



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 15, 2017

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Filing Date: June 7, 2017
Case No.: **2017-007117COA**
Project Address: **370 LEXINGTON STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RTO-M (Residential Transit Oriented-Mission)
40-X Height and Bulk District
Block/Lot: 3609 / 059
Applicant: Ernie Selander
Selander Architects
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

370 LEXINGTON STREET is a contributing building within the Liberty-Hill Landmark District. The subject property is located on the west side of Lexington Street between 20th and 21st Streets, on Assessor's Block 3609, Lot 059. The property's lot has approximately 22 feet of frontage on Lexington Street, and is 75 feet deep. 370 Lexington Street was constructed in 1876 by builder William Hollis, president of The Real Estate Associates (TREA) at that time. The subject property is a two-story over high-basement, wood-frame, one-family, Italianate-style residence. The Liberty-Hill Landmark District was designated in 1985.

PROJECT DESCRIPTION

The proposed scope of work consists of:

- Demolition of an existing historic, utilitarian rear one-story wood-framed addition (7'-10" w x 13'-0" l x 13'-8" h) in the rear yard of the property. The rear addition proposed to be demolished is attached to another rear one-story addition that connects directly with the main building on the lot. The rear addition proposed to be removed has a shed roof clad with composition shingles, a variety of vertical and horizontal wood siding cladding, one paneled wood door, and two paired wood windows, with all window and door openings at the south elevation.
- Construction of a new larger one-story wood-framed addition (12'-0" w x 22'-10" l x 14'-2" h) in the place of the demolished addition. The proposed rear addition would have a shed roof clad with composition shingles to match the existing composition shingles on the adjacent one-story rear addition, which is proposed to remain. The new addition would have painted horizontal

wood siding. The new addition would have three new one-over-one double-hung aluminum-clad wood windows and one new wood solid-core door with a glazing opening, all at the south elevation.

- Installation of a terraced wood deck (10'-0" w x 36'-8" l x 2'-6" h) in the remainder of the rear yard area adjacent to the two rear one-story additions.

Please see exhibits, photographs, and plans for details.

OTHER ACTIONS REQUIRED

The proposed project requires a Section 134 (rear yard) Variance, Section 311 Notification, and a Building Permit from the Department of Building Inspection (DBI).

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

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

Article 10, Appendix F—Liberty-Hill Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Landmark District shall mean the exterior architectural features of the Liberty-Hill Landmark District.

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.

The proposed project would not impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The existing addition proposed to be removed appears to date to close to the building's original construction period. However, no information has been located to suggest that this addition has acquired historical significance in its own right. The existing addition's simple design does not have any notable architectural features that contribute to the property's character-defining features as a whole, and appears to have undergone alterations over the years. The proposed new addition and rear-yard deck would be located at the rear of the property, and would not be visible from the public right-of-way. The proposed project retains and preserves the flat-front, Italianate architectural style of the subject property. 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. Therefore, the proposed project 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 existing rear one-story addition appears to date to at least 1889, based on Sanborn map research. Although the existing rear addition construction date falls within the district's period of significance, there is nothing about this addition that would allow it to have acquired historical significance in its own right, as it is a utilitarian one-room space with no documentation of its specific use or purpose. 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.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship

will be affected by the proposed project. The materials of the rear addition proposed to be removed are not distinctive, and appear to have been added over multiple construction and repair campaigns. The entire scope of work is located at the rearmost portion of the building on secondary elevations that are not visible from the public right-of-way.

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 is limited to the rear façade, would not impact any distinctive features of the subject property. 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 would not involve chemical or physical treatments that would cause damage to historic materials.

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 would be designed and constructed in a manner that is compatible with the historic design, scale, and materials of the subject building. The proposed new addition will incorporate windows, doors, and other exterior materials that are compatible with the original, historic portion of the building. The new door will be wood, matching the material of the historic doors at the property. The proposed aluminum-clad one-over-one double-hung windows will match the operation of and have a similar configuration and details as the existing historic windows at the property.

The new addition will be differentiated from the historic building by having a slightly lower roof height than the one-story rear addition to remain, and by using wood siding and trim that is slightly differentiated from the historic wood siding. The proposed deck is simple in its design and

will not obstruct or alter any historic fabric at the subject property. 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, as the work will not be visible from a public right-of-way and will not impact any character-defining features of the subject property. If the proposed rear addition and rear-yard deck were to be removed in the future, the essential form and integrity of the historic property and its environment would remain. 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

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

ISSUES & OTHER CONSIDERATIONS

None.

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 includes the demolition of an existing rear one-story wood-framed addition in the rear yard of the property, which is not visible from a public-right-of-way. The rear addition appears to date to at least 1889, based on Sanborn map research, and was among a regular pattern of similar rear additions on the subject block at that time. Although the existing addition proposed to be removed appears to date to close to the building's original construction period, no information has been located to suggest that this addition has acquired historical significance in its own right. The existing addition is simple in its design, does not have any notable architectural features that contribute to the property's character-defining features as a whole, and appears to have undergone alterations over the years. Staff finds that the demolition of the existing rear one-story addition will not impact any significant character-defining features of the property.

The proposal includes the construction of a new larger one-story wood-framed addition in the place of the demolished addition, as well as a terraced deck in the rear yard. Staff finds that the proposed addition's massing, roof profile, proposed wood door and aluminum-clad windows, and replacement horizontal wood siding will be compatible with the historic character of the subject property and the

surrounding district. Staff finds that the proposed rear-yard deck is simple in its design and will not obstruct or alter any historic fabric at the subject property. Staff finds that the proposed addition and rear yard deck will not be visible from the public right-of-way. Staff finds that the proposed project would preserve the essential form and integrity of the subject property, and the district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

Department staff finds that the 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 with the Liberty-Hill 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 of the proposed project as it appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and the requirements of Appendix F of Article 10 of the Planning Code for the Liberty-Hill Landmark District.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Maps
- Liberty-Hill Landmark District Map
- Zoning Map
- Existing Conditions Photographs and Aerial Views

Project Sponsor submittal, including:

- Reduced Plans



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Historic Preservation Commission Draft Motion

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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 059 IN ASSESSOR'S BLOCK 3609, WITHIN AN RTO-M (RESIDENTIAL TRANSIT ORIENTED-MISSION) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 7, 2017, Ernie Selander of Selander Architects (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the following work at the subject property located on lot 059 in Assessor's Block 3609:

- Demolition of an existing historic, utilitarian rear one-story wood-framed addition (7'-10" w x 13'-0" l x 13'-8" h) in the rear yard of the property. The rear addition proposed to be demolished is attached to another rear one-story addition that connects directly with the main building on the lot. The rear addition proposed to be removed has a shed roof clad with composition shingles, a variety of vertical and horizontal wood siding cladding, one paneled wood door, and two paired wood windows, with all window and door openings at the south elevation.
- Construction of a new larger one-story wood-framed addition (12'-0" w x 22'-10" l x 14'-2" h) in the place of the demolished addition. The proposed rear addition would have a shed roof clad with composition shingles to match the existing composition shingles on the adjacent one-story

rear addition, which is proposed to remain. The new addition would have painted horizontal wood siding. The new addition would have three new one-over-one double-hung aluminum-clad wood windows and one new wood solid-core door with a glazing opening, all at the south elevation.

- Installation of a terraced wood deck (10'-0" w x 36'-8" l x 2'-6" h) in the remainder of the rear yard area adjacent to the two rear one-story additions.

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

WHEREAS, on November 1, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-007117 ("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 dated August 10, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-007117 based on the following findings:

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report dated October 15, 1985.

- The project would retain the existing residential use of the building.
- The project would not impact the historic character of the subject property, and does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. Although the existing addition proposed to be removed appears to date to close to the building's original construction period and is within the district's period of significance, no information has been located to suggest that this addition has acquired historical significance in its own right, and its utilitarian design does not have

any notable architectural features that contribute to the property's character-defining features as a whole. The proposed new addition and rear-yard deck would be located at the rear of the property, and would not be visible from the public right-of-way. The proposed project retains and preserves the flat-front, Italianate architectural style of the subject property.

- The project's new addition will incorporate windows, doors, and other exterior materials that are compatible with the original, historic portion of the building. The new door will be wood, matching the material of the historic doors at the property. The proposed aluminum-clad one-over-one double-hung windows will match the operation of and have a similar configuration and details as the existing historic windows at the property.
- The new addition will be differentiated from the historic building by having a slightly lower roof height than the one-story rear addition to remain, and by using wood siding and trim that is slightly differentiated from the historic wood siding.
- The proposed deck is simple in its design and will not obstruct or alter any historic fabric at the subject property.
- The project would preserve the essential form and integrity of the subject property, and the district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.
- The proposed project meets the requirements of Article 10, Appendix F, of the Planning Code.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 4.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Liberty-Hill 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 will not have any impact on neighborhood serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the 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 three 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 is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 059 in Assessor's Block 3609 for proposed work in conformance with the renderings and architectural sketches dated August 10, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-007117.

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 November 15, 2017.

Jonas P. Ionin
Acting Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: November 15, 2017

Parcel Map

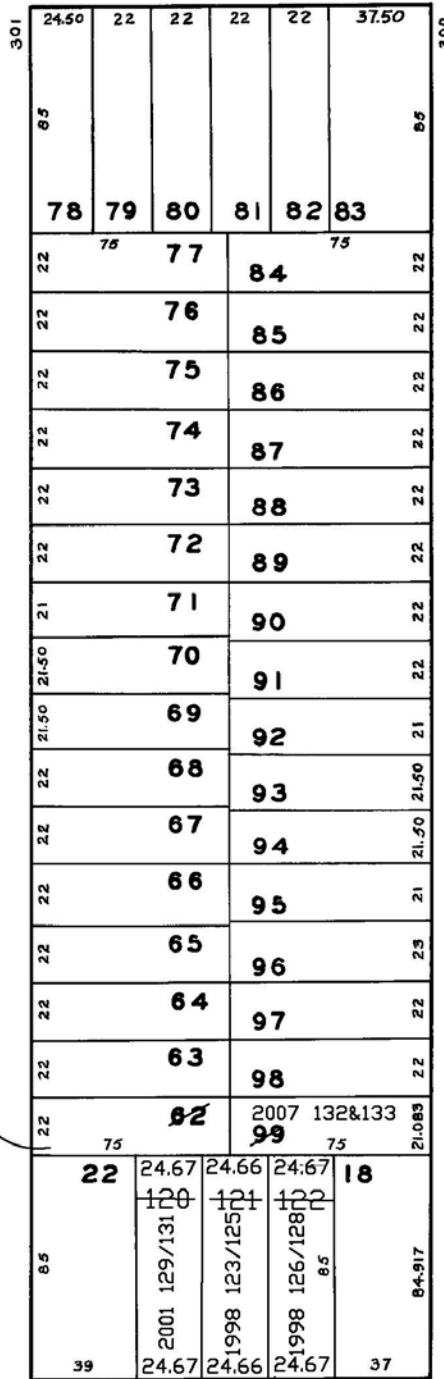
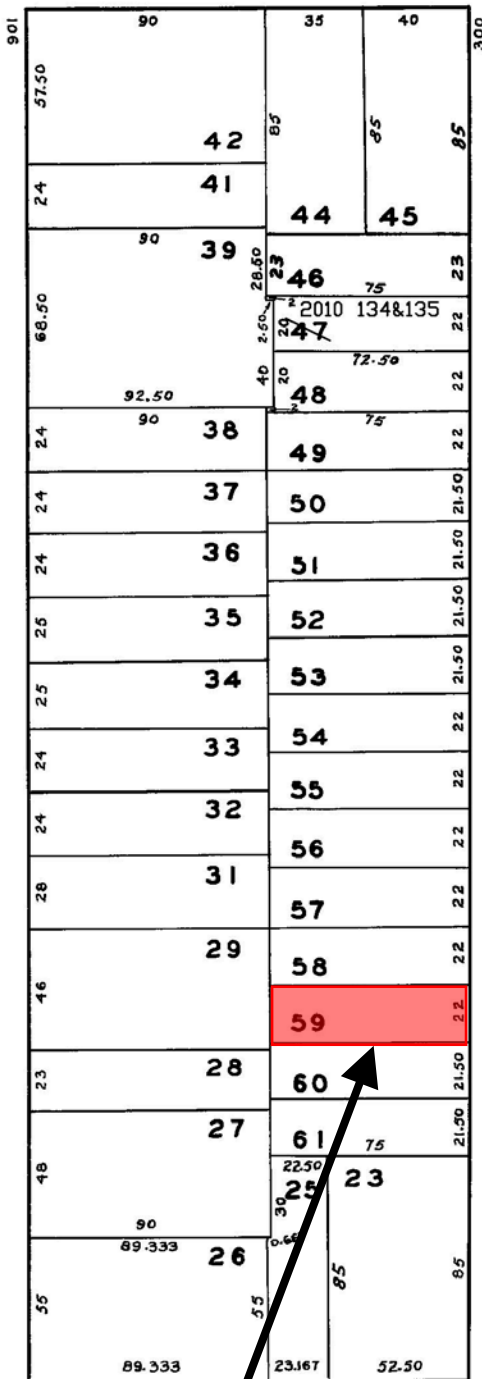
lot62 into lots138&139 for 2012 roll

20TH

VALENCIA

LEXINGTON

SAN CARLOS



21ST

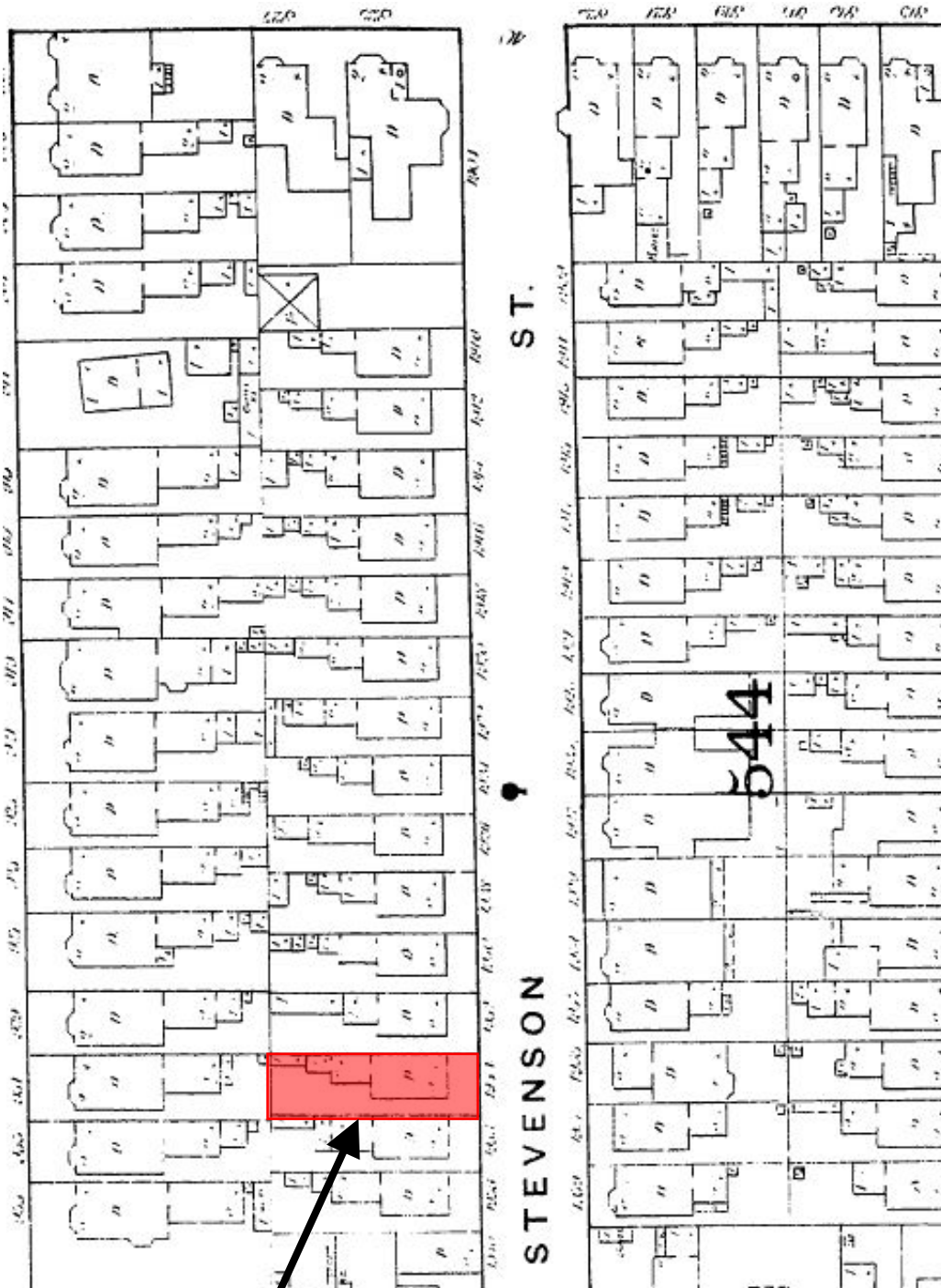
SUBJECT PROPERTY



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

1889 Sanborn Map*

*Present-day Lexington Street was initially known as Stevenson Street, and 370 Lexington Street's initial address was 1934 Stevenson Street.

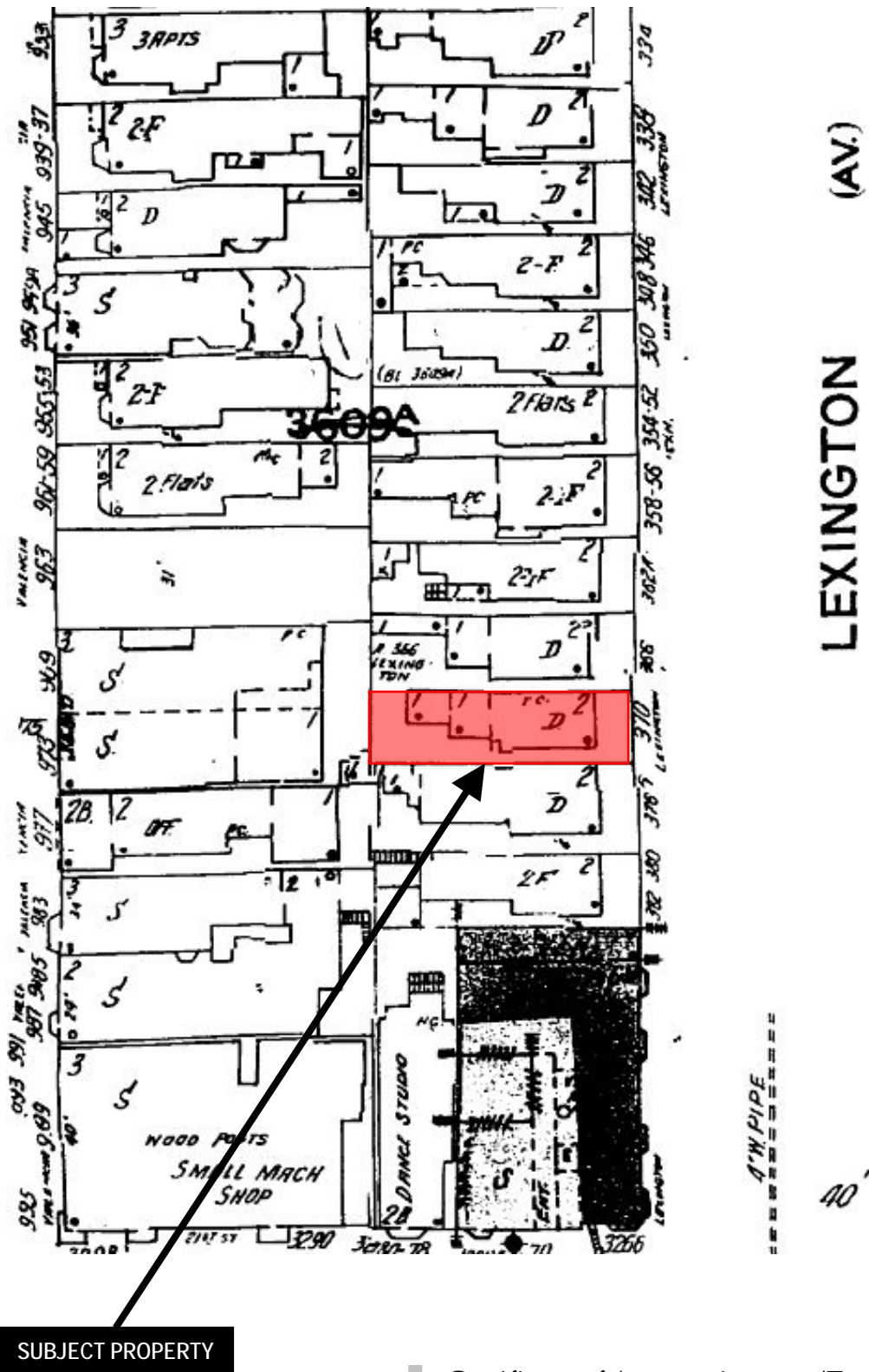


SUBJECT PROPERTY



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

1950 Sanborn Map



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

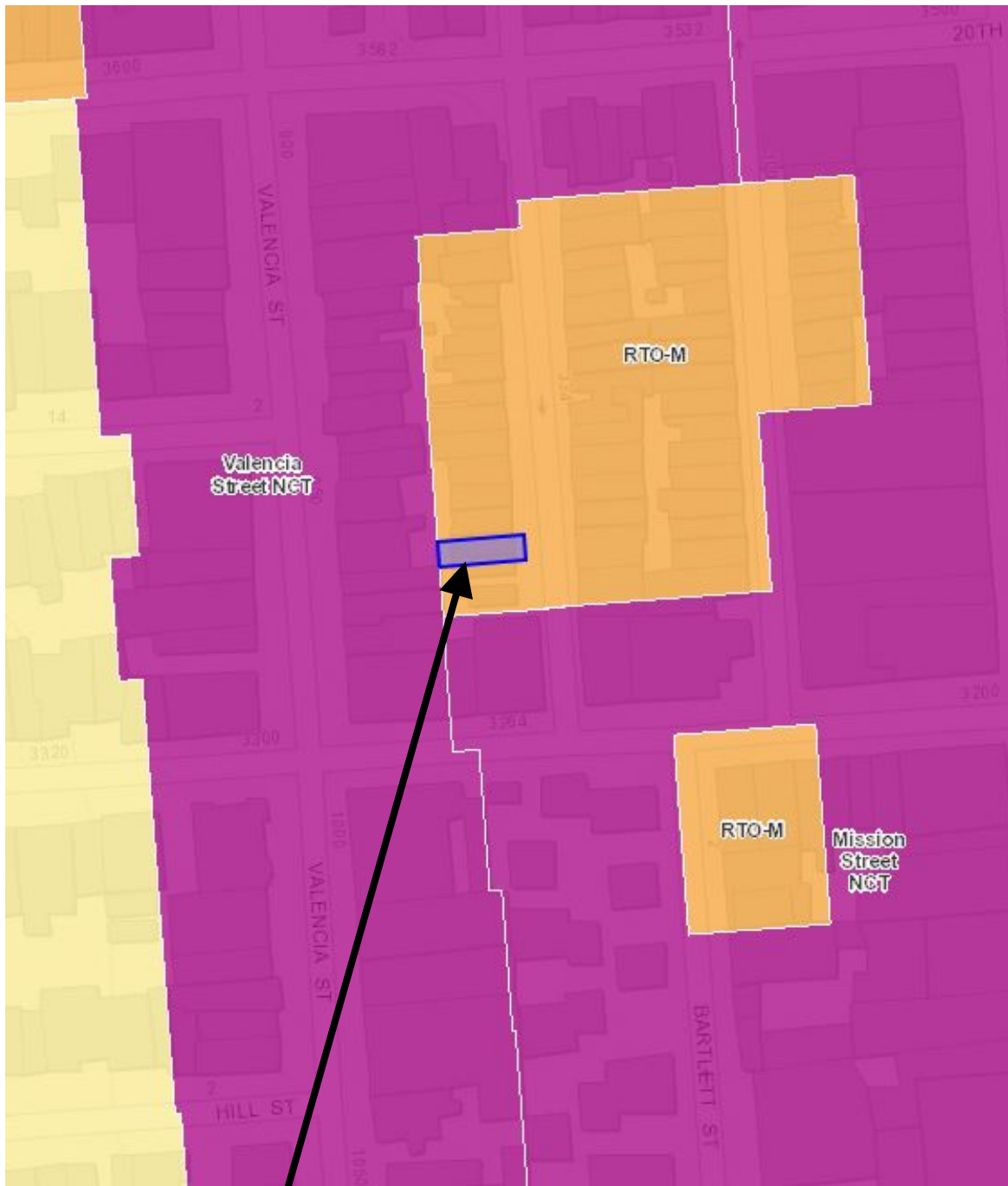


Liberty-Hill Landmark District Map



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

Zoning Map



SUBJECT PROPERTY



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
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370 Lexington Street

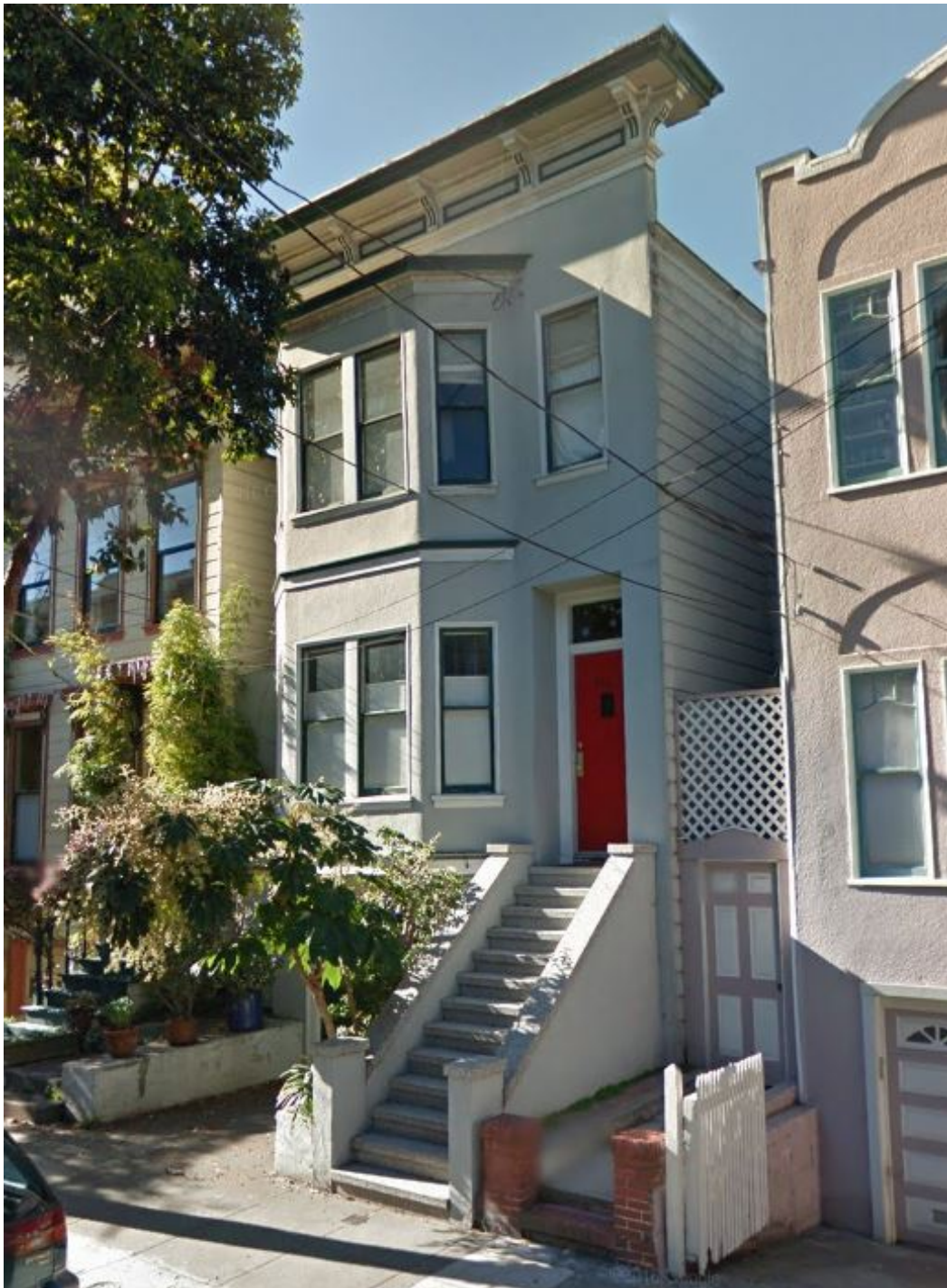
3-D Aerial Photo



SUBJECT PROPERTY

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Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

View of Lexington Street Facade



Certificate of Appropriateness/Zoning Variance
Case Number 2017-007117
Liberty-Hill Landmark District
370 Lexington Street

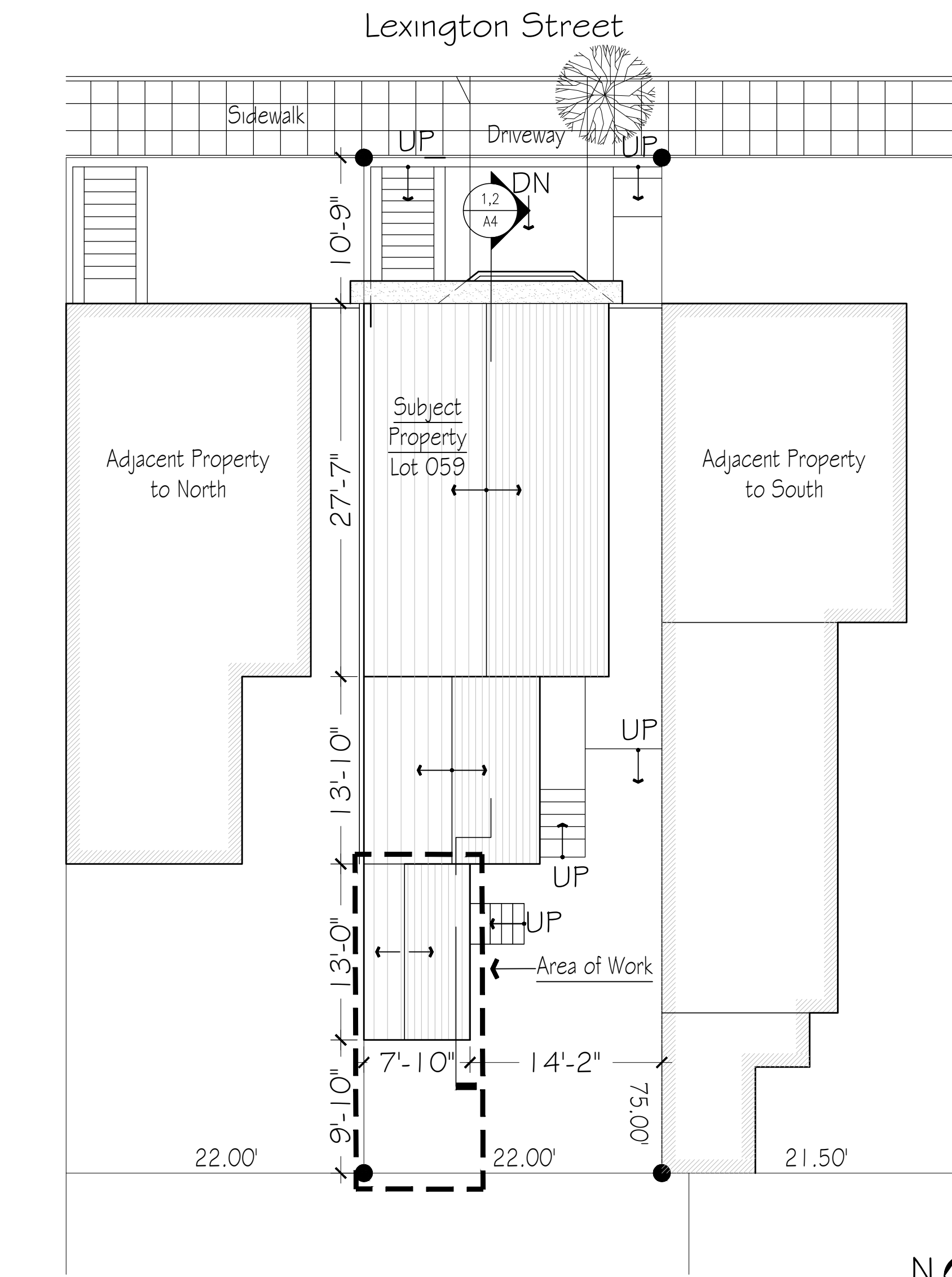
Views of Rear Addition and Rear Yard



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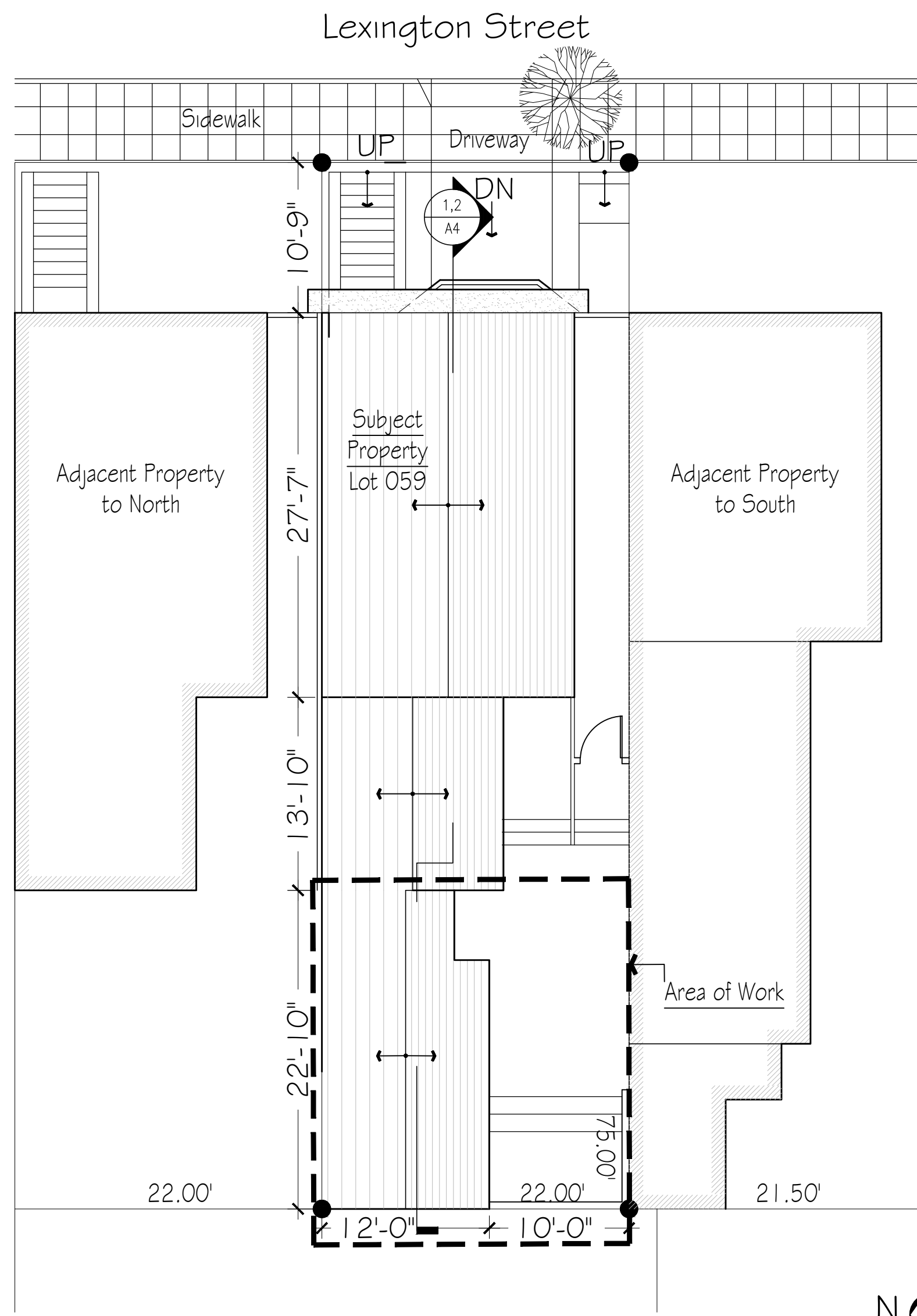
Views of Rear Addition and Rear Yard





1 Existing Site Plan

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



2 Proposed Site Plan

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



3 Existing East Elevation

No work proposed.

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

Demolition Calculation Table

Removal of Elements	Sec 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
Vertical Envelope Elements (s.f. of surface area) [front, side, back exterior walls]	50% or more (function as external walls) OR	13%	13%	Yes
External walls (used for external or internal wall functions)	25% or more OR	13%	13%	Yes
Horizontal Elements [roof area, floor plates except at/below grade]	75% or more (combined internal structural frame work or floor plates)	9.5%	9.5%	Yes
Internal Structural Framework [interior partitions, etc.]		0%		

Area (Sq feet):

	Existing	Proposed
First Floor	523	-
Second Floor	906	153
Third Floor	528	-
Total	1957	2110

Electrical/Mechanical/General Notes

1. All bathrooms will use vacancy sensors per CEC 150.0(K)5. New fan switch, new GFCI outlet and new wall mount light - one (1) high efficacy luminaire, minimum. Bathroom fan shall be Energy Star rated with humidity control and exhaust shall terminate to exterior per CMC 504.5
2. All other luminaires shall be high efficacy or controlled by a vacancy sensor or dimmer. Utility, garage and closet lighting shall be high efficacy and controlled by occupancy sensors.
3. 50% minimum of all light fixtures in kitchen shall be high efficacy LED per CEC 150(k)3.
4. Fire dampers shall be located at all openings (ductwork) in fire-rated assemblies, See 714.7.2 CBC
5. Penetrations of fire resistive walls; floor/ceiling and roof/ceiling assemblies shall be protected as required by Sections 713.3 and 714.4 CBC
6. All environmental air ducts shall terminate 3'-0" min from Prop Line and 3'-0" min from openings into building with back draft dampers per CMC 504.1 Gas vent terminations shall meet CMC 802.6 & SFMC 802.6.2 Combustion Air shall meet the requirements of CMC Chapter 7

General Notes

1. Max. U-factor for all windows shall be 0.32.
2. Provide R-13 insulation for all (N) batting U.N.O.
3. Skim coat interior plaster walls.

Directory

Owner:
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email: modeli2k@gmail.com

Architect:
Ernie Selander
2095 Jerrold Ave. Suite 319
San Francisco, CA 94124
mobile: 415.385.4339
email: ernie@selanderarchitects.net



Project Location

Project Description

Rebuild and enlarge single story extension at rear of building.

Building Information:

2013 CBC and all San Francisco Building, Mechanical, Plumbing, Electrical and Fire Code and amendments.

Single Family Dwelling (SFD)
2-Story, 1-Unit
Construction: Type V - B

Sheet Index

- A1 Site/Floor Plans and Project info.
- A2 Floor Plans
- A3 Building Elevations
- A4 Building Elevations
- A5 Building Sections

Planning Information:

Zoning District: RTO-M
Historic District: Liberty-Hill
Height/Bulk District: 40-X
Lot Area: 1,650 sf
Building Area: 1,374 sf

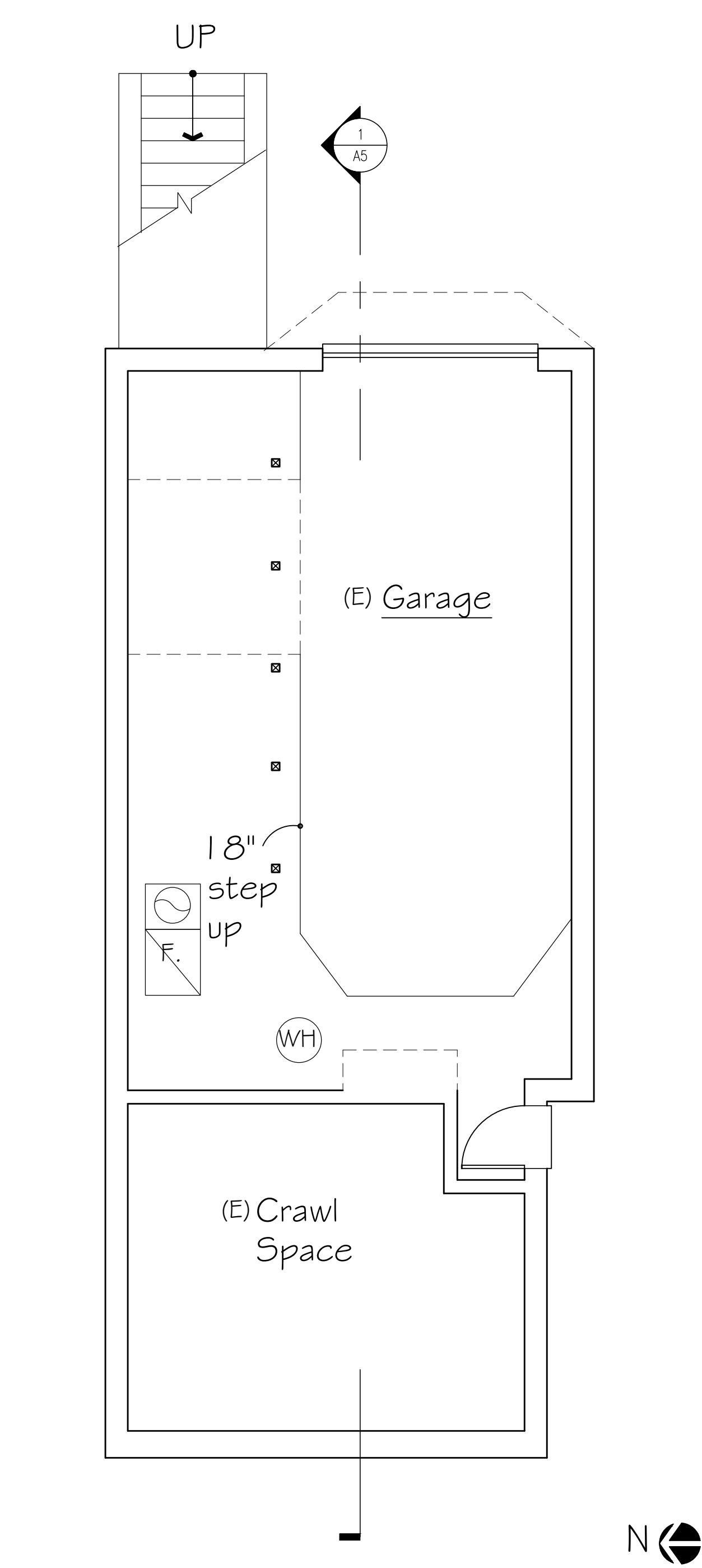
SELANDER ARCHITECTS
2095 Jerrold Avenue, Suite 319, SF, CA 94124
415.385.4339
ernie@selanderarchitects.net

ALTERATIONS TO
370 Lexington Street
San Francisco, CA 94110
Parcel # 36091059

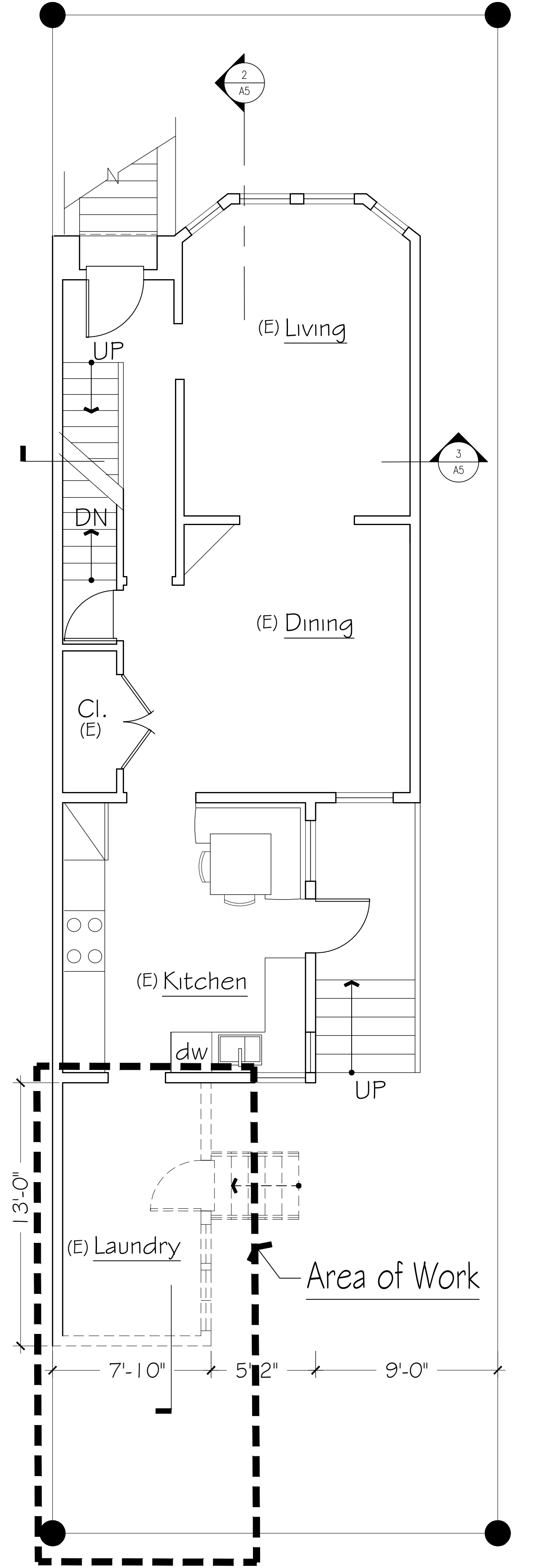
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Var./COA	6/6/2017
R 1	8/10/2017

Plot Date:
August 10, 2017
Scale:
As shown

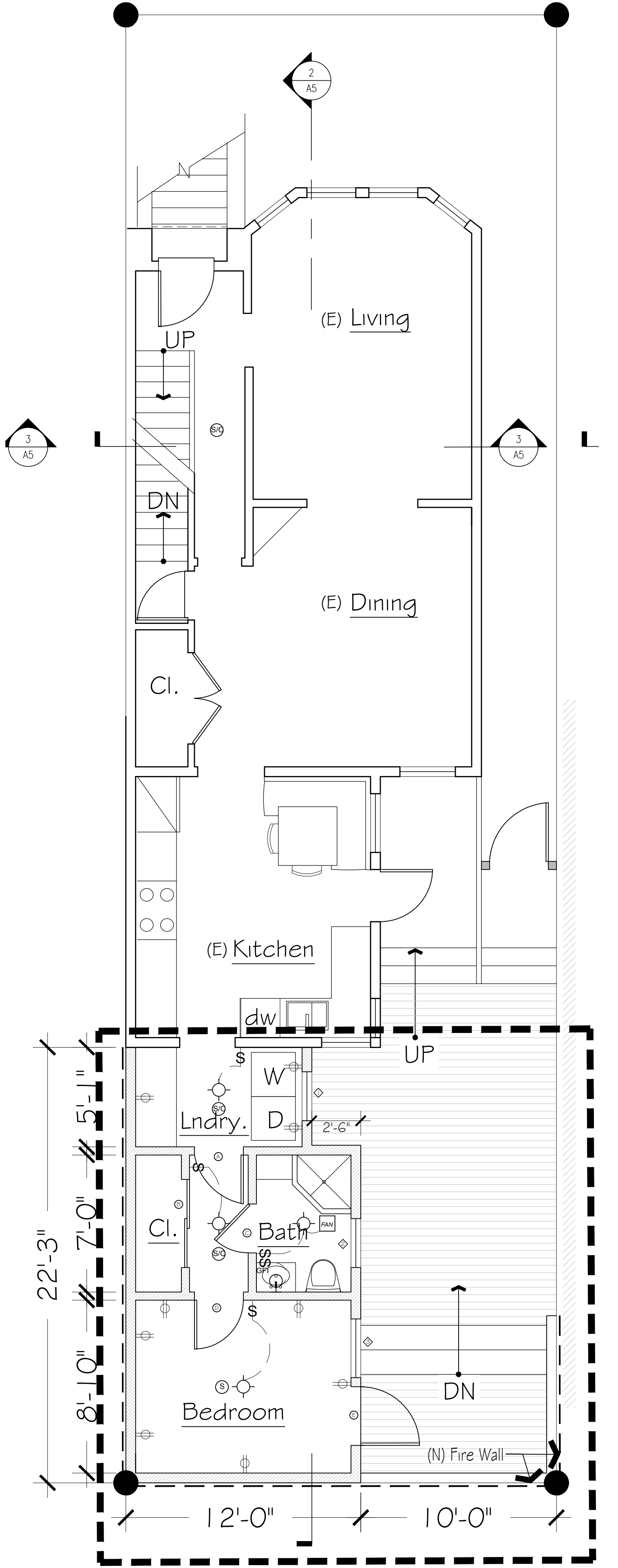
A1



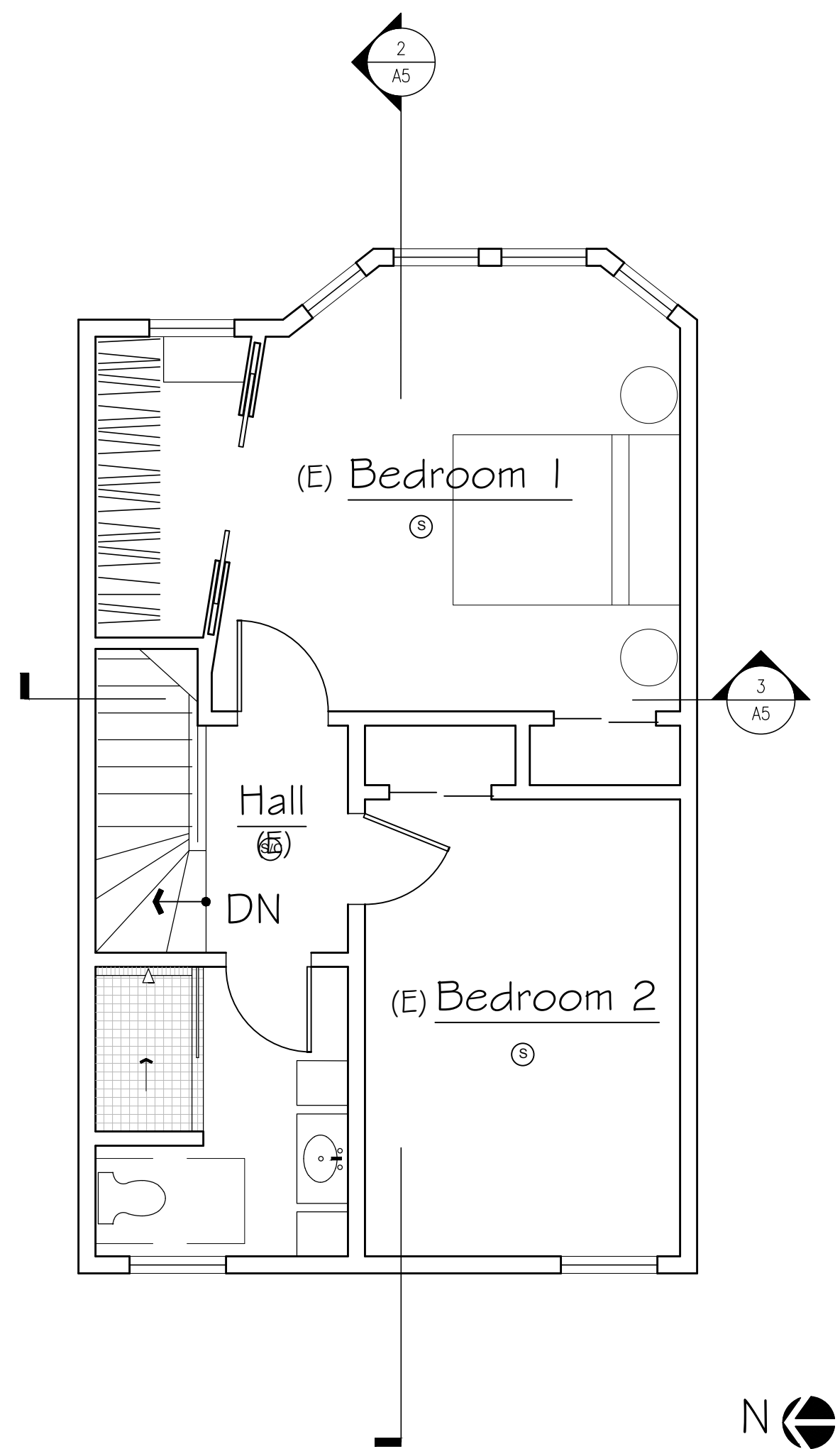
1 Existing Ground Floor Plan
No work proposed. Scale: 1/4"=1'-0"



2 Existing First Floor Plan
Scale: 1/4"=1'-0"



3 Proposed First Floor Plan
Scale: 1/4"=1'-0"



4 Existing Second Floor Plan
No work proposed. Scale: 1/4"=1'-0"

Electrical Legend

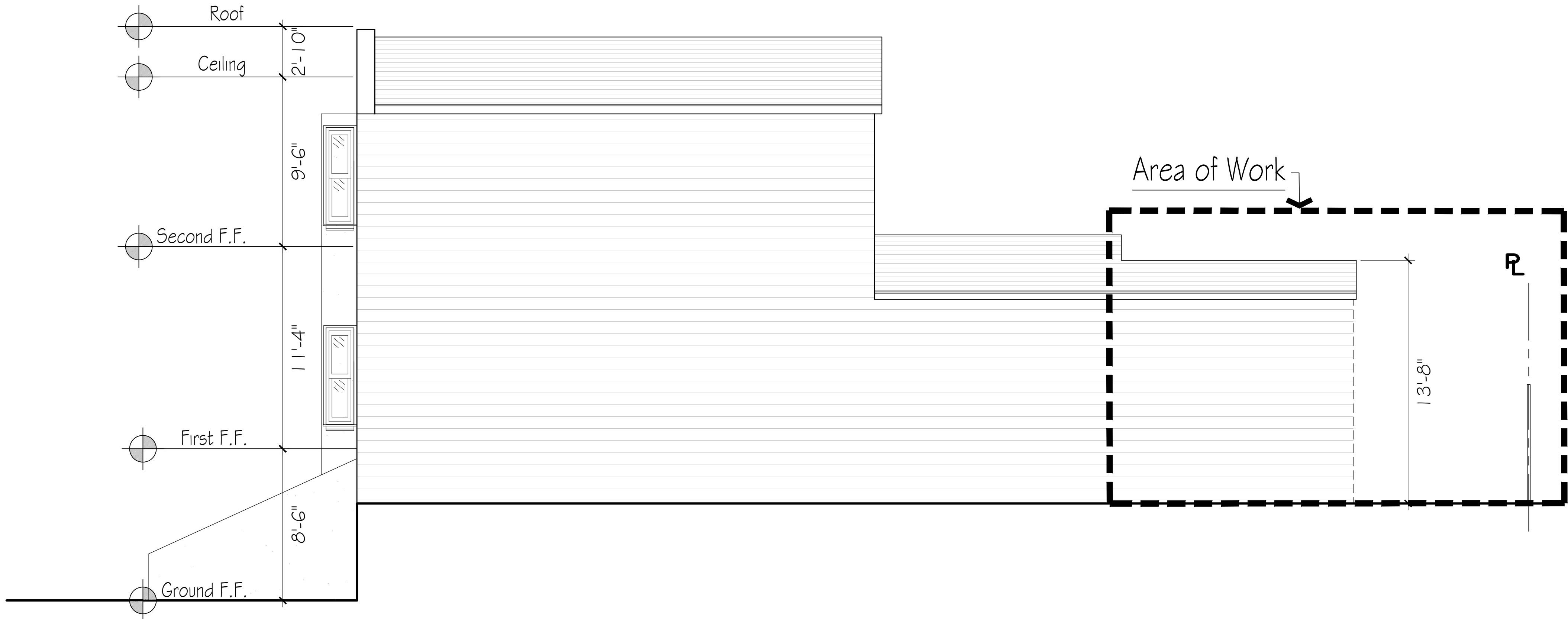
- Fan
- Duplex Outlet
- Dedicated Outlet
- Ground Fault Interruptor Outlet
- Recessed Light Fixture
- Ceiling Mounted Light Fixture
- Wall Mounted Light Fixture
- Switch
- Smoke Detector/Alarm
- Carbon Monoxide/Smoke Alarm
- Vent

Wall Legend

- TO BE REMOVED
- NEW CONSTRUCTION
- NEW 1-HR WALL

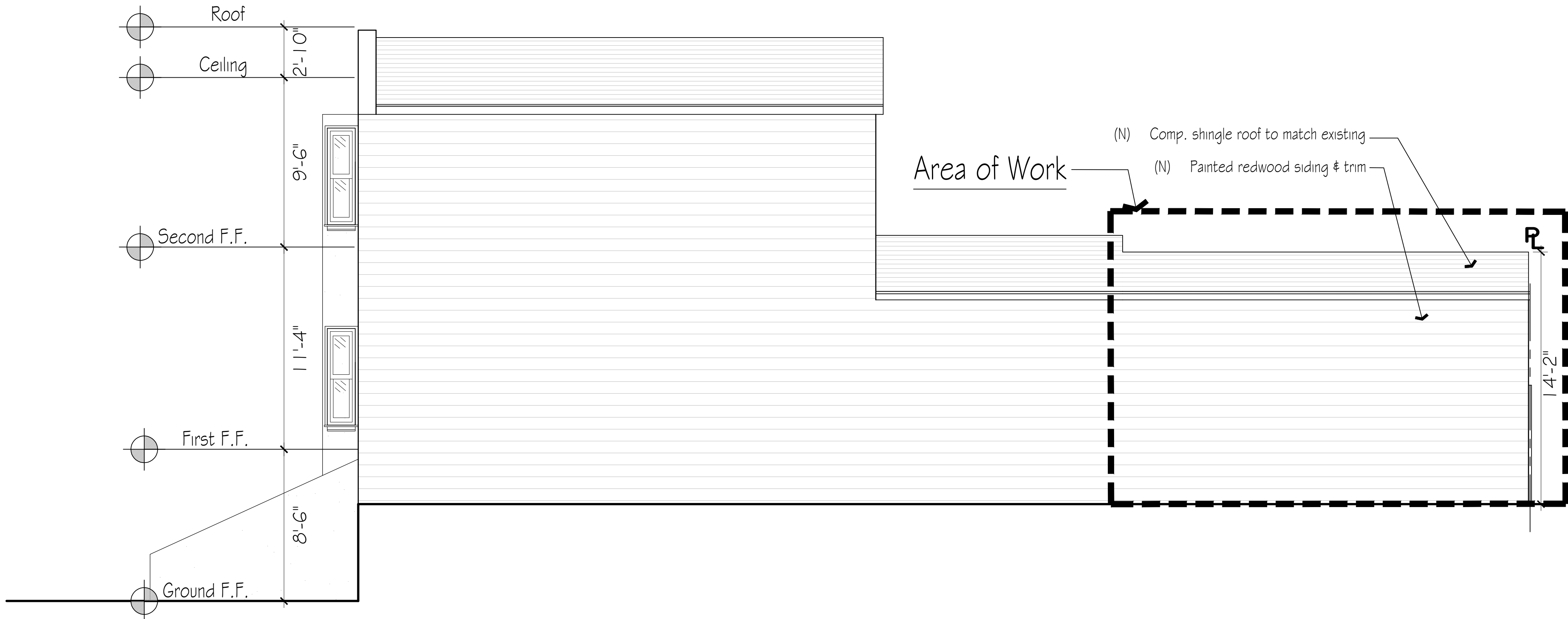
Issue:	Date:
Var./COA	6/6/2017
R 1	8/10/2017

Plot Date:
August 10, 2017
Scale:
As shown



1 Existing North Elevation

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



2 Proposed North Elevation

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

Door Schedule

#	Type	Frame Size (WxH)	Manufacturer	Unit #	Notes/Operation
A	2	2'-6" x 6'-8"			
B	2	4'-6" x 6'-8"			
C	2	2'-6" x 6'-8"			
D	2	2'-6" x 6'-8"			
E	2	3'-0" x 7'-0"			Exterior

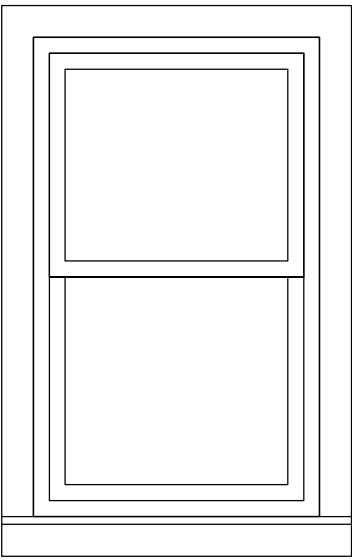
Window Schedule

◆	Type	Rough Op. (WxH)	Manufacturer	Unit #	Notes/Operation
1	A	2'-6" x 5'-6"	Marvin		
2	A	2'-6" x 4'-0"		CUDH2420	
3	A	3'-0" x 5'-0"		CUDH2420	

Note: - Verify all window types/sizes with Architect.

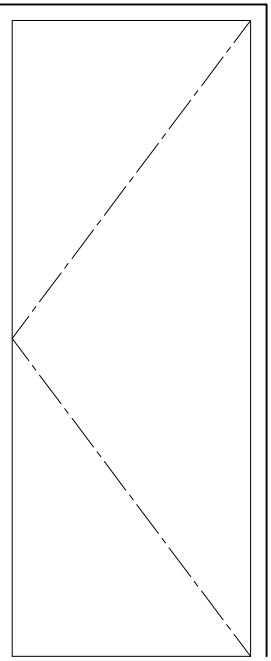
(T) = Tempered (safety glazing)

Window/Door Types



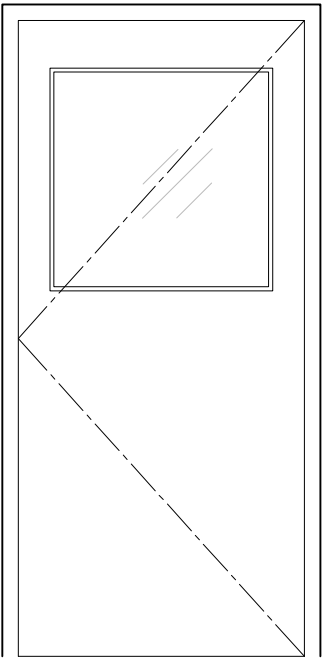
I

Operable

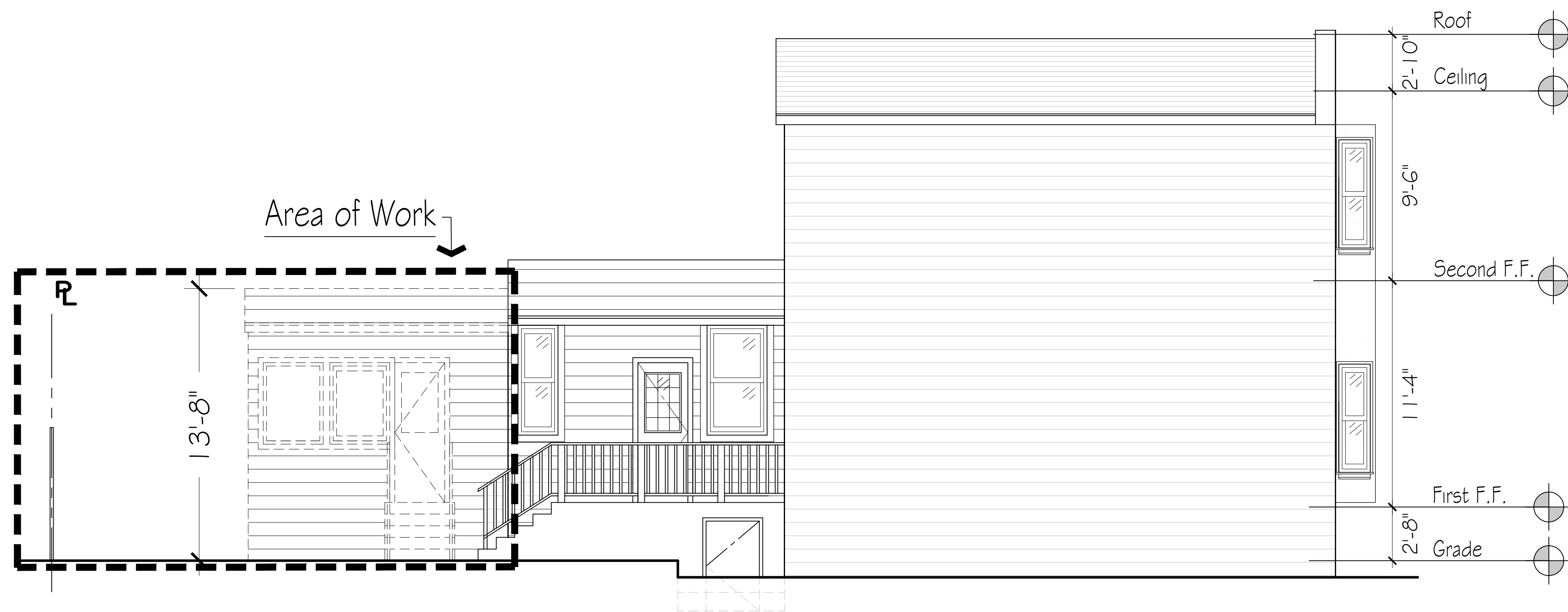


A

Note: All doors are painted wood solid core, U.N.O

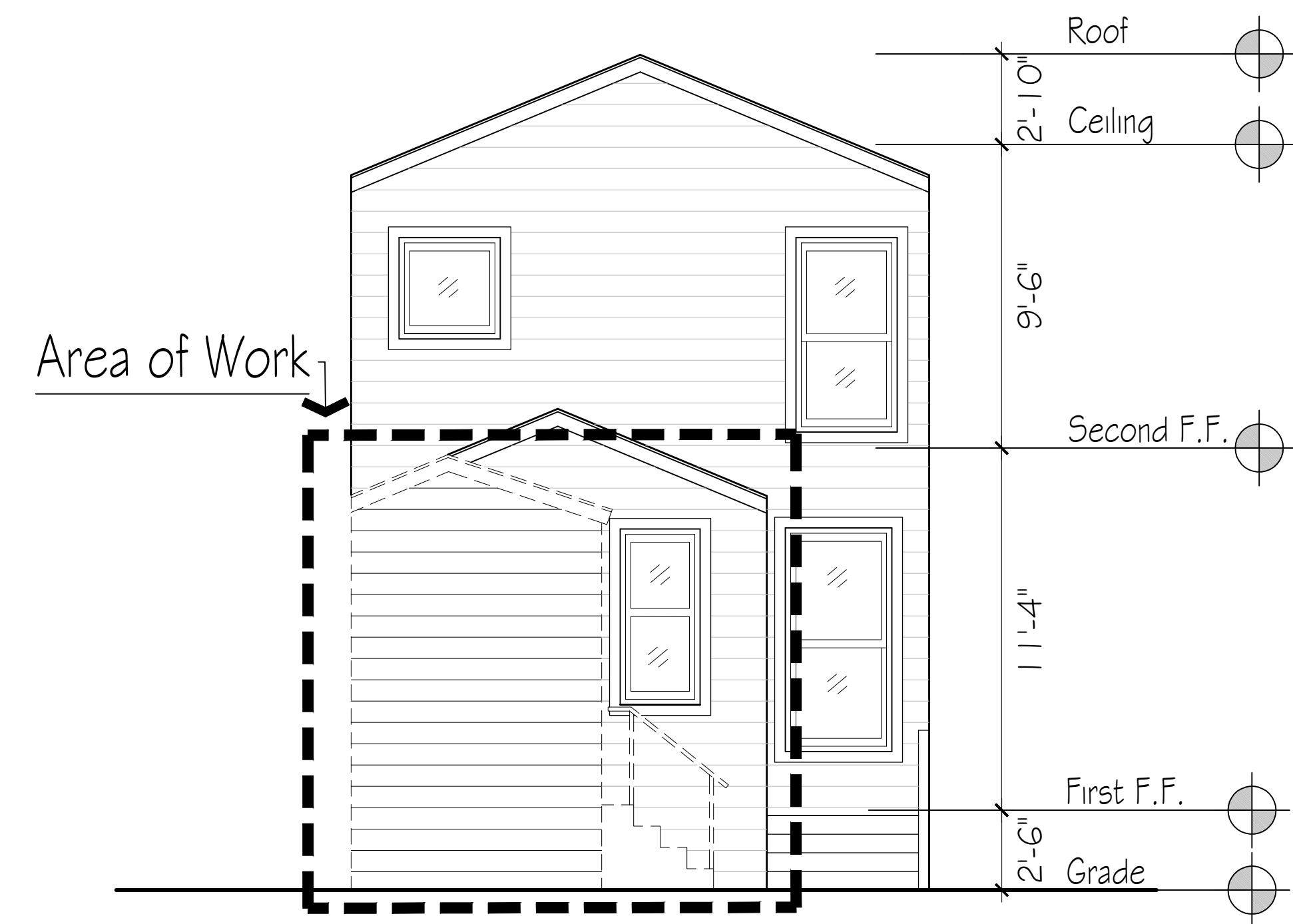


E



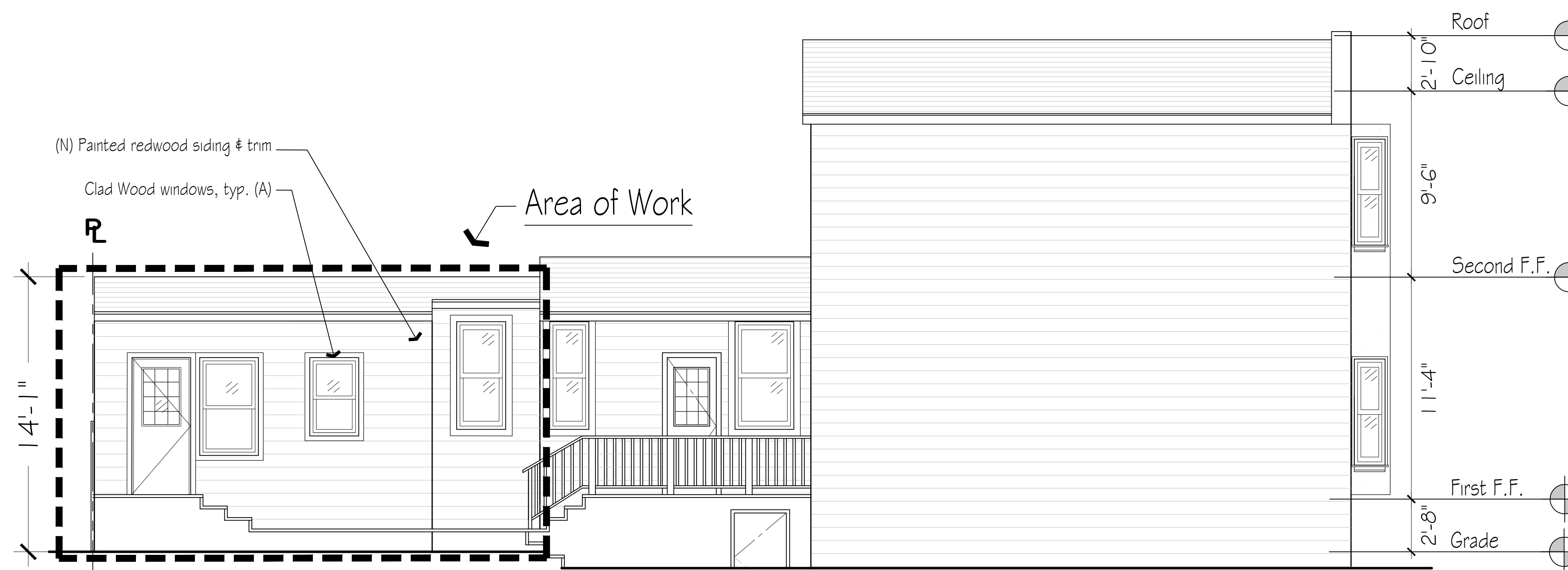
1 Existing South Elevation

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



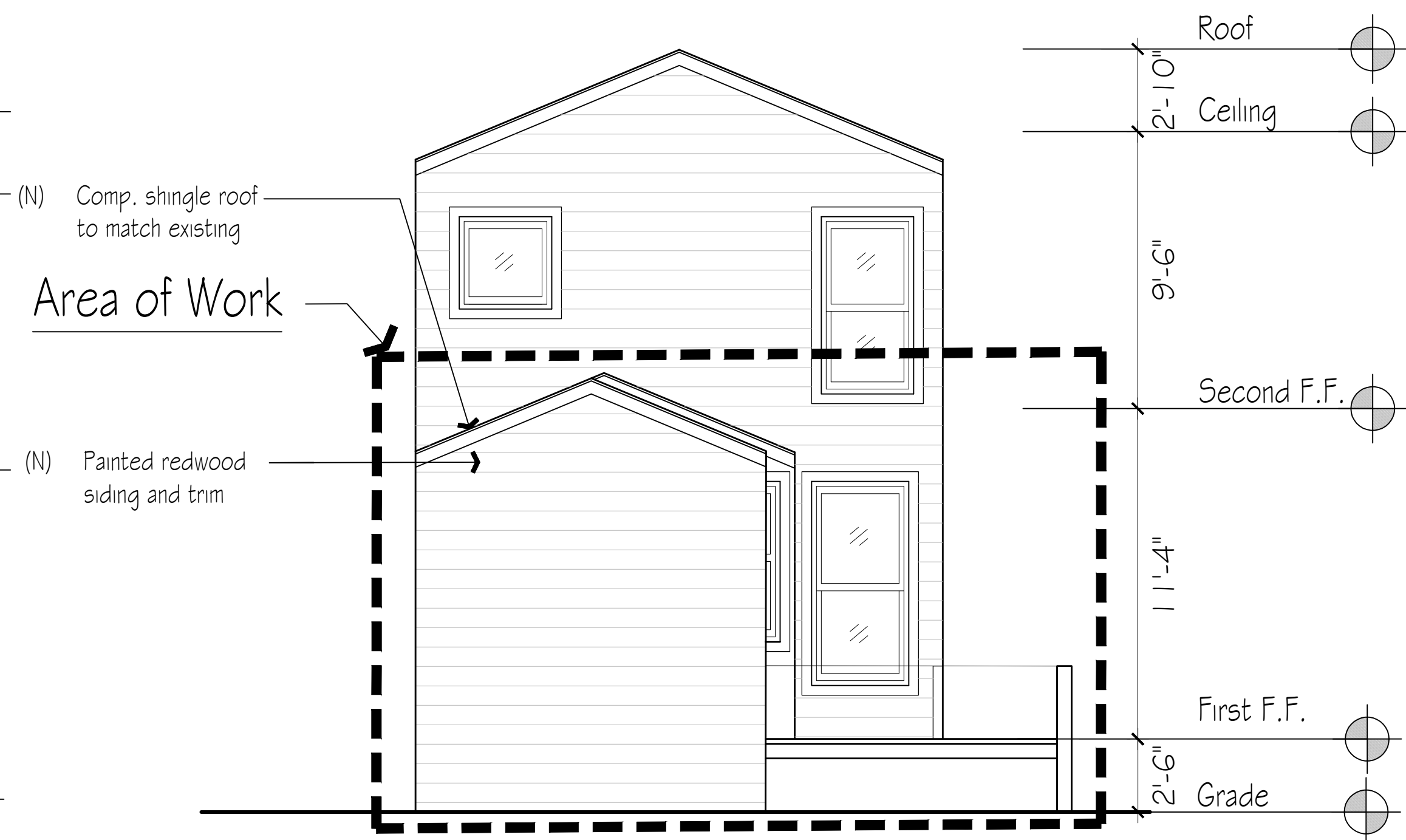
3 Existing West Elevation

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



2 Proposed South Elevation

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

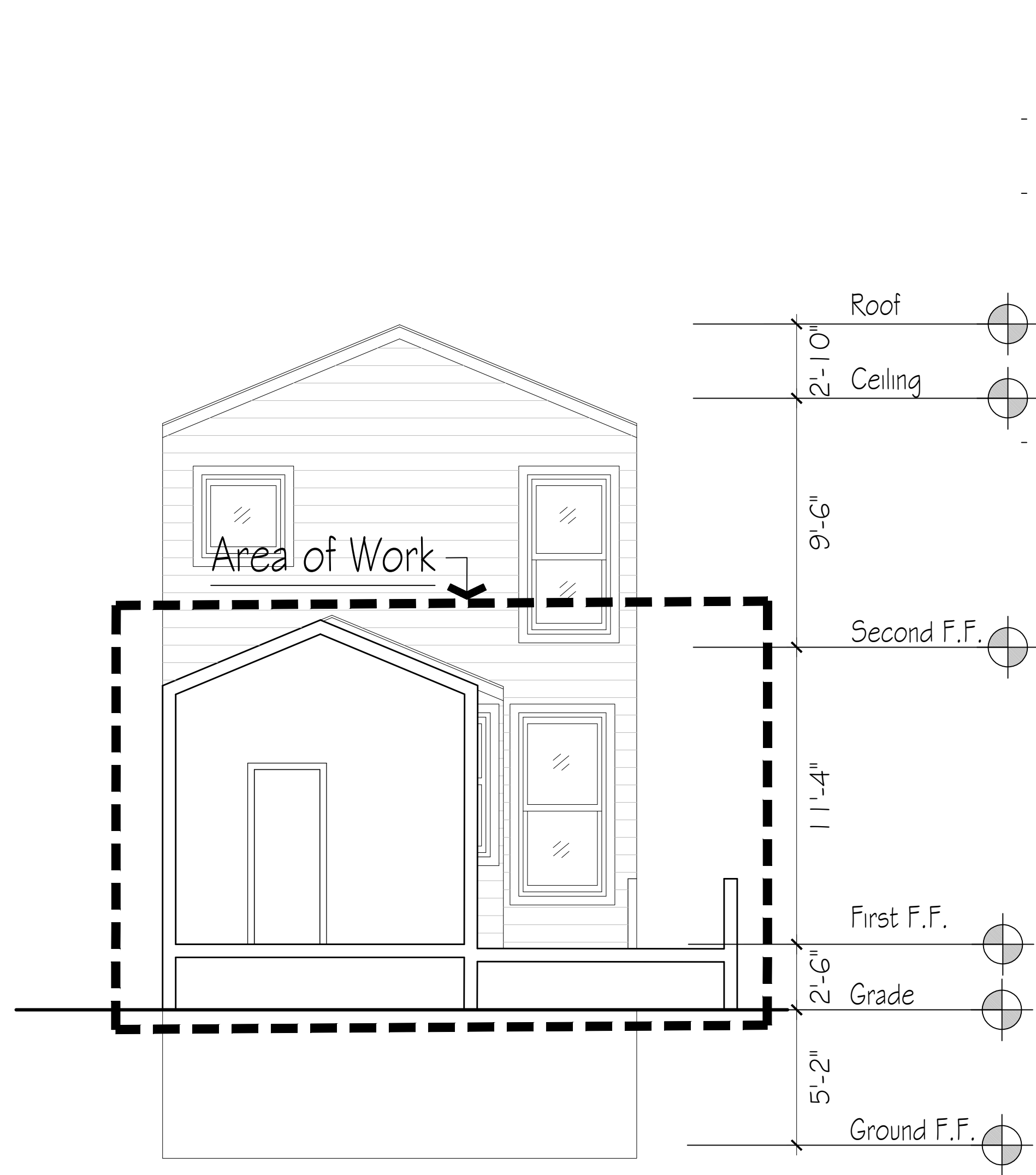


4 Proposed West Elevation

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

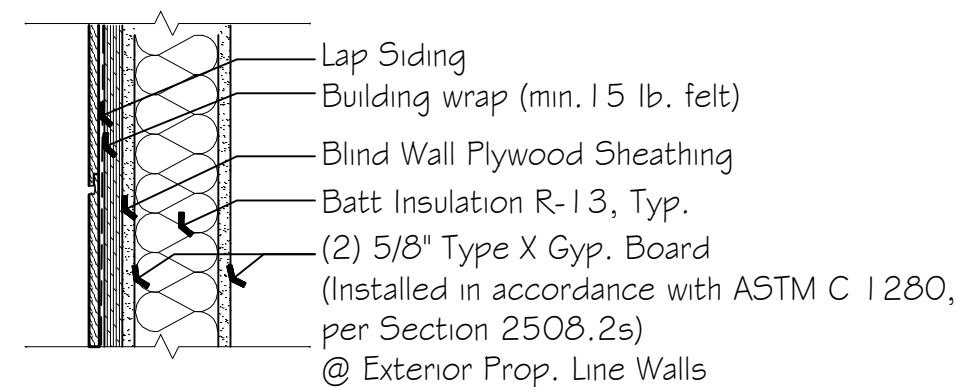
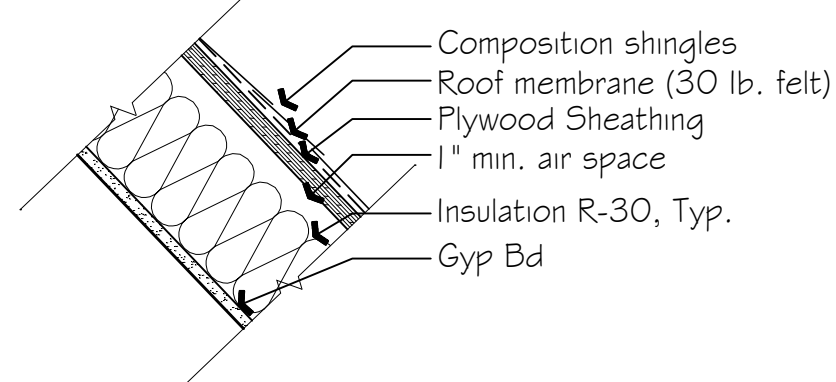
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R 1	8/10/2017

Plot Date:
August 10, 2017
Scale:
As shown

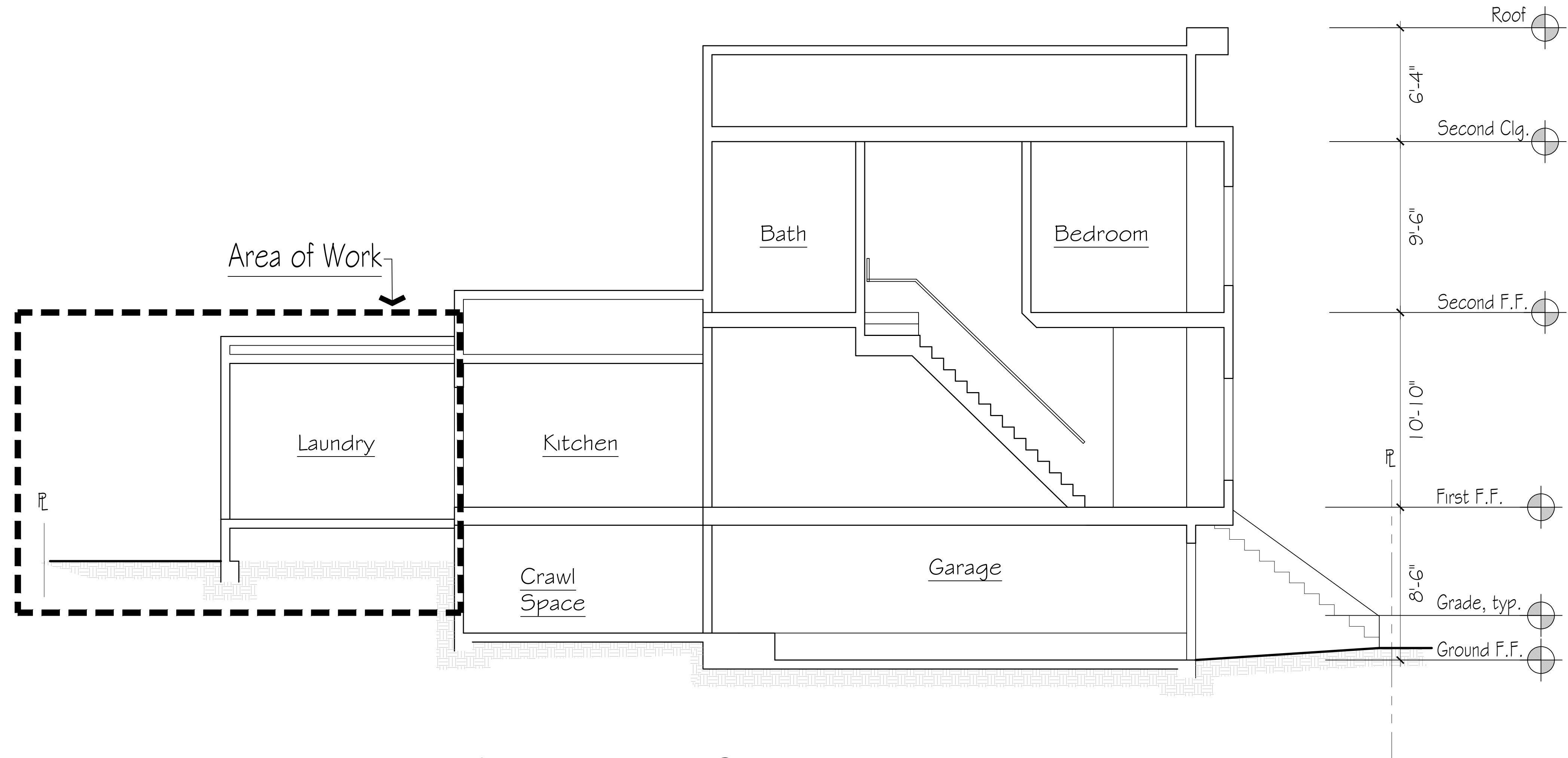


3 Proposed Building Section
Scale: 1/4" = 1'-0"

Note: All "attic" spaces are enclosed rafters with 1" air gap. Soffit venting below and (50%+) continuous ridge vent above. Vent openings shall be greater than 1/300th of area vented.

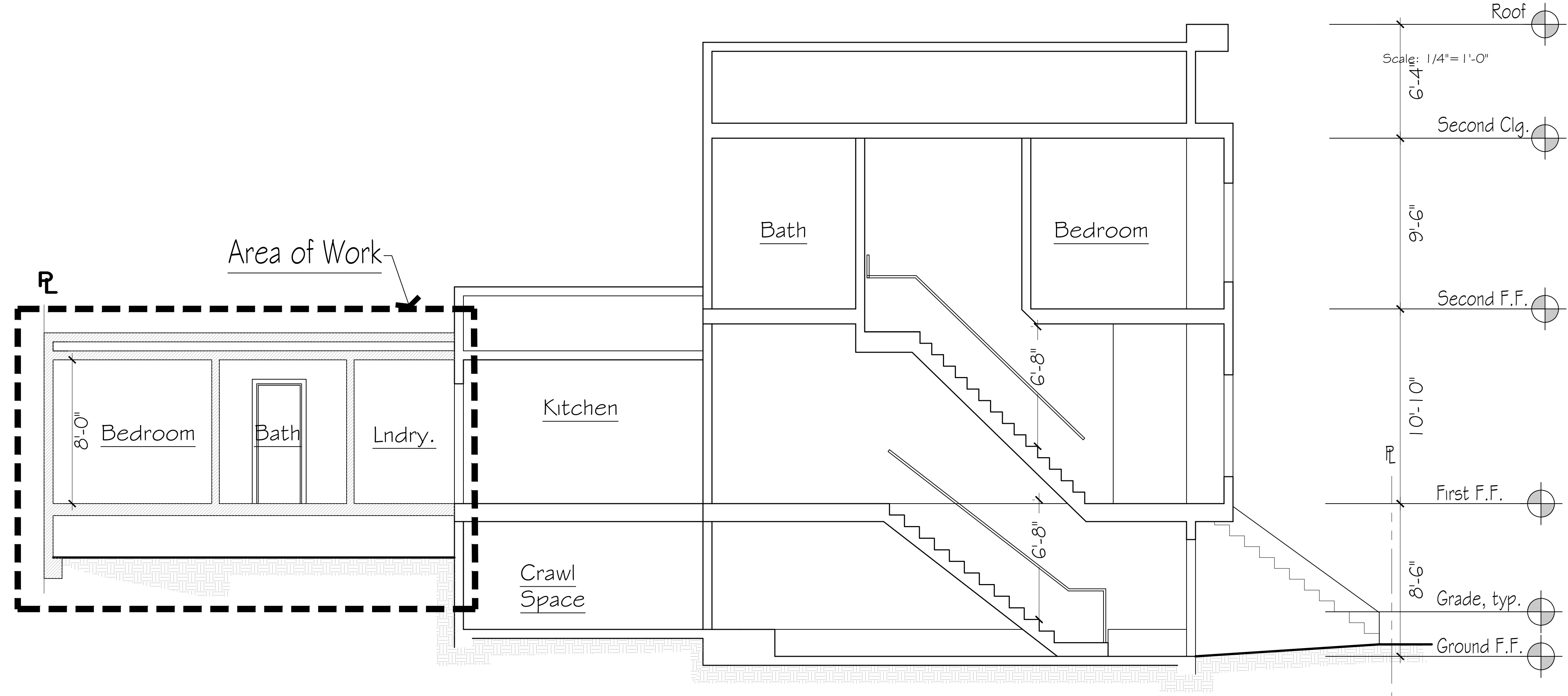


4 Wall/Roof Detail
Scale: 3/4" = 1'-0"



1 Existing Building Section

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



2 Proposed Building Section

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

Issue:	Date:
Var./COA	6/6/2017
R 1	8/10/2017

Plot Date:
August 10, 2017
Scale:
As shown