square and its environs, residents of the neighborhood have organized to seek historic district designation to preserve this unique architectural and social historical legacy.

Quality Ratings. A remarkably high percentage of the District's buildings are listed in the Department of City Planning's 1976 Architectural Survey of the City. Overall, 169 of the approximately 280 buildings received ratings, 26 of them '5', the highest rating; 38 '4', 45 '3', 31 '2', 16 '1' and '0', as shown on the enclosed Map. Here Today also rates the area highly, showing three photographs, describing 15 buildings in the text and 19 more in the Appendix. The various quality ratings are described in the survey below.

Zoning and Land Use. Most of the land in the District is zoned RM-3 or RM-1. Smaller areas are designated RH-2, or RM-4. There are also two P parcels: Alamo Square Park and Denman Grammar School (now Alamo Park High). Height and bulk are limited to 40-x except for 50-x in the District's eastern portion, including both sides of Fillmore Street. Most of the lots contain residential buildings, including an eight-unit condominium and one lot with three houses on it. The remaining eight lots are: The park, the school, the Third Baptist and the Missionary Temple churches, and four vacant lots, two of them with small garages. A handful of the residential buildings have ground-floor com-

mercial uses; another handful have been converted to institutional uses, and there is a beginning of conversions to bed-and-breakfast inns. Zoning and land use are specified by parcel in the survey below.

Architecture. Common architectural features tie the area together and provide visual distinction. The buildings look residential and have heavy ornamentation almost sculptural in effect. About half are Victorian (pre-1900) in style and over a third are Edwardian (c. 1900-1910). There is also a sprinkling of early 20th century apartment blocks, located especially on prominent corners and serving as punctuation to the rest. The Victorians include semi-octagonal-bayed Italianates of the 1870s and early 1880s (14%), rectangular-bayed San Francisco Stick of the 1880s (16%) and ornate Queen Annes of the 1890's (22%).

The typical building in the Alamo Square District is a two or three-story structure occupying most of the width of its lot and elevated above the sidewalk. It has a rear yard and often a small front setback. It has bay windows whose plan is half-octagonal, rectangular, trapezoidal or circular. On one side of the facade is a recessed, paneled entry, usually with a rudimentary to elaborate portico. Most often the roof is not visible from the street but concealed behind a visually heavy cornice or, sometimes in Queen Anne style, masked behind a gabled attic with elaborate trim. Windows are tall and narrow, indicating high ceilings within; sash is double-hung, of wood. Siding is horizontally laid wood: rustic, smooth-lapped or clapboard. Basements and retaining walls are brick or concrete, often overlaid with imitation stone. The facade is additionally articulated and shadowed by trim or ornamentation in some of the following forms: curve-profile moldings; egg-and-dart, dentil or other Classical moldings; columns, pillars, and/or pilasters; molded acanthus leaf and other foliage patterns; round or fish scale shingles; brackets at cornice, portico and pediment; cartouches and garlands. Individual building details show on the photographs of the Survey below.

Compatible exceptions are about 24 early 20th century apartment blocks, a dozen of which punctuate the corners of the District. Compositionally they are two-part blocks with differentiated base and relatively simple upper section topped by a visually heavy cornice. Classically derived ornament focuses on cornice and entry. The windows may be casement hung but remain predominantly vertical. Corner locations mask the somewhat greater bulk of these medium density apartment blocks, as the other corner buildings tend to have similarly long, relatively unadorned side walls.

In scale the District's predominant height is two or three stories with basement and sometimes an attic. There are 14 four-story buildings, with a five-story apartment and four six-story apartments. The different heights of basements and the grades of streets in this hilltop area blend the varying heights in an appearance of unity. Some interiors are quite spacious. Building width is only slightly less than lot width, which runs 25-50 feet except for park, school, churches, two lots on Grove and two on McAllister. The major open space is the park. From public streets one sees other islands of greenery at 926 Grove, 1360-1368 McAllister, 601 Steiner, 1455 Golden Gate and in some front yards. There are some street trees. Setbacks are typically observed along Fell, Fillmore, Fulton, Golden Gate, Grove, Steiner and Webster, but not along most of Hayes, McAllister or Pierce. Retaining walls of varying height line many sidewalks.

The buildings look residential. Most of those facing the park were constructed as single-family residences; most on McAllister were built as two, three, or four flats buildings. Those in Italianate and Queen Anne styles were typically intended as single family dwellings. The Stick style buildings include more pairs of flats than individual residence. Of Edwardians, the most frequent style, there are more originally three-flat structures than one and two unit ones together. At Golden Gate and Steiner there are two rows of partywall houses.

The materials unite the District. Wood is nearly universal, both as structure and exterior material. It occurs in surfaces from smooth lapped siding to jigsaw cutouts and turned balusters. The wood must be painted frequently, and blockfronts tend to exhibit a variety of paint colors. Case, wrought or galvanized iron can be found in the elements of Corinthian capitals, in front fences and in later buildings' decorative cornices. Masonry typically provides foundations and front copings or retaining walls. Front steps are likely to be of wood, terrazzo, marble or concrete. A few upper stories are brick faced. Stucco originally occurred as a principal wall facing on the early 20th century apartment blocks.

History. The name "Alamo Square" has long implied a distinctive area of San Francisco. In 1856-1857 the City set aside land for the public park and named it Alamo Square. The Sans Souci road-house had already been entertaining travelers at Divisadero and Fulton. Settlement came gradually, beginning with 625 Steiner about 1869 and houses in the lower-lying parts of Grove, Fulton, Golden Gate and Webster in the next decade. Views, weather and accessibility by cable car on McAllister (from 1883) and Hayes (1886) gradually attracted more and more residents to the area, most of them somewhat prosperous businessmen contracting with well-known architects for their own single or two-to-three family residences. The last of several large properties was the estate of steamship owner Charles Goodall, once covering two-thirds of a square block now replaced by Third Baptist Church. The District has always had a mixed ethnic identity. Today the world knows it for the view from the Hayes Street side of Alamo Square, which embraces the row of Matthew Kavanagh's Queen Anne houses on Steiner and the downtown highrises in the distance. This best of all views appears on every postcard rack, on the cover of Sunset's book of San Francisco, on cocktail napkins, junk mail and the cover of the Mayor's 1982 "State of the City."¹

The 12.69-acre Alamo Square Park was set aside through the City's Van Ness Ordinances of 1856-1857 but had a difficult birth. Influential people like captain of detectives Isaiah W. Lees, City Hall saloon keeper Michael Kenney and realtors John Nightingale and Charles P. Duane sued the City in the mid-1860s, claiming their actual possession of the land was better title than the park dedication. A succession of City Attorneys fought these claims for over a decade, through adverse Boards of Supervisors and test cases even to the U.S. Supreme Court. Edward Morphy feelingly described the early park as "this wild and romantic spot . . . A primeval forest of rocks. . . The whilom paradise of a thousand boys who are now (1918) all 'old timers'." The park was tamed and graded in 1892 at a cost of \$25, 333. The symmetrical pattern of curving walks was laid out and trees planted. The California Concrete Company built the surrounding coping in 1896. Pictures from 1906 show the park

1. Morphy, "San Francisco's Thoroughfares," Chronicle, June 30, 1918

much as we see it today; only the clothes and the distant fire are strange. Briefly it became a tent city for the refugees. District resident in his boyhood, Yehudi Menuhin remembers the "large, beautiful park on a hill at the top of Steiner Street, a park whose lawns and thickets were to become familiar to my sister and myself."² In 1981 a generous tree planting began to replace the dying 90 year-old crop. The park remains the District's green focus.

The houses near this park were constructed for middle and upper income residents. Usually the owner to be retained an architect for an individually designed house or pair of houses. More rarely a developer or builder erected houses on speculation. The resulting structures show their original owners' concerns for appearance, views, reasonably fashionable location, and provision for the family or for extra income. Most owners in the District had their own businesses: manufacturing, brokerage, real estate, liquor, produce, printing, various shops and a bank. A group connected with the brewing industry settled in the 1100 block of Fulton. There were a few professional people: mining experts, lawyers, doctors, engineers, teachers, one each Archbishop, policeman, fireman, and undertaker. Quite a few were in the construction business, and three architects built their own homes here. There was a sizable group of managers, supervisors and foremen; others were craftsmen, still others employees in bookkeeping, sales, accounting or shipping. A dozen families "made" Our Society Bluebook of 1894. Some names have individual significance: Bradley of Bradley & Rulofson, photographers; Philip Fay, a patriarch of Fay Construction Co.; John Koster of the Mount Hamilton Vineyard; William A. Halsted, whose company remains in the funeral business; Edward Probert, retired managing director of a British mining company in Eureka, Nevada; merchant-builder residents Matthew Kavanagh and John Hinkel, the latter donor of Berkeley's Hinkel Park; Nicholas Ohlandt, president of the German Bank and of National Ice and Cold Storage; William Sharon, the Nevada millionaire, both partner and rival of William Ralston.

These people contracted with a cross-section of the city's better known architects. German Henry Geilfuss, designer of St. Mark's Lutheran Church on O'Farrell, had more commissions in the District than anyone else; his dozen buildings include the towered Westerfield House at 1198 Fulton and the Brune House at 824 Grove, rated respectively '5' and '4' on the 1976 Architectural Survey. Martens & Coffey, who specialized in quality residential work, did nine buildings in the District, four of them rated '4' or '5' in the 1976 Survey. John & Zimmerman were less well known, but they produced four '5' houses at 859 Fulton and 1469-1489 McAllister. Another top-rated house, 1347 McAllister, is the District's only design by James Francis Dunn, San Francisco's foremost Art Nouveau architect. Another '5' house, 1201 Fulton, is an early but typical half-timbered design of Edgar Mathews, the painter's brother. Conrad Meussdorffer, known for his later luxury apartments, did the '5'-rated group 1370-1392 McAllister as a single commission. Samuel & Joseph Cather Newsom, creators of the Carson House in Eureka, designed the '5' house at 975 Grove. William Mooser, an organizer of his profession, did a '5' pair

2. Yehudi Menuhin, Unfinished Journey, Knopf, 1977:23

at 1447-1453 McAllister. The '5' and '4' rows at Golden Gate and Steiner were designed respectively by English immigrant William H. Armitage and by John P. Gaynor, architect of the original Palace Hotel and the Ralston mansion in Belmont. The other '5' houses were designed by Charles I. Havens (1463 McAllister), who with Toepke planned the Maskey Building and Mission High; C.J.I. Devlin (1495 McAllister), Catholic Church architect; and H. D. Mitchell

(709 Webster) whom Kirker called an architectural revolutionary. Other fine professionals represented in the District are Wildrich Winterhalter, better known for Napa wineries; Pissis & Moore, busy simultaneously with the Hibernia Bank; Benjamin McDougall, the former State Architect; M. J. Lyon, who later worked for Abe Ruef; Julius Krafft of St. Paulus Church; pioneer architect Henry Kenitzer; the 20th century non-traditionalist August Nordin; and William H. Lillie, designer of Landmark #54 at 1701 Franklin. Altogether these men's known work includes more than one fifth of the buildings in the District. The unusually high architectural quality and high 1976 survey ratings are strongly related to the original incidence of prosperous patrons and good architects.

Others built also, both lesser men of the design profession and merchant builders. Most notable among the latter is Matthew Kavanagh, who created the '4' rated Postcard Row on Steiner. There are also John Hooker's '4' and '5' Italianates at Fulton and Fillmore, a trio on Grove by John Hinkel of the builder family and a long group of ten on Golden Gate by The Real Estate Associates, active in the Webster Street Historic District. Such houses all of one design in a group blend well with the twins, triplets, and quadruplets which the better architects built to order for clients who wanted prudent investments to keep their families together or for income. Such groups of buildings were constructed from 1875 to 1948 in each of the District's major styles of architecture.

The earliest extant buildings, from the 1870s, are Italianate in style and principally single-family residences, located on Grove Street and in the Alamo Square Homestead Association's 1866 land subdivision at the southwest corner of Hayes and Steiner. That period also included speculative groups on Webster, on the 1200 block of Fulton, on the 1500 block of Golden Gate and one of multi-unit houses at Fillmore and Fulton. On relatively small lots, all of them are modest to moderate in size. The very first owners were Irish, and in 1877 a few German owners arrived.

In the next decade Stick style buildings were constructed, principally on the 1400 blocks of McAllister and Golden Gate, the 1100 and 1200 blocks of Fulton and the 800 blocks of Grove and Scott. Nearly half the owners had Germanic names, the rest Irish or others.

Queen Anne houses of the 1890s are concentrated on Steiner, Fulton, the 1400 block of Golden Gate and the 1000 block of Hayes. A few of them replaced earlier houses on the same lots. Some are nearly mansions, others row houses. More than half the new owners had German names, and one-quarter Irish. The 1900 Census shows a mixture of ethnic origins on every single block in the District, German the most numerous and Irish close behind.

After the turn of the century the District was filled in with "Edwardians" and related styles, of which there are especially fine concentrations in the 1300s of McAllister and the 700s of Scott. The previous ethnic mixture of owners continued, plus a handful of obviously Italian and Jewish names. A few were absentee owners, and three-unit buildings were constructed as often as one and two-unit ones together.

From about 1912 to 1934 the District's only new construction was apartment blocks usually replacing earlier large dwellings. All the new owners were

absentees. The District was increasing in density and attracting a growing number of renters, though the Fays and other original families stayed on, the house often being maintained by widow or daughter alone. The 600s of Scott were developed only in this period because that whole square block had housed the Pacific Hebrew Orphan Asylum until the 1920s.

There have always been a few institutions along with the residences. A 30-foot school lot next to 1045 Hayes had been set aside probably in the Van Ness Ordinances. Only after passage of the 1908 bond issue did the School District purchase the rest of the land on which the fine Edwardian school building now stands. The Orphan Asylum had faced Divisadero from 1877; by 1900 it sheltered 165 children. The Archbishop's mansion of 1904 was half residence, half official functions. The Missionary Temple property on Golden Gate first belonged to the Dominican Sisters. After the 1906 fire United Presbyterian bought it and erected the church, then the parsonage. Third Baptist Church joined the roster of the District's institutions only in 1951; previously the congregation had met at Hyde and Clay. Meanwhile several houses had taken institutional uses such as the Patri School of Design, the original Town School for Boys, a Franciscan nunnery, and the Park West Sanitarium.

After 1934 there was no new construction in the District, and not much maintenance either. A few Russians came to live, and the Russian Center occupied 1198 Fulton. Even more Jewish families came, attracted by several Congregations nearby: Keneseth Israel on Webster near McAllister, Anshey Sfard on Golden Gate near Webster, Ohr Torah on Golden Gate near Fillmore, and B'nai Israel at 937 Steiner in the District. There were also the Jewish Community Center at 926 Grove, the Council of Jewish Women at 1500 McAllister, and Jewish and Russian-Jewish bakeries on McAllister between Webster and Fillmore. The 1940 San Francisco House and Street Directory shows a lot of German and German-Jewish names in the District, a substantial number of English and Irish names, a few Russians and others, but only three Asians. The first substantial numbers of blacks came to the District during the war-time migrations of the 1940s.

In the 1950s and early 1960s an immense flood of people came to the District, displaced by Redevelopment Agency demolition in Western Addition Areas One and Two. Then and during World War II many Alamo Square District houses were subdivided into very small units, many of them substandard. However the concurrent low maintenance enabled many buildings to retain their original exterior architecture instead of being modernized. A few contractor-modern buildings have replaced earlier dwellings. In the last 15 years, rising real estate

prices throughout the city have caused, near Alamo Square, the removal or correction of substandard units and the restoration of buildings to old-fashioned splendor. The District is now an essentially stable area of mixed population.

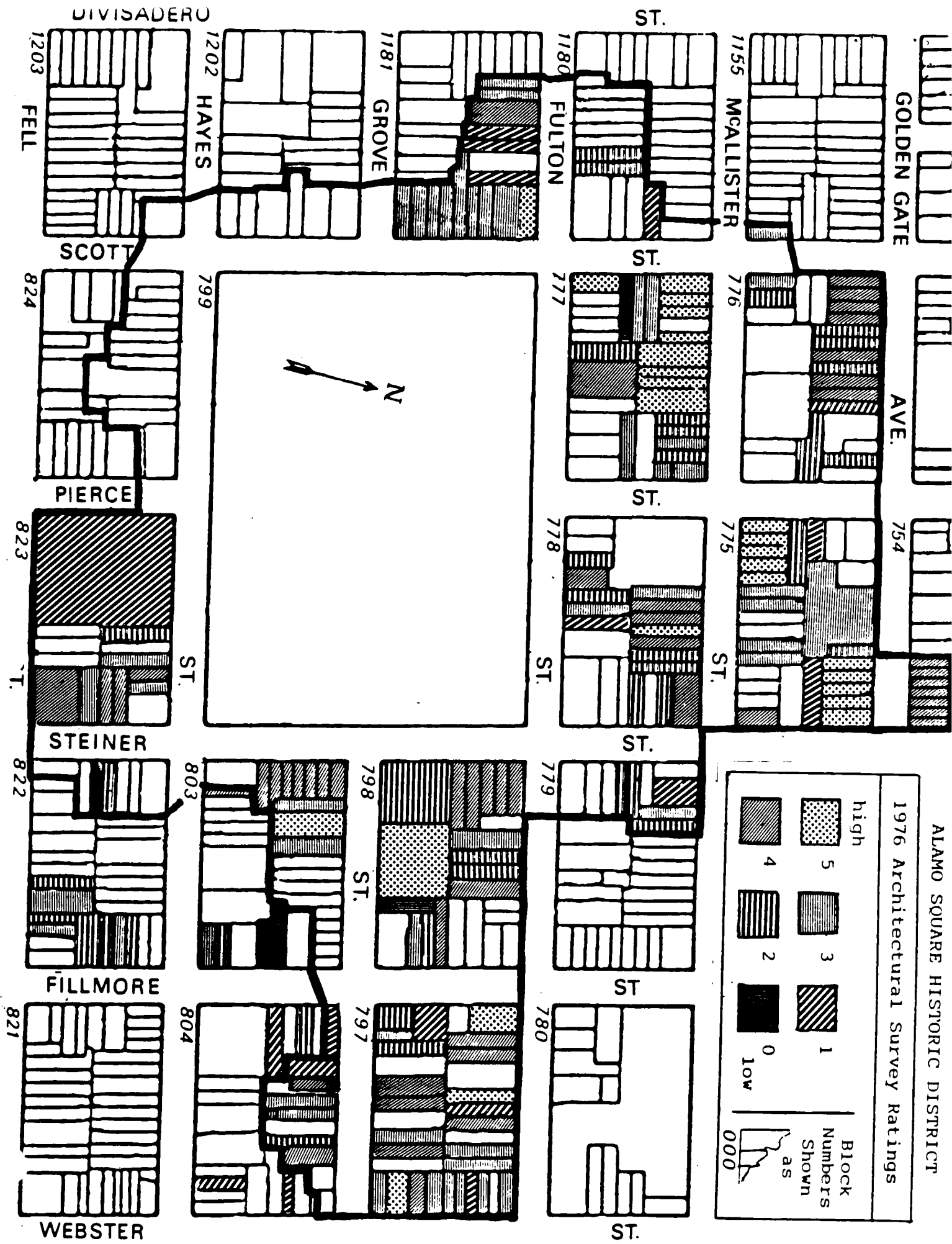
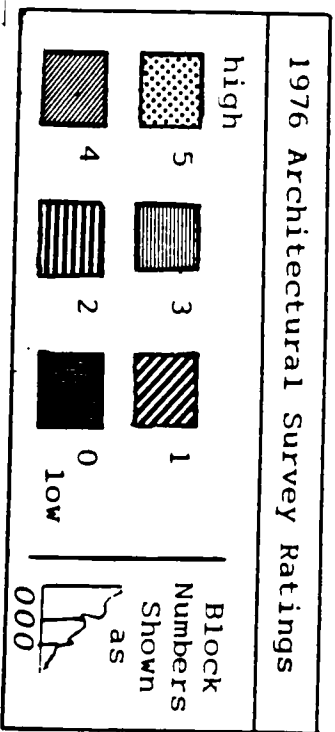
Survey of Individual Structures and Properties. See the following pages.

Prepared by: Anne Bloomfield, 2229 Webster, June 1983.

7434A/J. Malone

ALAMO SQUARE HISTORIC DISTRICT

1976 Architectural Survey Ratings



1100 Fulton Street, San Francisco CA, 94117

Installation of (3) New Ground Floor Units

ABBREVIATIONS	GENERAL NOTES	FRONT FACADE	SCOPE OF WORK	CODE INFORMATION
<p>A/C AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECTURAL A.C.T. ACOUSTIC CEILING TILE</p> <p>B.BD. TELEPHONE BACK BOARD BLDG. BUILDING BLKG. BLOCKING BOT. BOTTOM</p> <p>CL. CENTER LINE CAP. CABINET C.G. CORNER GUARD C.H. CHANGING CLG. CEILING CLOS. CLOSET C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER</p> <p>DET. DETAIL DIA. DIAMETER DIM. DIMENSION DWG. DRAWING DS. DOWN SPOUT</p> <p>(E) EXISTING EACH EACH EL. ELEVATION ELEC. ELECTRICAL LEV. ELEVATOR EQ. EQUIPMENT EXP. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR</p> <p>F.D. FLOOR DRAIN FIN. FINISH FLASH FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FPR. FIREPROOF FURR. FURRING</p> <p>GAGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. BO. GYPSUM BOARD</p> <p>H.B. HOSE BIB HC. HANDICAPPED H.C. HOLLOW CORE HWR. HARDWARE H.W. HEIGHT H.M. HOLLOW METAL HR. HOUR H.W. HOT WATER H.W.I. INSULATED/INSULATED INT. INTERIOR</p> <p>JAN. JANITOR JT. JOINT L.P. LOW POINT</p> <p>MAX. MAXIMUM M.C. MEDICINE CABINET M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL</p> <p>(N) NEW N.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE ON. ON CENTER OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.T.B. OPEN TO BELOW</p> <p>PR. PAIR P-LAM. PLASTIC LAMINATE PTD. PAINTED PLYWD. PLYWOOD P.O. PRIVATE OFFICE</p> <p>R. RISER R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING S.C. SOLID CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL TREAD TREAD T&G TONGUE AND GROOVE TEL. TELEPHONE T.O. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED U.F. UNDER FLOOR WD. WOOD W.P. WATERPROOF</p>	<p>GENERAL CONDITIONS: AIA DOCUMENT A201, CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.</p> <p>EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.</p> <p>PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.</p> <p>CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.</p> <p>SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.</p> <p>CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.</p> <p>PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.</p> <p>ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.</p> <p>"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.</p> <p>"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.</p> <p>SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.</p> <p>GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.</p> <p>COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).</p>		<ul style="list-style-type: none">• CONVERT (5) GARAGE SPACES AND 1,015 SF OF STORAGE INTO (3) NEW ACCESSORY DWELLING UNITS PER ORDINANCE NO. 162-16, FOR A BUILDING TOTAL OF (15) UNITS UNDER BPA 2017.0126.7999• HISTORICAL REVIEW OF (6) NEW ACCESSORY DWELLING UNITS TO BE COMPLETED; WORK OF ADDITIONAL (3) NEW ACCESSORY DWELLING UNITS TO BE COMPLETED UNDER SEPARATE PERMIT• REFER TO PERMIT #2016.0526.8499 FOR SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC A-4• AREA OF WORK AND PATH OF EGRESS OF THE PROPOSED UNITS TO BE SPRINKLERED; PER INFORMATION SHEET SF-05. SFED TO SPECIFY THE DESIGNATED HAZARD CLASSIFICATION NFPA 13R OR NFPA 13. SPRINKLERS UNDER A SEPARATE PERMIT• ENTIRE GROUND FLOOR CEILING ASSEMBLY TO BE UPGRADED TO AN 1-HOUR RATED ASSEMBLY PER INFORMATION SHEET SF-05• MECHANICAL, ELECTRICAL, PLUMBING (MEP) UNDER A DIFFERED SUBMITTAL <p>LEGEND</p> <p> DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED</p> <p> DIRECTION OF SECTION VIEW</p> <p> INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED</p> <p> SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER</p> <p> DOOR SYMBOL</p> <p> WINDOW SYMBOL</p> <p> WALL/FLOOR TYPE SYMBOL</p> <p> ELEVATION DATUM</p> <p> CEILING HEIGHT</p> <p> REVISION SYMBOL</p> <p>PROJECT DIRECTORY</p> <p>OWNER: KENT MAR 415.828.9327 KMAR@CENTRONMG.COM</p> <p>STRUCTURAL ENGINEER: DWONG ENGINEERING INC. 644 PACIFIC AVENUE #25 SAN FRANCISCO, CA 94133 415.726.8168</p> <p>ARCHITECT: SERINA CALHOUN SYNCOATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</p> <p>CONTRACTOR: TBD</p>	<p>ADDRESS: 1100 FULTON STREET SAN FRANCISCO, CA 94117</p> <p>BLOCK #: 0777 LOT #: 005 LOT SIZE: 5,208 SF</p> <p>CODES: 2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2013 CALIFORNIA MECHANICAL CODE (CMC) 2013 CALIFORNIA PLUMBING CODE (CPC) 2013 GREEN BUILDING CODE (GBC) 2013 CALIFORNIA ENERGY CODE W/ ALL 2013 SAN FRANCISCO CODE AMENDMENTS</p> <p>ZONING: RM-1 HEIGHT & BULK: 40'-X HISTORIC DESIGNATION: A - HISTORIC RESOURCE PRESENT</p> <p>SETBACKS: SETBACKS ARE EXISTING WITH NO CHANGE (E) FRONT: 0'-0" (E) SIDE: 0'-0" (E) REAR: 0'-0"</p> <p>NUMBER OF STORIES: 4-STORY APARTMENT BUILDING</p> <p>NUMBER OF UNITS: (EXISTING) 12 UNITS - (PROPOSED) 18 UNITS</p> <p>OCCUPANT CLASS: R-2</p> <p>CONSTRUCTION TYPE: V-B</p> <p>SPRINKLERS: (E) GROUND FLOOR STORAGE AREAS SPRINKLERED; ALL OTHER (E) FLOORS NON-SPRINKLERED</p> <p>FLOOR AREA: EXISTING GARAGE/UTILITY: 4,390 SF EXISTING GROUND FLOOR: 328 SF EXISTING SECOND FLOOR: 4,478 SF EXISTING THIRD FLOOR: 4,478 SF EXISTING TOTAL BUILDING SF: 18,152 SF</p> <p>PROPOSED UNDER BPA 2017.0126.7999 PROPOSED UNIT 13: 524 SF PROPOSED UNIT 14: 463 SF PROPOSED UNIT 15: 381 SF</p> <p>PROPOSED FOR HISTORICAL REVIEW PROPOSED UNIT 16: 446 SF PROPOSED UNIT 17: 784 SF PROPOSED UNIT 18: 684 SF</p> <p>OFF STREET PARKING: (EXISTING) 12 SPACES - (PROPOSED) 6 SPACES (UNDER BPA 2017.0126.7999)</p> <p>BICYCLE PARKING: (EXISTING) NONE - (PROPOSED) 1 SPACES</p> <p>DRAWING INDEX</p> <p>A0.0 ARCHITECTURAL COVER SHEET A0.1 ADDITIONAL UNIT(S) SCREENING FORM - ORDINANCE NO. 30-15 A1.0 GROUND-FOURTH FLOOR PLANS - EXISTING & PROPOSED A1.1 GROUND FLOOR PLAN - EGRESS PLAN A2.1D GROUND FLOOR PLAN - DEMOLITION A2.1N GROUND FLOOR PLAN - NEW CONSTRUCTION A3.1 EXTERIOR ELEVATIONS - SOUTH FACADE DEMO & NEW A3.2 EXTERIOR ELEVATIONS - NORTH FACADE DEMO & NEW A3.3D EXTERIOR ELEVATIONS - EAST FACADE DEMOLITION A3.3N EXTERIOR ELEVATIONS - EAST FACADE NEW CONSTRUCTION A8.1 DOOR SCHEDULE A8.2 WINDOW SCHEDULE A9.1 DETAILS</p> <p>AREA MAP</p> 
<p>1 SITE PLAN 1/8"=1'-0"</p>				



1100 Fulton Street
San Francisco, CA



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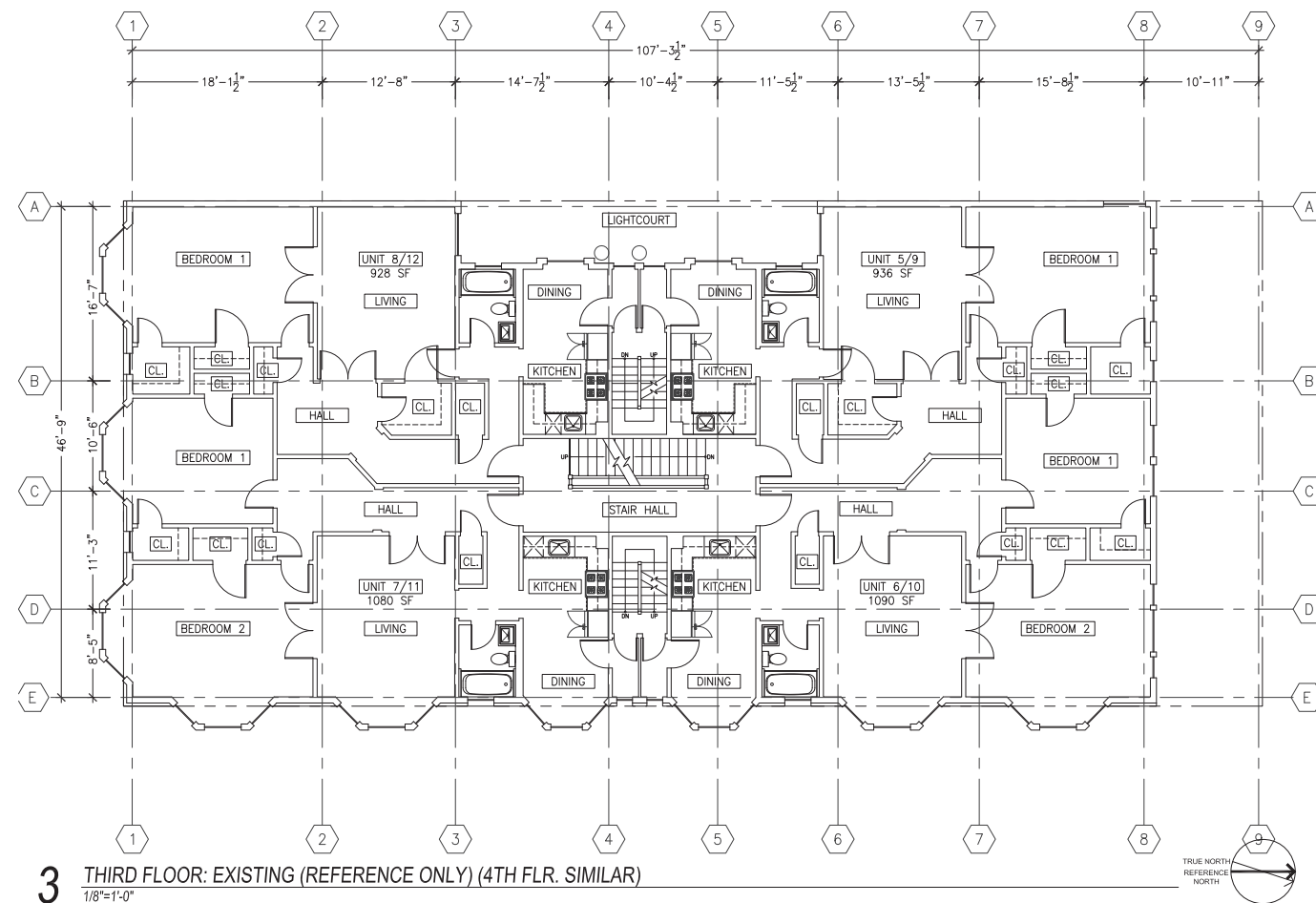
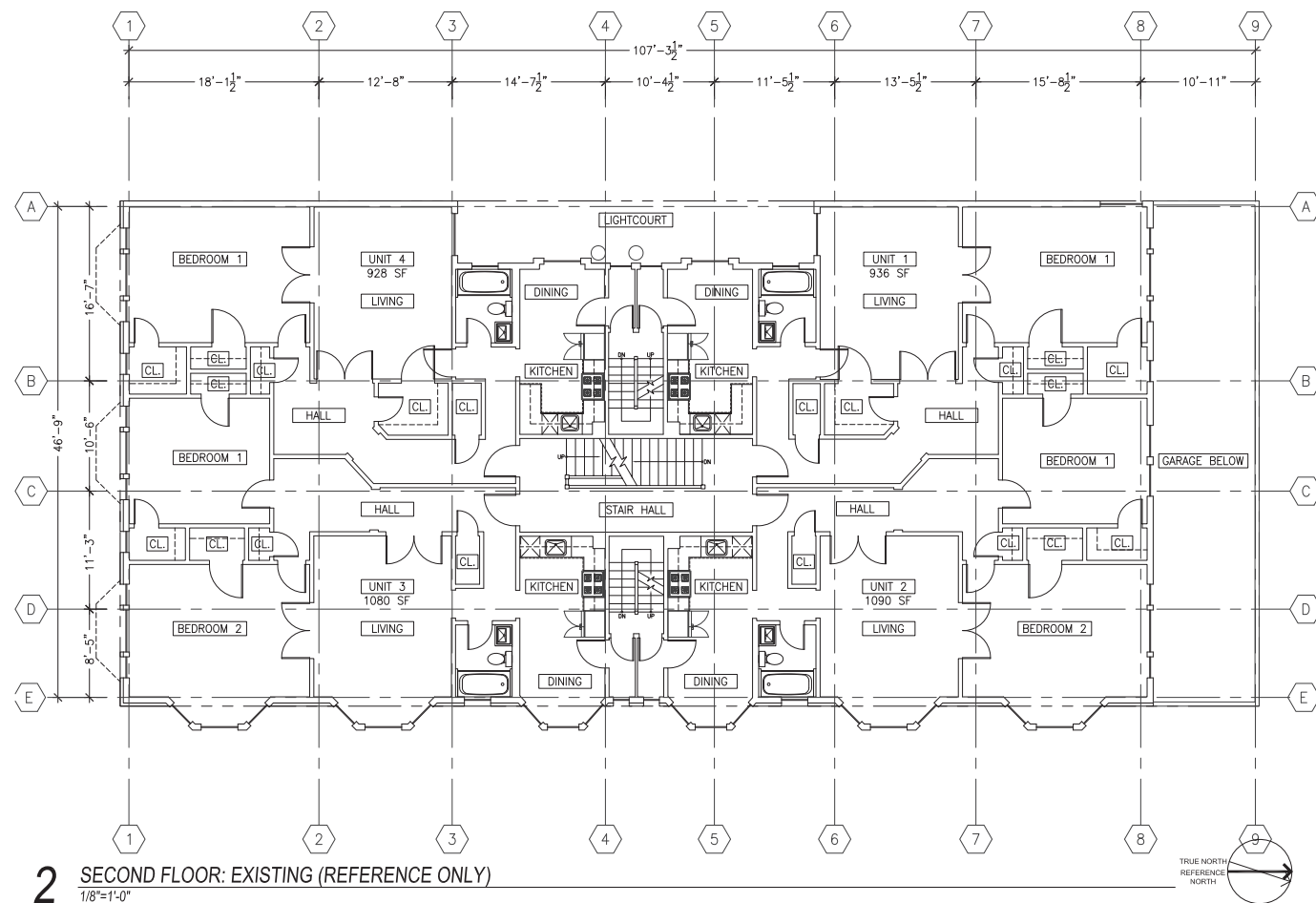
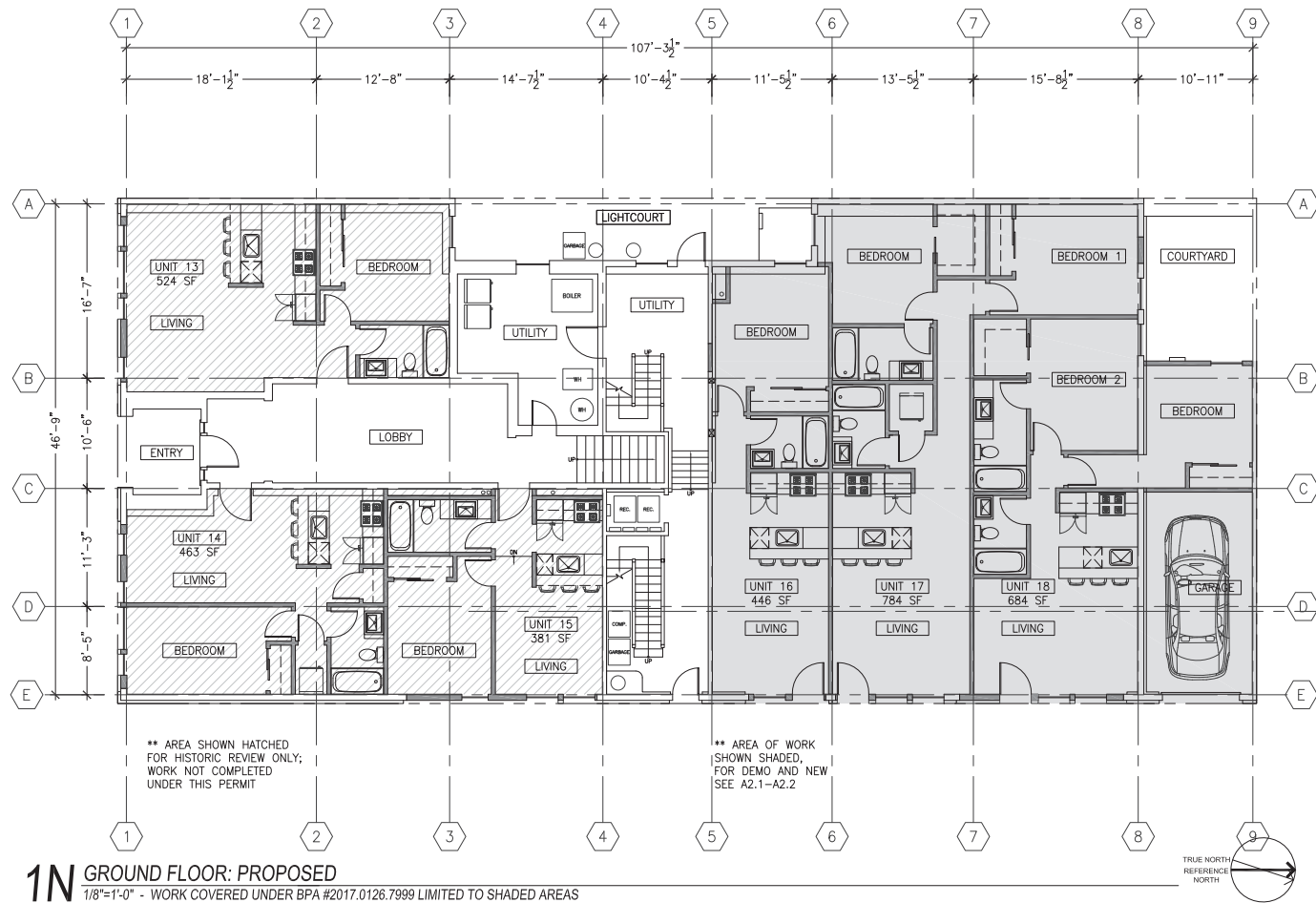
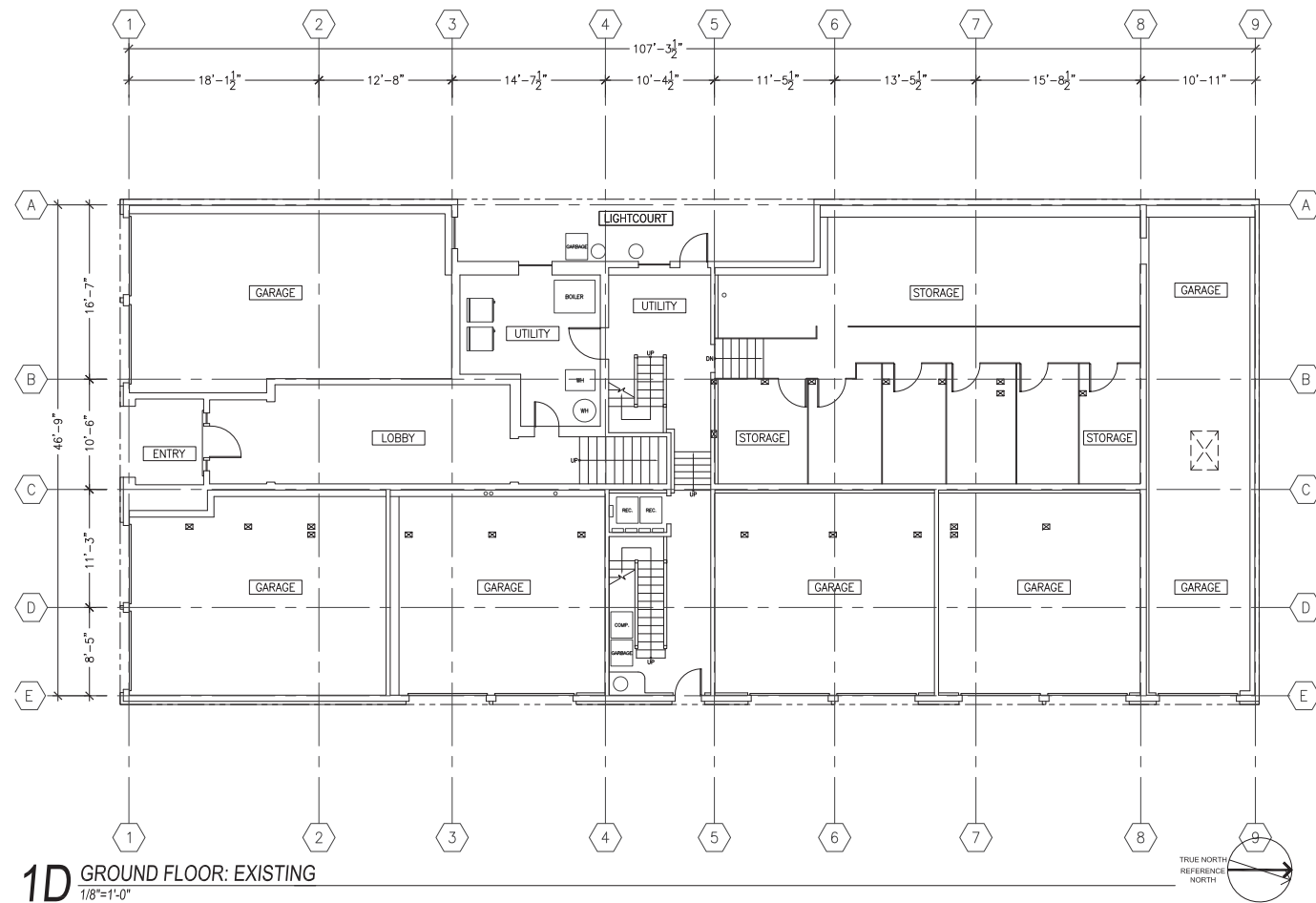
DATE	SET/ISSUE
07-19-2017	C.O.A APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

CONTACT:
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(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

COVER SHEET

A0.0



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SCALE: AS NOTED

REFERENCE
PLANS

A1.0



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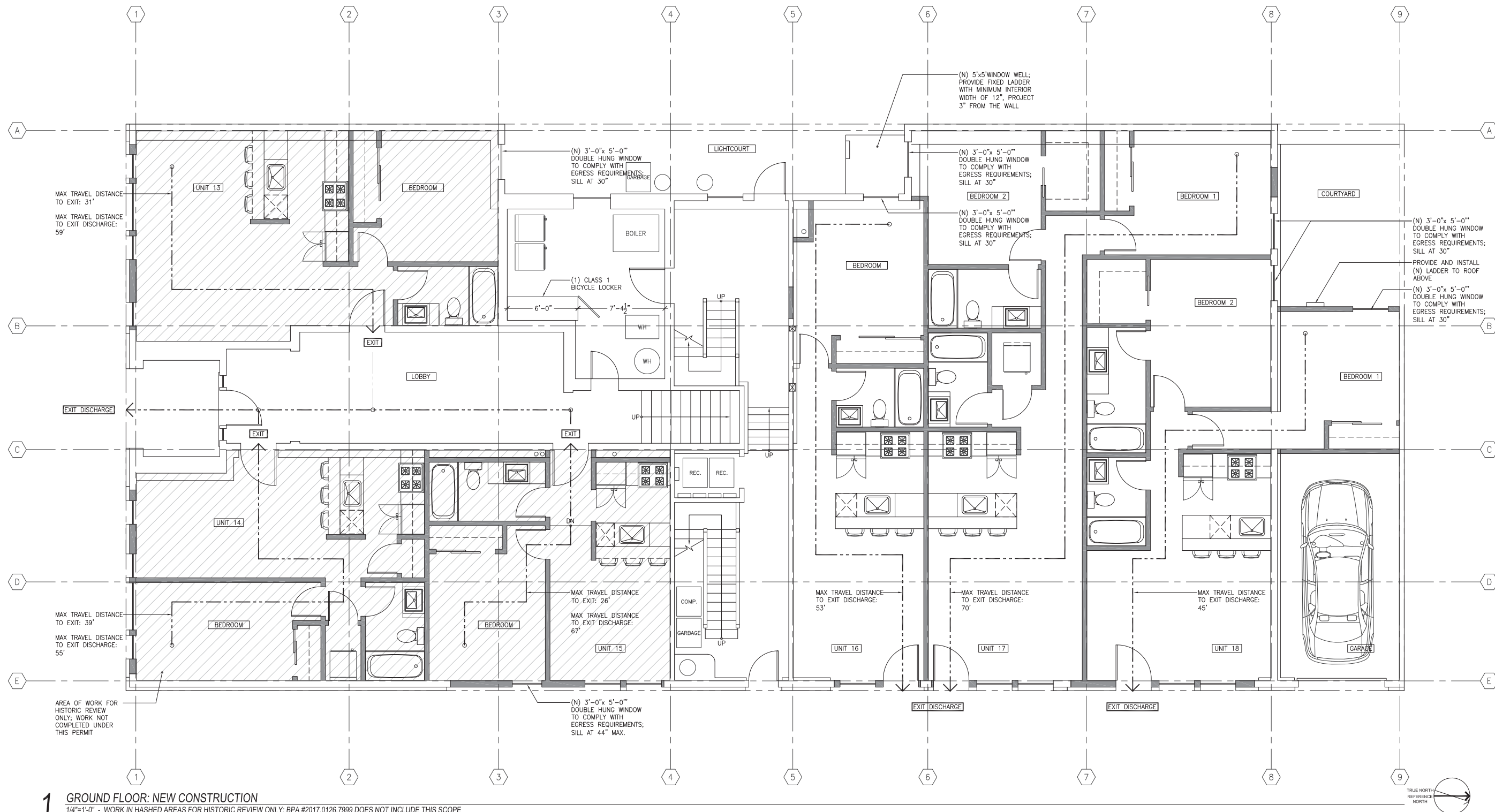
SERINA CALHOUN

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SCALE: AS NOTED

GROUND FLOOR:
EGRESS

A1.1



1 GROUND FLOOR: NEW CONSTRUCTION

1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL	DEMOLITION NOTES	DIMENSION NOTES	GENERAL NOTES	WALL RATING LEGEND	
<p>FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS</p> <p>NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.</p> <p>CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.</p> <p>CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.</p> <p>WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT</p> <p>DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS</p>	<p>PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.</p> <p>OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN</p>	<p>1. DIMENSIONS ARE TO FACE OF STUD U.N.O.</p>	<p>SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, & STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.</p> <p>WALL ASSEMBLY, SEE A9.1</p> <p>FOR DOOR SCHEDULE, SEE SHEET A8.1</p> <p>FOR WINDOW SCHEDULE, SEE SHEET A8.2</p> <p>PROVIDE 1 HOUR CONSTRUCTION WITH SOUND INSULATION AT CORRIDORS PER CBC 1018.</p>	<p>----- 1-HR. WALL</p> <p>ALL PENETRATIONS INTO SOUND-RATED OR FIRE-RATED PARTITIONS, FLOOR, OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT. ELECTRICAL DEVICES, RECESSED CABINETS, ETC., SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN INTEGRITY OF THE ACOUSTICAL ASSEMBLY AND FIRE RATINGS.</p> <p>ALL PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE PROTECTED WITH U.L. / I.C.B.O. APPROVED FIRE STOPPING MATERIAL.</p> <p>PROVIDE PORTABLE FIRE EXTINGUISHERS FOR EVERY 75 FEET OF TRAVEL DISTANCE OR 3000 SQUARE FEET PER CBC 906.3.</p>	
	<p>NEW CONSTRUCTION NOTES</p> <p>WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE R-13 INSULATION MIN.</p> <p>ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES</p> <p>PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.</p> <p>CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY</p> <p>WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS</p>	<p>WALL LEGEND</p> <p>----- 1-HR. WALL</p> <p>----- DEMOLITION</p> <p>----- NEW WALL</p>			



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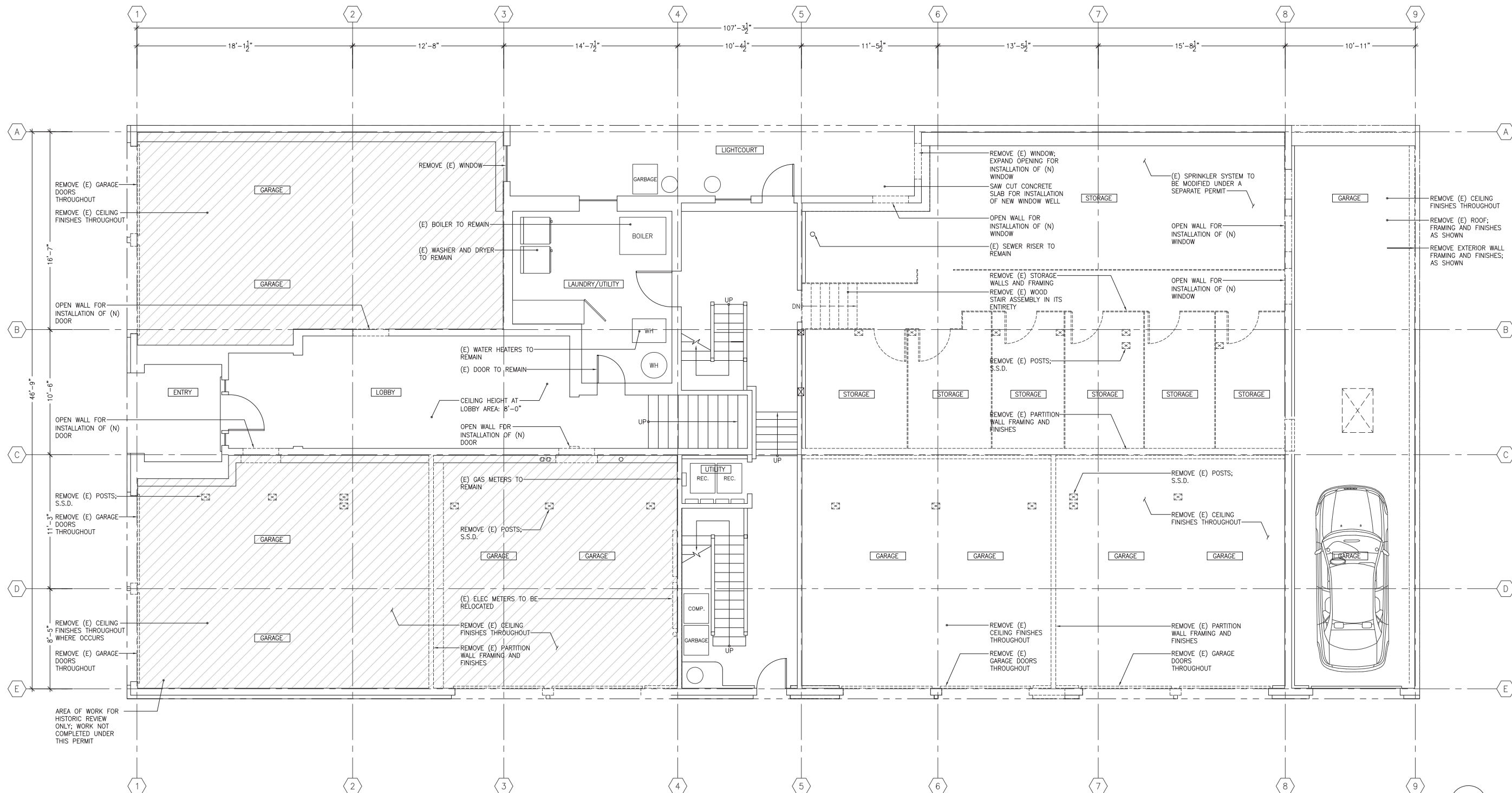
SERINA CALHOUN

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SCALE: AS NOTED

GROUND FLOOR:
DEMOLITION

A2.1D



1 GROUND FLOOR: DEMOLITION

1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL		DEMOLITION NOTES	DIMENSION NOTES	LIGHT/VENT CALCULATIONS																																																																																																																																																			
<p>FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS</p> <p>NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.</p> <p>CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.</p> <p>CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.</p> <p>WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT</p> <p>DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS</p>		<p>PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.</p> <p>OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN</p>	<p>1. DIMENSIONS ARE TO FACE OF STUD U.N.O.</p>	<table><tr><th rowspan="2">UNIT #</th><th rowspan="2">AREA</th><th rowspan="2">SF</th><th colspan="2">LIGHT</th><th colspan="2">VENT</th><th rowspan="2">UNIT #</th><th rowspan="2">AREA</th><th rowspan="2">SF</th><th colspan="2">LIGHT</th><th colspan="2">VENT</th><th rowspan="2">UNIT #</th><th rowspan="2">AREA</th><th rowspan="2">SF</th><th colspan="2">LIGHT</th><th colspan="2">VENT</th></tr><tr><th>REQUIRED: SF*0.08(8%)</th><th>PROVIDED (SF)</th><th>REQUIRED: SF*0.04(4%)</th><th>PROVIDED (SF)</th><th>REQUIRED: SF*0.08(8%)</th><th>PROVIDED (SF)</th><th>REQUIRED: SF*0.04(4%)</th><th>PROVIDED (SF)</th><th>REQUIRED: SF*0.08(8%)</th><th>PROVIDED (SF)</th><th>REQUIRED: SF*0.04(4%)</th><th>PROVIDED (SF)</th></tr><tr><td rowspan="3">UNIT 13</td><td>KITCHEN/DINING/LIVING</td><td>314</td><td>25.1</td><td>40.7</td><td>12.6</td><td>24.0</td><td rowspan="3">UNIT 15</td><td>KITCHEN/DINING/LIVING</td><td>175</td><td>14</td><td>24.9</td><td>7.0</td><td>24.0</td><td rowspan="3">UNIT 17</td><td>KITCHEN/DINING/LIVING</td><td>230</td><td>18.4</td><td>57.5</td><td>9.2</td><td>48.5</td></tr><tr><td>BEDROOM 1</td><td>117</td><td>9.4</td><td>11.8</td><td>4.7</td><td>7.0</td><td>BEDROOM 1</td><td>114</td><td>9.1</td><td>9.5</td><td>4.6</td><td>5.4</td><td>BEDROOM 1</td><td>130</td><td>10.4</td><td>15.0</td><td>5.2</td><td>7.5</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>BEDROOM 2</td><td>117</td><td>9.4</td><td>15.0</td><td>4.7</td><td>7.5</td></tr><tr><td rowspan="3">UNIT 14</td><td>KITCHEN/DINING/LIVING</td><td>195</td><td>15.6</td><td>15.6</td><td>7.8</td><td>16.0</td><td rowspan="3">UNIT 16</td><td>KITCHEN/DINING/LIVING</td><td>204</td><td>16.3</td><td>41.0</td><td>8.2</td><td>36.5</td><td rowspan="3">UNIT 18</td><td>KITCHEN/DINING/LIVING</td><td>234</td><td>18.7</td><td>57.5</td><td>9.4</td><td>48.5</td></tr><tr><td>BEDROOM 1</td><td>118</td><td>9.4</td><td>26.8</td><td>4.7</td><td>6.1</td><td>BEDROOM 1</td><td>128</td><td>10.2</td><td>15.0</td><td>5.1</td><td>7.5</td><td>BEDROOM 1</td><td>105</td><td>9.2</td><td>15.0</td><td>4.6</td><td>7.5</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>BEDROOM 2</td><td>127</td><td>10.2</td><td>15.0</td><td>5.1</td><td>7.5</td></tr></table>	UNIT #	AREA	SF	LIGHT		VENT		UNIT #	AREA	SF	LIGHT		VENT		UNIT #	AREA	SF	LIGHT		VENT		REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)	REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)	REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)	UNIT 13	KITCHEN/DINING/LIVING	314	25.1	40.7	12.6	24.0	UNIT 15	KITCHEN/DINING/LIVING	175	14	24.9	7.0	24.0	UNIT 17	KITCHEN/DINING/LIVING	230	18.4	57.5	9.2	48.5	BEDROOM 1	117	9.4	11.8	4.7	7.0	BEDROOM 1	114	9.1	9.5	4.6	5.4	BEDROOM 1	130	10.4	15.0	5.2	7.5													BEDROOM 2	117	9.4	15.0	4.7	7.5	UNIT 14	KITCHEN/DINING/LIVING	195	15.6	15.6	7.8	16.0	UNIT 16	KITCHEN/DINING/LIVING	204	16.3	41.0	8.2	36.5	UNIT 18	KITCHEN/DINING/LIVING	234	18.7	57.5	9.4	48.5	BEDROOM 1	118	9.4	26.8	4.7	6.1	BEDROOM 1	128	10.2	15.0	5.1	7.5	BEDROOM 1	105	9.2	15.0	4.6	7.5													BEDROOM 2	127	10.2	15.0	5.1	7.5
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PROJECT NO. 16-14

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CONTACT:

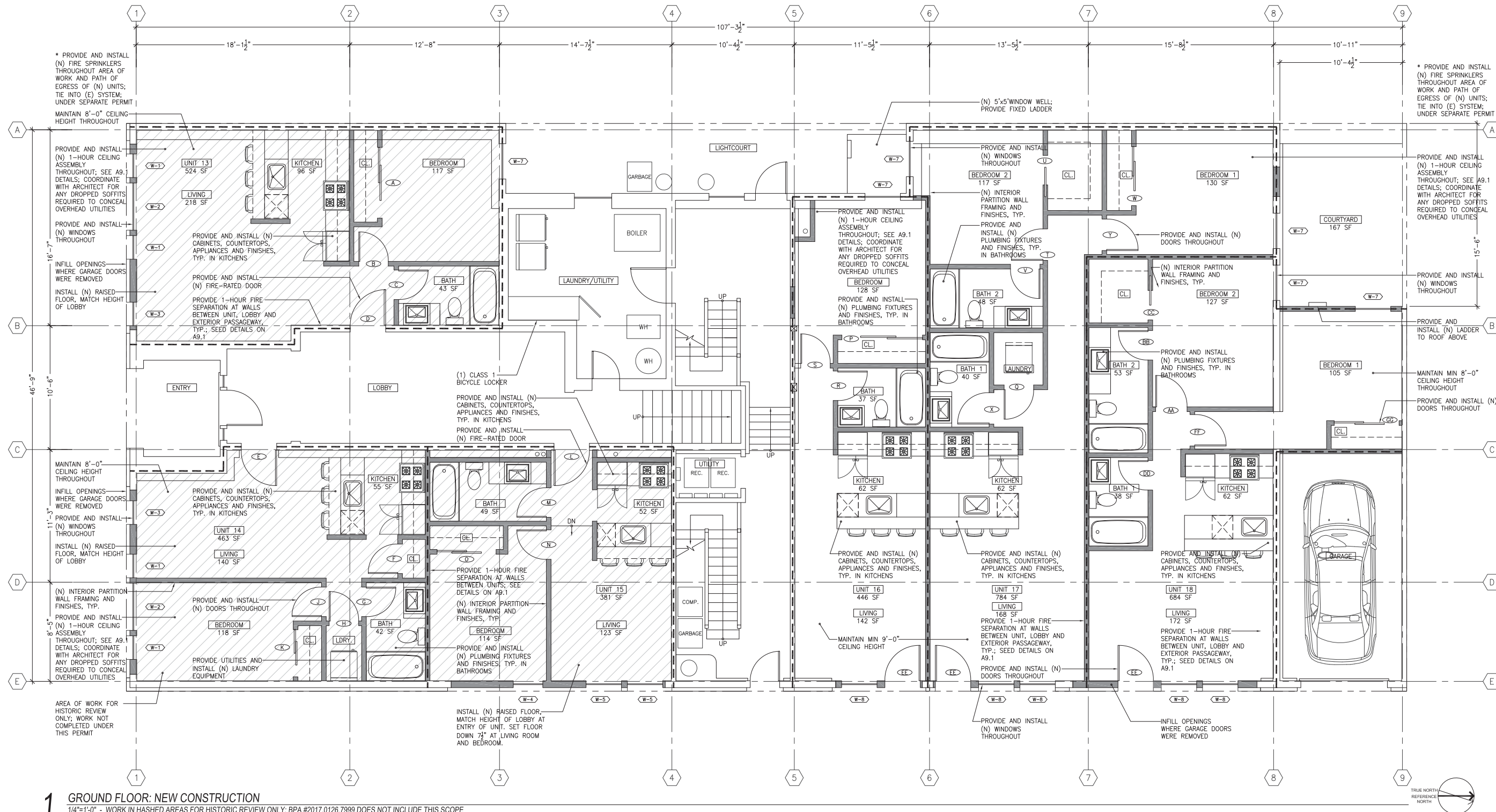
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

GROUND FLOOR:
NEW CONSTR.

A2.1N



1 GROUND FLOOR: NEW CONSTRUCTION

1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL		DEMOLITION NOTES	DIMENSION NOTES	LIGHT/VENT CALCULATIONS									
<p>FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS</p> <p>NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.</p> <p>CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.</p> <p>CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.</p> <p>WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT</p> <p>DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS</p>		PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.	1. DIMENSIONS ARE TO FACE OF STUD U.N.O.	UNIT #		AREA		SF		LIGHT		VENT	
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				UNIT 13									
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1100 Fulton Street San Francisco, CA



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San Francisco, CA
PROJECT NO. 16-14

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07-19-2017	C.O.A. APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

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

EXTERIOR
ELEVATIONS

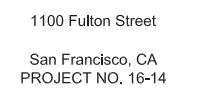
A3.1



1 SOUTH ELEVATION (FULTON STREET): DEMOLITION
1/4"=1'-0" - ALL ALTERATIONS SHOWN ARE FOR HISTORIC REVIEW ONLY; WORK NOT INCLUDED UNDER BPA #2017.0126.7999



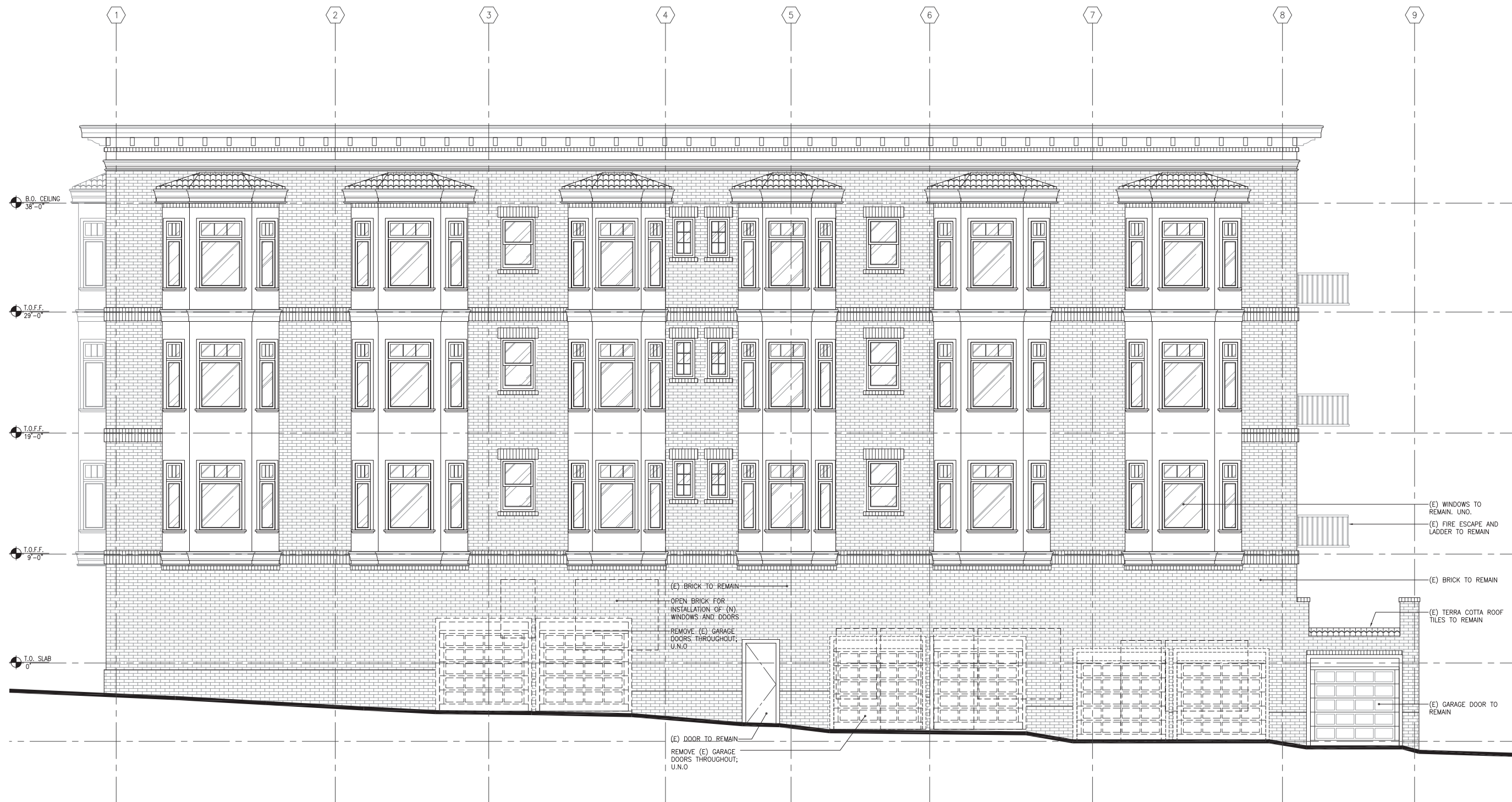
2 SOUTH ELEVATION (FULTON STREET): NEW CONSTRUCTION
1/4"=1'-0" - ALL ALTERATIONS SHOWN ARE FOR HISTORIC REVIEW ONLY; WORK NOT INCLUDED UNDER BPA #2017.0126.7999



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EXTERIOR ELEVATIONS

A3.3D



1 EAST ELEVATION (PIERCE STREET): DEMOLITION
1/4"=1'-0" - REFER TO FLOOR PLANS FOR WORK COVERED UNDER BPA #2017.0126.7999



2 EAST ELEVATION (PIERCE STREET): NEW CONSTRUCTION
1/4"=1'-0" - REFER TO FLOOR PLANS FOR WORK COVERED UNDER BPA #2017.0126.7999



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

EXTERIOR
ELEVATIONS

A3.3N

DOOR SCHEDULE													
BUILDING DOORS									DETAILS				
DOOR I.D.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	FIRE RATING(MIN)	HARDWARE	GLAZING	HEAD	JAMB	SILL/ THRESHOLD	REMARKS
A	6'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
B	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
C	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
D	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
E	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
F	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S					
G	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
H	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S					
J	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
K	4'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
L	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
M	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
N	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
O	5'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
P	6'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
Q	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S					PROVIDE LOUVERED DOOR
R	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
S	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
T	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
U	2'-6" X 6'-8"	3	WD.	WD.	WD.	PTD.							
V	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
W	5'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
X	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					

DOOR SCHEDULE													
BUILDING DOORS										DETAILS			
DOOR I.D.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	FIRE RATING(MIN)	HARDWARE	GLAZING	HEAD	JAMB	SILL/ THRESHOLD	REMARKS
Y	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
Z	NOT USED												
AA	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
BB	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
CC	3'-0" X 6'-8"	3	WD.	WD.	WD.	PTD.							
DD	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
EE	3'-0" X 6'-8"	4	WD.	WD.	WD.	PTD.		A53PD					
FF	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
GG	5'-6" X 6'-8"	2	WD.	WD.	WD.	PTD.							
ABBREVIATIONS		DOOR NOTES											
ALUM: ALUMINUM HM: HOLLOW METAL HCW: HOLLOW CORE WOOD SCW: SOLID CORE WOOD MFR: PER MANUFACTURER PT: PAINT SEAL: SEALANT STL: STEEL T: TEMPERED WD: WOOD		DOOR THRESHOLDS: AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 1120A.2.4 EXCEPTION 3. DOOR THRESHOLDS SHALL COMPLY WITH CBC 1133B.2.4.1. NEW DOORS SHALL BE TRUSTILE TS1000 OR EQ ALL DOOR HARDWARE SHALL RECEIVE SCHLAGE LONGITUDE LEVER 626 FINISH											
DOOR TYPES: BUILDING													
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1100 Fulton Street

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CONTACT:

SERINA CALHOUN

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serina@sync-arch.com

SCALE:

AS NOTED

DOOR

SCHEDULE

A8.1



P.O. Box 641041 San Francisco, CA 94164

May 28, 2018

Attention Tenant:

This letter is to provide you with an update on the project to build additional dwelling units within the unused storage and parking spaces at 1100 Fulton St. The Planning Department has asked us to segment our permitting process and to include in the present permit only what we plan to immediately build. This application will replace the previously described "site permit" which showed all of the total possible options within project (six possible additional dwelling units). The present permit will now only include the construction of new units previously described as Phase 1, which created three additional dwelling units at the northern half of the building from unused parking and storage spaces.

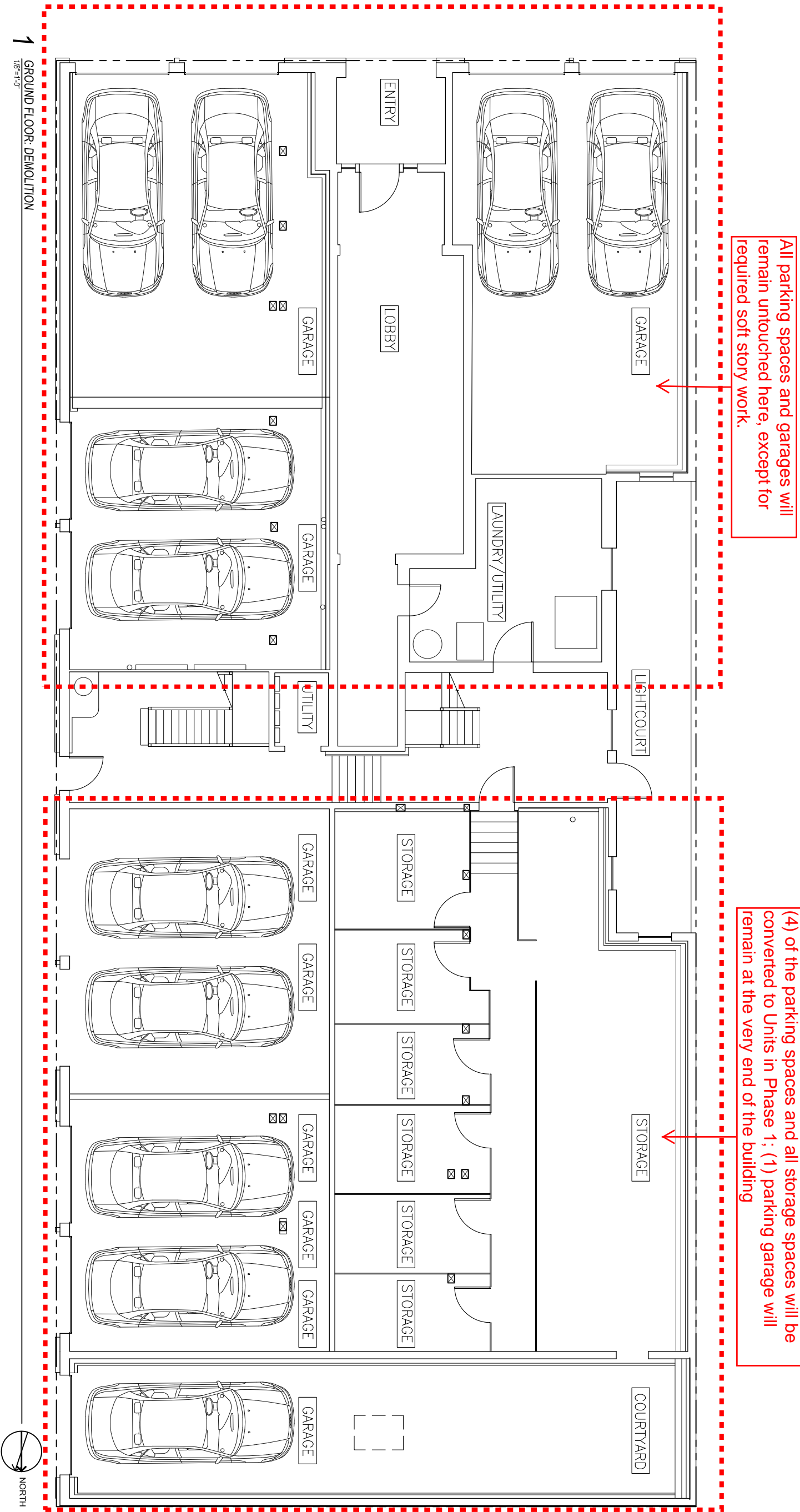
If you would like to contact the SF Planning Department with questions, please contact Jonathan Vimr (jonathan.vimr@sfgov.org; 415-575-9109) or Marcelle Boudreaux (marcelle.boudreaux@sfgov.org; 415-575-9140)

Sincerely,

Kent Mar



A2.1

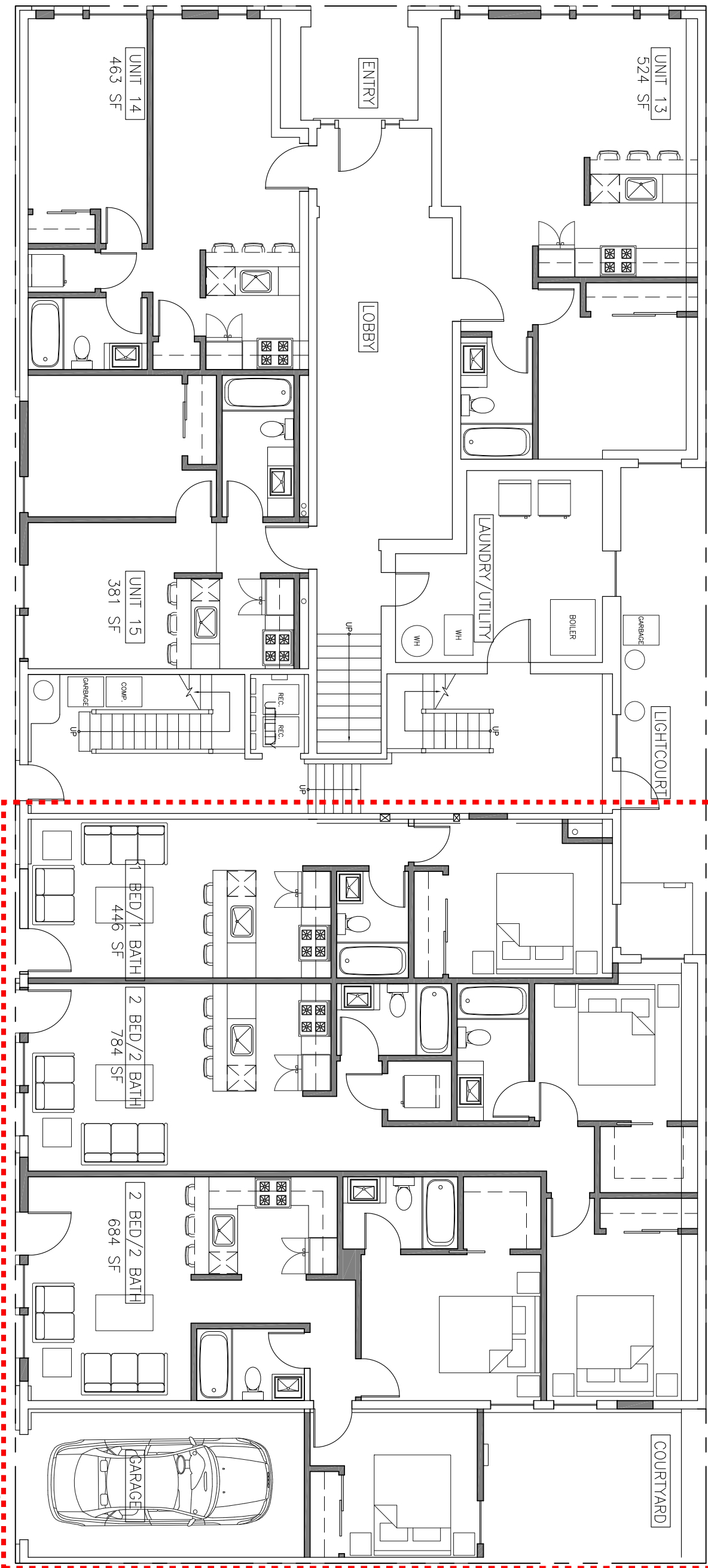




San Francisco, CA
PROJECT NO. 16-14

GROUND FLOOR:
NEW DESIGN

GROUND FLOOR: NEW DESIGN



To be built now; in Phase 1