Certificate of Appropriateness

Executive Summary

HEARING DATE: JANUARY 15, 2020

Record No.: 2018-010825COA
Project Address: 694 TENNESSEE STREET
Landmark: Contributor, Dogpatch Landmark District
Zoning: RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) Zoning District
40-X Height and Bulk District
Block/Lot: 3996/007
Project Sponsor: Skylar Hall
2906 Van Ness Avenue
San Francisco, CA 94109
Staff Contact: Monica Giacomucci - 415-575-8714
Monica.Giacomucci@sfgov.org

PROPERTY DESCRIPTION

694 TENNESSEE STREET is located on the west side of Tennessee Street between 18th and Mariposa streets (Assessor’s Block 3996; Lot 007). The subject building is a contributor to the Dogpatch Landmark District, locally designated under Article 10, Appendix L of the Planning Code.

The Italianate-style, two-story-over-basement, mixed-use building was constructed circa 1884 according to Spring Valley Water Company tap records. The corner property was used historically as a shop and saloon, and one dwelling unit was added sometime between 1915 and 1950. The wood-frame building is designed in an Italianate style, with wood channel-drop siding, second-floor boxed bays, wood segmental-arch windows, and a projecting cornice with paneled frieze.

PROJECT DESCRIPTION

The proposal includes rehabilitation of the exterior channel-drop wood clapboard siding and replacement of deteriorated clapboards in limited areas. Replacement cladding will total approximately 910 square feet in surface area in aggregate (157 sq. ft. on the west façade, 273 sq. ft. on the east façade, 417 sq. ft. on the south façade, and 63 sq. ft on the north façade) and will match the existing painted wood channel-drop siding fully in-kind. Existing deteriorated wood windows will be rehabilitated or replaced in-kind where deteriorated beyond repair on the west and south facades. At the rear, existing windows and doors will be removed, and new wood windows and sliding doors will be installed. At the second floor of the rear facade, a small wood deck with a spiral stair leading to the rear yard will be constructed. The stair requires a 20-foot firewall at the shared north property line. Construction of a sunken patio at the basement level and interior work in the second-floor dwelling unit are also proposed. No work is proposed for the garage located at the rear of the property.
COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project requires a Rear Yard Variance from the Zoning Administrator. All required applications are on file with the Planning Department.

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

Applicable Preservation Standards.
The proposal overall is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the Secretary of the Interior’s Standards for Rehabilitation, in that:

- the proposal will repair and selectively replace deteriorated wood siding and rehabilitate deteriorated wood windows;
- the proposed rear deck and stair will be located on the north side of the rear façade so as to minimize their visibility from the public right-of-way;
- new windows and doors on the rear façade will be wood and therefore consistent with the materiality of existing historic fenestration;
- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building’s overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes repair and selective replacement of the wood channel-drop siding, rehabilitation of wood segmental arch windows, installation of new wood windows and doors at the visible rear façade, and construction of a new wood deck and spiral stair at the rear. The Department finds that the historic character of the building will be retained and preserved, and the project will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received one public inquiry for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS

- The Project requires a Variance from the rear yard requirement under Section 134 of the Planning Code. The proposed rear spiral stair and firewall intrude into the required rear yard.
- The property has active Enforcement under Planning Department Complaint No. 2018-008993ENF for construction without a permit. The proposed work under this Record No. 2018-010825COA will abate the violation.

**CONDITIONS OF APPROVAL**

1. If additional windows require repair or replacement beyond what is identified in the proposed plans, the Project Sponsor will submit a consultant-prepared Window Conditions Assessment for any windows found to be deteriorated beyond repair during the rehabilitation process for review and comment by Department Preservation Staff. This additional work shall be documented in a new building permit application. Only those windows found to be deteriorated beyond repair in the Conditions Assessment will be eligible for full replacement in-kind.

2. The Project Sponsor shall coordinate a site visit with Planning Department Preservation and/or Enforcement Staff prior to occupancy to ensure compliance with project plans and conditions of approval, and to confirm abatement of the violation.

**ENVIRONMENTAL REVIEW STATUS**

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

**BASIS FOR RECOMMENDATION**

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

**ATTACHMENTS**

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Certificate of Appropriateness
Draft Motion
HEARING DATE: JANUARY 15, 2020

Record No.: 2018-010825COA
Project Address: 694 TENNESSEE STREET
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 007 IN ASSESSOR’S BLOCK 3996 IN A RH-2 RESIDENTIAL-HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 30, 2018, Skylar Hall (hereinafter “Project Sponsor”) filed Application No. 2018-010825COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for an exterior restoration and rear decks at a subject building located on Lot 007 in Assessor’s Block 3996, which is a contributing resource to Dogpatch Landmark District and locally designated under Article 10, Appendix L of the Planning Code.

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

On January 15, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2018-010825COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-010825COA is located at 1650 Mission Street, Suite 400, San Francisco, California.
The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2018-010825COA in conformance with the architectural plans dated December 15, 2019, and labeled Exhibit B based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.

2. **Project Description.** The proposal includes rehabilitation of the exterior channel-drop wood clapboarding and replacement of deteriorated clapboarding in limited areas. Replacement cladding will total approximately 910 square feet in surface area in aggregate (157 sq. ft. on the west façade, 273 sq. ft. on the east façade, 417 sq. ft. on the south façade, and 63 sq. ft on the north façade) and will match the existing painted wood channel-drop siding fully in-kind. Existing deteriorated wood windows will be rehabilitated or replaced in-kind where deteriorated beyond repair on the west and south facades. At the rear, existing windows and doors will be removed, and new wood windows and sliding doors will be installed. At the second floor of the rear façade, a small wood deck with a spiral stair leading to the rear yard will be constructed. The stair requires a 20-foot firewall at the shared north property line. Construction of a sunken patio at the basement level and interior work in the second-floor dwelling unit are also proposed. No work is proposed for the garage located at the rear of the property. Please see photographs and plans for details.

3. **Property Description.** 694 Tennessee Street is located on the west side of Tennessee Street between 18th and Mariposa streets (Assessor’s Block 3996; Lot 007). The subject building is a contributor to the Dogpatch Landmark District, locally designated under Article 10, Appendix L of the Planning Code. The building was constructed in the Italianate style circa 1884 according to Spring Valley Water Tap records.

4. **Surrounding Properties and Neighborhood.** The Dogpatch Landmark District is a nine-block enclave of early industrial workers’ housing and related industrial buildings located in the Central Waterfront area. The neighborhood is primarily comprised of single-family residential cottages and multi-family residential flats, as well as commercial, industrial, and civic buildings. Dogpatch is significant as San Francisco’s oldest and most intact surviving concentration of Victorian-era housing for industrial workers and as one of the city’s last remaining mixed-use industrial and residential areas. Most of the early residents of Dogpatch were American-born skilled craftsmen employed at Potrero Point’s boatyards or as foremen at large waterfront industrial outfits such as San Francisco Cordage or the Pacific Rolling Mill Company. Dogpatch became a small, self-contained community with a “company town” feel, leading to the establishment of neighborhood-
serving shops concentrated along commercial corridors such as Solano Street (now 18th Street) and Sierra Street (now 22nd Street).

Between Mariposa and 19th streets, Tennessee Street is characterized by a mixture of residential and industrial buildings constructed between ca. 1880 and 1999. The property immediately north of the subject property at 690 Tennessee Street is a former pump repair shop constructed in 1949. It has since been converted to warehouse and commercial uses. As the subject property is located at the corner of 18th and Tennessee streets, it has no adjacent neighbor to the south.

5. **Public Outreach and Comments.** The Department has received public correspondence from one individual with a request for general information about the project.

6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

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

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

   B. **Secretary of the Interior’s Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

      (1) **Standard 1:** A property 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.

         No change of use is proposed as part of the project. The subject property was historically used as a commercial space, with a residential unit added in the first half of the 20th century. The subject property will maintain its commercial uses at the basement and ground floors, and the dwelling unit at the second floor will also remain as part of the proposed project.

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

         The proposal includes repair and selective in-kind replacement of historic wood channel-drop siding. Likewise, second-story wood segmental-arch double-hung windows with ogee lugs will be
rehabilitated to preserve a character-defining feature of the subject property. The windows and doors proposed for removal on the rear façade date from various eras of the building’s history and are only partially visible from the public right-of-way. The removed wood deck at the rear was built within the last 30 years, according to Sanborn Maps. No character-defining features of the subject building will be removed or damaged as part of the proposed project.

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

The work proposed on primary facades is limited to rehabilitation or selective in-kind replacement of existing historic features. On the rear façade, which is partially visible from the public right-of-way, new windows and doors are proposed, as are a new deck, spiral stair, firewall, and balcony. The proposed new wood doors and windows have square heads and clear glazing to appropriately coordinate with the original doors and segmental-arch windows found elsewhere on the building without directly mimicking historic features. The proposed deck, stair, firewall, and balcony are also designed in a simple manner to avoid conferring a false sense of historic development at the subject property.

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

Not Applicable.

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

The distinctive features and finishes of the building will be retained and preserved. The second-story wood segmental-arch windows and their decorative hoods represent a distinctive example of late 19th-century construction techniques. These features will be rehabilitated, with only their most deteriorated elements removed and replaced through Dutchman repairs.

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

The project proposes to rehabilitate the building’s existing distinctive wood windows and window hoods. A total surface area of 910 square feet of heavily deteriorated siding will be removed and replaced in-kind with wood channel-drop siding. Areas of new siding will match the existing siding in profile and clapboard width, thereby matching the historic siding in design and texture. No missing or conjectural features are proposed for replacement.
(7) **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.

*Not Applicable.*

(8) **Standard 8**: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

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

*The project proposes to install two new windows at the rear façade which will be differentiated from existing wood double hung windows, including distinctive segmental-arch windows, on the 18th Street and Tennessee Street building facades. The new windows will be wood to ensure material compatibility but will feature square headers to distinguish them from the historic windows elsewhere on the building. Likewise, the proposed rear façade doors will be wood with full clear glazing to ensure that they are compatible with but differentiated from the paneled wood door on the 18th Street façade. The new deck, stairs, and balconies are designed in simple expression to differentiate these features from the historic resource. The new sunken patio is not visible from the street and will pave over an unimproved rear yard area. None of the proposed rear façade features will create a false sense of historical development at the subject property.*

(10) **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 new deck, stair, balcony, and firewall will not damage existing historic wood siding on the rear façade, and these proposed elements could be easily removed in the future with minimal to no impact to the building.*

C. **Findings in the Dogpatch Landmark District.** Appendix L of Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to buildings within the boundaries of the Dogpatch Landmark District.

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

*The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.*

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

*The project is in conformance with Article 10, and as outlined in Appendix L, as the work is compatible with the Landmark district. Specifically, the Project meets the standards for review of Residential – Alterations and New Construction, as described in Section 7(b) of Appendix L of Article 10 of the Planning Code, as follows:*

1. **False Historicism.** False historicism and the conjectural replication of historic styles and details is discouraged; if restoration is the selected alteration approach, historic documentation through original architectural plans, historic photographs, or physical investigation will be required. Where original plans or historic photographs are unavailable, close physical examination of the building and existing scar traces, along with a comparison to buildings of the same age and style in the neighborhood, may be sufficient to reveal evidence necessary to guide the restoration.

*The project does not include full restoration; rather, existing historic windows and siding will be rehabilitated and/or selectively replaced. The project does not require physical investigation.*

2. **Materials.** Horizontal rustic wood siding is the traditional cladding material in the district and its use is encouraged over other cladding materials, including wood shingles (except where appropriate).

*Existing wood siding will be repaired and selectively replaced (a total of 910 square feet replaced in aggregate across all four building facades). No other cladding materials are proposed for installation as part of this project.*

3. **Fenestration.** Fenestration should be proportionate and in scale with traditional patterns within the district. Double-hung wood sash windows are encouraged over vinyl or metal sash windows. "Slider" windows of vinyl or aluminum construction are discouraged, especially on primary facades. True divided lites, rather than snap-in or faux muntins, are encouraged when divided lite wood windows are appropriate.

*New windows will be wood double-hung to match the existing windows at the subject property. The Commission has included a Condition of Approval regarding the future*
repair of other windows on the subject building, which may be deteriorated and/or requiring repair.

4. **Style.** New construction in a contemporary, yet compatible, idiom is encouraged.

   The project does not propose new construction. The new deck, spiral stair, and balcony has been designed in a simple, utilitarian style that is differentiated from and compatible with the subject property and the Dogpatch Landmark District.

5. **Scale and Proportion.** New construction must be compatible with the massing, size, scale and architectural details of residential resources found in the district.

   *Not Applicable.*

6. **Setbacks.** New construction should conform to existing setback patterns found in the district.

   *Not Applicable.*

7. **Roofline.** Gabled roof forms and raised parapets are encouraged on new construction.

   *Not Applicable.*

8. **Detailing.** Detailing on new construction should relate to the simple, traditional vernacular forms found in the district.

   *Not Applicable.*

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

   **URBAN DESIGN ELEMENT**

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

   **OBJECTIVE 1:**

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

   **Policy 1.3**

   Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.

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

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

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

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

The proposed project will not have an impact on neighborhood-serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior’s Standards.

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

The project will not affect the City’s affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:
The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed project does not include commercial office development and will not have a direct impact on the displacement of industrial and service sectors.

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

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

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

9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior’s Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.
DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES WITH CONDITIONS a Certificate of Appropriateness for the subject property located at Lot 007 in Assessor’s Block 3996 for proposed work in conformance with the architectural submittal dated November 21, 2012 and labeled Exhibit B on file in the docket for Record No. 2018-010825COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission’s decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 15, 2020.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: January 15, 2020
EXHIBIT A

AUTHORIZATION

This authorization is for a Certificate of Appropriateness to allow Alterations located at 694 Tennessee Street, Lot 007 in Assessor’s Block 3996, pursuant to Planning Code Section(s) 1006 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated December 15, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2018-010825COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on XXXXXX under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

CONDITIONS OF APPROVAL

1. If additional windows require repair or replacement beyond what is identified in the proposed plans, the Project Sponsor will submit a consultant-prepared Window Conditions Assessment for any windows found to be deteriorated beyond repair during the rehabilitation process for review and comment by Department Preservation Staff. This additional work shall be documented in a new building permit application. Only those windows found to be deteriorated beyond repair in the Conditions Assessment will be eligible for full replacement in-kind.

2. Planning Department Preservation and/or Enforcement Staff shall conduct periodic monitoring and/or site visits to ensure proper detailing of rehabilitated windows and siding, and to confirm abatement of the violation.
BUILDING RENOVATION FOR 704 18TH / 694 TENNESSEE ST.
SAN FRANCISCO, CA 94107

PROJECT SCOPE OF WORK

1. INTERIOR RENOVATION OF EXISTING UNITS ON THE SECOND FLOOR. THE AREA ACCESSIBLE TO THIS UNIT IS 704 18TH STREET.
2. REPLACE EXISTING LAMINATED WALL PANELS WITH WOOD PANELS.
3. DEMOLITION OF EXISTING WALLS AND CEILINGS.
4. INSTALLATION OF NEW WALLS AND CEILINGS.
5. INSTALLATION OF NEW LIGHTING FIXTURES.
6. INSTALLATION OF NEW FIXTURES.
7. INSTALLATION OF NEW BATHROOM FIXTURES.
8. INSTALLATION OF NEW KITCHEN FIXTURES.
9. INSTALLATION OF NEW PLUMBING FIXTURES.
10. INSTALLATION OF NEW ELECTRICAL FIXTURES.
11. INSTALLATION OF NEW FLOORING.
12. INSTALLATION OF NEW CEILINGS.
13. INSTALLATION OF NEW WALLS.

AREA CALCULATIONS

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FINISHED SITE PLAN

- Building Elevations
- Site Plan
- Assessor's Map

DRAWING SYMBOLS

- Building Elevation Tag
- Building Section Tag
- Detail Tag
- Key Note
- Door Tag
- Property Line

ARCHITECTURAL INFORMATION

- Architect: ONE Design
- Project Contact: One Design
- Project Address: 704 18th Street / 694 Tennessee St.
- City: San Francisco, California
- Zip: 94107
- Phone: 415-882-4412

SITE LOCATION

- Site Plan
- Assessor's Map

VINCINITY MAP

- Street Elevation
- Sheet Index

STREET ELEVATION

- General Notes
- Electrical
- Structural
- Foundation Details
- Typical Framing Details

DRAWING SHEET INDEX

- SHEET NO.
- SHEET TITLE
- SHEET SIZE
- SCALE DRAWING CODE
- SHEET MECHANICAL CODE
- SHEET ELECTRICAL CODE
- SHEET STRUCTURAL CODE
- SHEET GENERAL NOTES

BUILDING RENOVATION FOR 704 18TH / 694 TENNESSEE ST.
SAN FRANCISCO, CA 94107

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SAN FRANCISCO, CA 94107

BUILDING RENOVATION FOR 704 18TH / 694 TENNESSEE ST.
SAN FRANCISCO, CA 94107

BUILDING RENOVATION FOR 704 18TH / 694 TENNESSEE ST.
SAN FRANCISCO, CA 94107

BUILDING RENOVATION FOR 704 18TH / 694 TENNESSEE ST.
SAN FRANCISCO, CA 94107
SCOPE OF WORK:
18TH STREET
REMODEL OF BALCONY
Retrofits
AND FENESTRATIONS
52' - 6"
Remodels
(D1 - UNDERGROUND)
Design

info@onedesignsf.com

TOTAL REMOVAL IS 64.8% < 75%

PREVIOUSLY APPROVED WORK:
AS APPROVED UNDER PA# 13' - 10 3/4" 2017-0626-0347

52' - 6"
(D3)
3' - 4"

PREVIOUSLY APPROVED WORK:
AS APPROVED UNDER PA# 13' - 10 3/4" 2017-0626-0347

1 BASEMENT DEMOLITION - DIAGRAM
3/16" = 1'-0"

1 SECOND FLOOR DEMOLITION - DIAGRAM
3/16" = 1'-0"

1 NORTH ELEVATION DEMOLITION - DIAGRAM
1/8" = 1'-0"

1 SOUTH ELEVATION DEMOLITION - DIAGRAM
1/8" = 1'-0"

1 EAST ELEVATION DEMOLITION - DIAGRAM
1/8" = 1'-0"

1 WEST ELEVATION DEMOLITION - DIAGRAM
1/8" = 1'-0"

THIS PROJECT IS NOT CONSIDERED A DEMOLITION PER SAN FRANCISCO PLANNING CODE SECTION 317 (2) (B)&(C)

THIS PROJECT IS CONSIDERED A DEMOLITION PER SAN FRANCISCO PLANNING CODE SECTION 1005 (f) 1 AS THE AMOUNT OF SIDING BEING REPLACED IS 30% WHICH IS MORE THAN THE PERMITTED 25%

THIS PROJECT IS NOT CONSIDERED A DEMOLITION PER SAN FRANCISCO PLANNING CODE SECTION 317 (2) (B)&(C)

THIS PROJECT IS CONSIDERED A DEMOLITION PER SAN FRANCISCO PLANNING CODE SECTION 1005 (f) 1 AS THE AMOUNT OF SIDING BEING REPLACED IS 30% WHICH IS MORE THAN THE PERMITTED 25%

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THE PROJECT IS CONSIDERED A DEMOLITION PER SAN FRANCISCO PLANNING CODE SECTION 1005 (f) 1 AS THE AMOUNT OF SIDING BEING REPLACED IS 30% WHICH IS MORE THAN THE PERMITTED 25%
Retrofits

REMOVE (E) WOOD DECK AND SUPPORT IN ITS ENTIRETY. PREP.

A3.2

REMODEL OF SECOND FLOOR

NOTE 1:
LEVEL, BALCONY, ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY FENESTRATIONS AND REAR PATIO IN THESE PLANS SHALL BE MADE KNOWN TO ONE DESIGN.

NOTE 2:
CEILINGS THROUGHOUT IN PREP. FOR NEW CONSTRUCTION.

NOTE 3:
REMOVE &/OR REPAIR ANY (E) DRY WOOD FRAMING. WALK THROUGH SPACE WITH ARCHITECT OR ENGINEER TO IDENTIFY SCOPE OF WORK.

NOTE A:
ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND ANY DEVIATIONS FROM WHAT IS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO ONE DESIGN.

NOTE B:
(E) 1179 sq.ft. FOAM INSULATION AT ALL STUD WALLS ENCLOSING CONDITIONED SPACE. ALL WATERPROOFING AND FLASHING SHALL BE BY CONTRACTOR. SEE STRUCTURAL DRAWINGS FOR SUBJECT BUILDING 2ND (E) BAY WINDOW STUD WALL FRAMING INFORMATION.

NOTE C:
2 STORY BUILDING ALL PLUMBING SHALL BE UNDER A SEPARATE PERMIT AND EXISTING LINES SHALL BE INVESTIGATED TO ENSURE THEY HAVE CAPACITY FOR ADDITIONAL BATHROOMS REFER TO CAL GREEN NOTES ON SHEET A0.1 & TYP. NOTES ON SHEET A0.0.

NOTE D:
ALL (N) LIGHTING TO BE LED LIGHTING TYP. PROVIDE AN

NOTE E:
NOTES RELATING TO FINISHES AND SERVICES

NOTE F:
PROVIDE BATHROOM EXHAUST FAN & LIGHT COMBO. EXHAUST A MIN OF 3FT AWAY FROM PROPERTY LINE & OPENINGS

NOTE J:
PROVIDE HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP SEE CODE NOTE 1 ON SHEET A0.0

NOTE L:
LANDSCAPING AND OUTDOOR WORK AND SIDEWALK REPLACEMENT AS REQUIRED SHALL BE BY OTHERS

NOTE M:
BUTRESSES ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS. https://www.amazon.com/Amazon-Echo-Bluetooth-Speaker

NOTE O:
BASEMENT DRAINAGE AND PLUMBING SYSTEMS SHALL BE EQUIPPED WITH A BACK UP GENERATOR THAT CAN PROVIDE THE NECESSARY POWER TO THE PUMPS DURING A LOSS OF 25% REAR YARD SETBACK REQUIRED TO BE DONE AS PART OF THIS PROJECT.

NOTE P:
B.I. CEDAR RELOCATE (E) DOWNSPOUT AS REQ'D

NOTE Q:
PERMIT SUBMISSION 07-16-18

NOTE R:
RESPONSE TO COMMENTS 07-10-19

NOTE S:
TRELLIS AS INSTALLED PER PA #2018-0403-5334

NOTE T:
PER DETAIL 4/A6.3 PROVIDE HANDRAIL PER DETAIL 4/A6.3

NOTE U:
CUSTOM UP 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

NOTE V:
PROVIDER BUTTRESS/REINFORCEMENT AND OCCASIONAL 36 25'-0" LOT DIM.

NOTE W:
ALL EXISTING ARE EXISTING & SHALL BE REPLACED IN KIND.

NOTE X:
LANDSCAPING AND OUTDOOR WORK AND SIDEWALK REPLACEMENT AS REQUIRED SHALL BE BY OTHERS

NOTE Y:
ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS.
NOTE 1: ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK. ALL EXISTING CONDITIONS SHALL BE VERIFIED & ANY DEVIATIONS FROM WHAT IS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO ONE DESIGN.

NOTE 2: 19' - 8 1/4" CEILINGS THROUGHOUT IN PREP. FOR NEW CONSTRUCTION.

NOTE 3: REMOVE &/OR REPAIR ANY (E) DRY ROT DAMAGE TO EXISTING ENGINEER TO IDENTIFY SCOPE OF WORK.

NOTE A: ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK. ALL EXISTING CONDITIONS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO ONE

INSULATE ALL EXTERIOR WALLS WITH CLOSED CELL SPRAY FOAM INSULATION AT ALL STUD WALLS ENCLOSING EXISTING GARAGE CONDITIONED SPACE. ALL WATERPROOFING AND FLASHING SHALL BE BY CONTRACTOR. SEE STRUCTURAL DRAWINGS FOR 19' - 5" STUD WALL FRAMING INFORMATION.

NOTE C: EXISTING LINES SHALL BE INVESTIGATED TO ENSURE THEY HAVE CAPACITY FOR ADDITIONAL BATHROOMS REFER TO CAL GREEN NOTES ON SHEET A0.1 & TYP. NOTES ON SHEET A0.0

NOTE D: ALL (N) LIGHTING TO BE LED LIGHTING TYP. PROVIDE AN 8X18 PARKING ALLOWANCE FOR LIGHTING AND ELECTRICAL PROVIDE NEW CARBON MONOXIDE DETECTORS AT EACH LEVEL AND SMOKE 20' - 6" ENSURE PROPER INSTALLATION AND SELECT DAMAGES.

NOTE E: 3' - 7 1/2" ELECTRICIAN TO DO A WALK THROUGH W/ OWNER PRIOR TO RUNNING WIRES & VERIFY ALL OUTLETS, SWITCHES & FIXTURES.

NOTE F: PROVIDE BATHROOM EXHAUST FAN & LIGHT COMBO. EXHAUST A MIN OF 3FT AWAY FROM PROPERTY LINE & OPENINGS

NOTE G: PROVIDE HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP SEE CODE NOTE 1 ON SHEET A0.0

NOTE H: ALL WINDOWS ARE EXISTING & SHALL BE REPLACED IN KIND.

NOTE I: PROPOSED GROUND FLOOR SCOPES OF WORK IS PERMITTED AND DEMOLITION GROUND FLOOR SCOPES OF WORK IS PERMITTED AND REMODEL OF EXISTING GROUND

NOTE J: TENNESSEE STREET 1/4" = 1'-0" 109 SF 146 SF OF CEILING

NOTE K: LANDSCAPING AND OUTDOOR WORK AND SIDEWALK BASEMENT / FIRST FLOOR PLAN SCOPE OF WORK IS PERMITTED AND REQUIRED TO BE DONE AS PART OF THIS PROJECT OCCURS ON THE SECOND

NOTE L: THO BLOOD DRAINAGE AND PLUMBING SYSTEMS SHALL BE EQUIPPED WITH A BACK UP GENERATOR THAT CAN PROVIDE 52 SF OF CEILING

NOTE M: ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS. https://www.amazon.com/Amazon ECHO Bluetooth - WiFi - Alexa/dp/B00X4WHP5E
NOTE 1: ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK. ALL EXISTING CONDITIONS SHALL BE VERIFIED & ANY DEVIATIONS FROM WHAT IS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO ONE DESIGN.

NOTE 2: REMOVE ALL (E) INTERIOR FINISHES ON FLOORS, WALLS & (E) CLOSET REMOVE &/OR REPAIR ANY (E) DRY ROT DAMAGE TO EXISTING (E) DECK WOOD FRAMING. WALK THROUGH SPACE WITH ARCHITECT OR DESIGNER TO CONFIRM ALL WALLS ARE TYPE 1a @ INTERIOR & TYPE 4a @ EXTERIOR SEE DETAIL 6 & 7/A5.3.

NOTE C: (E) BEDROOM 3 ALL PLUMBING SHALL BE UNDER A SEPARATE PERMIT AND EXISTING LINES SHALL BE INVESTIGATED TO ENSURE THEY HAVE CAPACITY FOR ADDITIONAL BATHROOM REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 13 SECTIONS 1701.36 & 1701.37. REFER TO OWNER FOR ADDITIONAL ITEMS THAT MAY BE REQUIRED, TYPICAL THROUGHOUT.

NOTE D: (E) LIGHTWELL WALLS & ROOF IN PREPARATION FOR INFILL CONSTRUCTION, NOTES RELATING TO FINISHES AND SERVICES SHOULD BE REVIEWED & COORDINATED WITH ONE DESIGN PRIOR TO PROCEEDING WITH ANY WORK. PROFESSIONAL SEALANT & PROFESSIONAL DRYWALL INSTALLATION BE PERFORMED TO ENSURE PROPER SEALING & WATERPROOFING OF ALL WALLS & ROOF. REFER TO OWNER FOR ADDITIONAL ITEMS THAT MAY BE REQUIRED &/OR CHANGES TO EXISTING WALL SYSTEM & ROOF SYSTEM.

NOTE E: ELECTRICIAN TO DO A WALK THROUGH W/ OWNER PRIOR TO REMOVE & REPLACE ALL RUNNING WIRES & VERIFY ALL OUTLETS, SWITCHES & PLUMBING FIXTURES. REMOVE (E) DOORS, TYPICAL THROUGHOUT IN - KIND.

NOTE F: ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS. https://www.amazon.com/Amazon-Echo-2nd-Generation/dp/B00X4WHP5E

NOTE J: PROVIDE HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP SEE CODE NOTE 1 ON SHEET A0.0

NOTE L: LANDSCAPING AND OUTDOOR WORK AND SIDEWALK REPLACEMENT AS REQUIRED SHALL BE BY OTHERS PERMIT PER NFP13.

NOTE O: ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS. https://www.amazon.com/Amazon-Echo-2nd-Generation/dp/B00X4WHP5E

NOTE P: ALL HOME SYSTEMS SHALL BE SMART SYSTEMS COMPATIBLE WITH AMAZON ECHO FOR COMPLETE VOICE ACTIVATED HOME SYSTEMS. https://www.amazon.com/Amazon-Echo-2nd-Generation/dp/B00X4WHP5E
NOTE A: PROTECT EXISTING BUILDING FACADE FINISHES DURING CONSTRUCTION. WHERE EXISTING FINISHES ARE DETRIMENTAL OR DAMAGED, REPLACE FINISHES IN KIND. DEMOLISH FINISH ONLY WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

NOTE B: REMOVE ALL ABANDONED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS FROM THE EXTERIOR OF BUILDING FACADE. PROVIDE PATCH AND REPAIR TO MATCH (E) ADJACENT.

NOTE C: PREPARE EXTERIOR FINISHES FOR NEW PAINT FINISH. COLOR TBD.
EXISTING SOUTH ELEVATION

NOTE A: PROTECT EXISTING BUILDING FACADE FINISHES DURING CONSTRUCTION. WHERE EXISTING FINISHES ARE DETERIORATED AND DAMAGED, REPLACE FINISHES IN KIND.

NOTE B: REMOVE ALL ABANDONED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS FROM THE EXTERIOR OF BUILDING FACADE. PROVIDE PATCH AND REPAIR TO MATCH (E) ADJACENT.

NOTE C: PREPARE EXTERIOR FINISHES FOR NEW PAINT FINISH. COLOR TBD.
NOTE A: PROTECT EXISTING BUILDING FACADE FINISHES DURING CONSTRUCTION. WHERE EXISTING FINISHES ARE DETERIORATED AND DAMAGED, REPLACE FINISHES IN KIND. DEMOLISH FINISH ONLY WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

NOTE B: REMOVE ALL ABANDONED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS FROM THE EXTERIOR OF BUILDING FACADE. PROVIDE PATCH AND REPAIR TO MATCH (E) ADJACENT.

NOTE: C: PREPARE EXTERIOR FINISHES FOR NEW PAINT FINISH. COLOR TBD.
NOTE A: PROTECT EXISTING BUILDING FACADE FINISHES DURING CONSTRUCTION. WHERE EXISTING FINISHES ARE DETERIORATED AND DAMAGED, REPLACE FINISHES IN KIND. DEMOLISH FINISH ONLY WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

NOTE B: REMOVE ALL ABANDONED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS FROM THE EXTERIOR OF BUILDING FACADE. PROVIDE PATCH AND REPAIR TO MATCH (E) ADJACENT.

NOTE: C: PREPARE EXTERIOR FINISHES FOR NEW PAINT FINISH. COLOR TBD.
**General Fenestration Notes:**
1. Provide self-adhesive membrane flashing around all exterior openings. Refer to Sheet A7.1.
2. Verify with owner all dimensions, hardware, window operations, colors, and styles.
3. All waterproofing and flashing by contractor.

**General Door Notes:**
1. All exterior doors, frames, and trim shall be painted wood. Frames and trim profiles shall match (E) historic.
2. All interior wood doors shall be painted hollow core, U.O.N.

**General Window Notes:**
1. All glazing within 24" of floor surfaces shall be tempered.
2. Provide valences at windows, where required by owner.

**Egress Windows:**
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width shall be 30 inches (762 mm). The net clear opening dimension shall be the result of the normal operation of the opening.

---

### Door Schedule

<table>
<thead>
<tr>
<th>Level</th>
<th>Mark</th>
<th>Type</th>
<th>Material</th>
<th>Comments</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPOSED GROUND FLOOR</td>
<td>36</td>
<td>New Construction</td>
<td>6' - 0&quot; 6' - 6&quot;</td>
<td>WOOD TEMPERED GLASS DOOR</td>
<td>MARVIN ULTIMATE SLIDING PATIO-DOOR</td>
</tr>
<tr>
<td>BASEMENT</td>
<td>79</td>
<td>New Construction</td>
<td>6' - 0&quot; 8' - 0&quot;</td>
<td>WOOD TEMPERED GLASS DOOR</td>
<td>MARVIN ULTIMATE SLIDING PATIO-DOOR</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>91</td>
<td>New Construction</td>
<td>6' - 0&quot; 8' - 0&quot;</td>
<td>WOOD TEMPERED GLASS DOOR</td>
<td>MARVIN ULTIMATE SLIDING PATIO-DOOR</td>
</tr>
<tr>
<td>PROPOSED GROUND FLOOR</td>
<td>109</td>
<td>New Construction</td>
<td>6' - 0&quot; 6' - 6&quot;</td>
<td>WOOD TEMPERED GLASS DOOR</td>
<td>MARVIN ULTIMATE SLIDING PATIO-DOOR</td>
</tr>
</tbody>
</table>

---

### Window Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>Description</th>
<th>Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>DBL HUNG</td>
<td>3' - 0&quot;</td>
<td>WOOD</td>
</tr>
<tr>
<td>29</td>
<td>DBL HUNG</td>
<td>4' - 0&quot;</td>
<td>Windows to be repaired per window and door shop specs</td>
</tr>
<tr>
<td>30</td>
<td>DBL HUNG</td>
<td>2' - 9&quot;</td>
<td>WOOD</td>
</tr>
<tr>
<td>31</td>
<td>DBL HUNG</td>
<td>2' - 6&quot;</td>
<td>Windows to be repaired per window and door shop specs, (N) at rear elevation</td>
</tr>
<tr>
<td>32</td>
<td>DBL HUNG</td>
<td>2' - 0&quot;</td>
<td>Windows to be repaired per window and door shop specs, (N) at rear elevation</td>
</tr>
<tr>
<td>34</td>
<td>DBL HUNG</td>
<td>3' - 0&quot;</td>
<td>WOOD</td>
</tr>
<tr>
<td>35</td>
<td>FIXED</td>
<td>3' - 0&quot;</td>
<td>Wood</td>
</tr>
<tr>
<td>36</td>
<td>FIXED</td>
<td>3' - 0&quot;</td>
<td>Wood</td>
</tr>
<tr>
<td>37</td>
<td>FIXED</td>
<td>6' - 0&quot;</td>
<td>Wood</td>
</tr>
<tr>
<td>42</td>
<td>DBL HUNG</td>
<td>2' - 6&quot;</td>
<td>Windows to be repaired per window and door shop specs</td>
</tr>
<tr>
<td>46</td>
<td>DBL HUNG</td>
<td>2' - 1&quot;</td>
<td>Windows to be repaired per window and door shop specs</td>
</tr>
</tbody>
</table>

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**GENERAL SCHEDULES:**

**Door Schedule**

**Window Schedule**
To Whom it may concern

Re: General notes on our windows fabrication for double hung

Type of wood: vertical-grain fir wood BS/10 FSC
Type of glue: Waterproof Firwood 10 ultimato wood glue
Type of nails: Susan, 1 1/2, 22 mm. 3d finish nails.
Type of dowels: 1/4" x 2" hardwood spiral dowel.
Type of joinery: melamine cope and dove using above nails, glue and dowels.
Type of glass: U2 O A Insulated glass low-e2
Type of sealant: DAP, DYNAFLEX 220
Top each with authentic O.C. lugs
Complete double hung units with spring balances.
Double hung sashes prep for rope cut out on the side

Thank you,
Chris Oktas
The Window And Door Shop, Inc.
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>694 TENNESSEE ST</td>
<td>3996007</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-010825PRJ</td>
<td>201706260347</td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

**Project description for Planning Department approval.**
Interior renovation of dwelling unit located on second floor. Rehabilitation of existing deteriorated wood window system and exterior wood siding, trim, and moldings. Fenestration of deck and sunken patio at rear of building.

### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. The project site has no value as habitat for endangered rare or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. The site can be adequately served by all required utilities and public services.

**FOR ENVIRONMENTAL PLANNING USE ONLY**

- **Class _____**
### STEP 2: CEQA IMPACTS
**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Category</th>
<th>Description and Instructions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality:</strong></td>
<td>Would the project add new sensitive receptors (specifically, schools, day care facilities,</td>
</tr>
<tr>
<td></td>
<td>hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure</td>
</tr>
<tr>
<td></td>
<td>Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g.,</td>
</tr>
<tr>
<td></td>
<td>backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA</td>
</tr>
<tr>
<td></td>
<td>Catex Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials:</strong></td>
<td>If the project site is located on the Maher map or is suspected of containing hazardous</td>
</tr>
<tr>
<td></td>
<td>materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy</td>
</tr>
<tr>
<td></td>
<td>manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic</td>
</tr>
<tr>
<td></td>
<td>yards or more of soil disturbance - or a change of use from industrial to residential? If the</td>
</tr>
<tr>
<td></td>
<td>applicant presents documentation of enrollment in the San Francisco Department of Public Health</td>
</tr>
<tr>
<td></td>
<td>(DPH) Maher program, a DPH waiver from the Maher program, or other documentation from</td>
</tr>
<tr>
<td></td>
<td>Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation:</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a</td>
</tr>
<tr>
<td></td>
<td>location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit,</td>
</tr>
<tr>
<td></td>
<td>pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or</td>
</tr>
<tr>
<td></td>
<td>bicycle facilities?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong></td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is requiried (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong></td>
<td>Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):**
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

- [ ] Category A: Known Historical Resource. **GO TO STEP 5.**
- [ ] Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- [ ] Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

### STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- [ ] 1. Change of use and new construction. Tenant improvements not included.
- [ ] 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- [ ] 3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
- [ ] 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- [ ] 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- [ ] 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- [ ] 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
- [ ] 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

- [ ] Project is not listed. **GO TO STEP 5.**
- [ ] Project does not conform to the scopes of work. **GO TO STEP 5.**
- [ ] Project involves four or more work descriptions. **GO TO STEP 5.**
- [ ] Project involves less than four work descriptions. **GO TO STEP 6.**

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- [ ] 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- [ ] 2. Interior alterations to publicly accessible spaces.
- [ ] 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- [ ] 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- [ ] 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- [ ] 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior’s Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

   *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

10. **Reclassification of property status.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

    - Reclassify to Category A
      - a. Per HRER or PTR dated
      - b. Other (specify):
    - Reclassify to Category C
      *(attach HRER or PTR)*

    **Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

**Comments (optional):**

**Preservation Planner Signature:**

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- **No further environmental review is required.** The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action:</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td>Monica Giacomucci</td>
</tr>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
<td>12/10/2019</td>
</tr>
</tbody>
</table>

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION/PROJECT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address (If different than front page)</td>
</tr>
<tr>
<td>694 TENNESSEE ST</td>
</tr>
<tr>
<td>Case No.</td>
</tr>
<tr>
<td>2018-010825PRJ</td>
</tr>
<tr>
<td>Plans Dated</td>
</tr>
<tr>
<td>Building Permit</td>
</tr>
</tbody>
</table>

| Modified Project Description: |

<table>
<thead>
<tr>
<th>DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compared to the approved project, would the modified project:</td>
</tr>
<tr>
<td>☐ Result in expansion of the building envelope, as defined in the Planning Code;</td>
</tr>
<tr>
<td>☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;</td>
</tr>
<tr>
<td>☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?</td>
</tr>
<tr>
<td>☐ Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?</td>
</tr>
</tbody>
</table>

If at least one of the above boxes is checked, further environmental review is required.

<table>
<thead>
<tr>
<th>DETERMINATION OF NO SUBSTANTIAL MODIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ The proposed modification would not result in any of the above changes.</td>
</tr>
</tbody>
</table>

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
</table>

SAN FRANCISCO PLANNING DEPARTMENT
Parcel Map

Certificate of Appropriateness
Case Number 2018-010825COA
694 Tennessee Street
Block 3996 Lot 007
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.