



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

### Dwelling Unit Merger

HEARING DATE MAY 12, 2011

*Date:* May 4, 2011  
*Case No.:* **2010.0137DV**  
*Project Address:* **2454A-2456A BUSH STREET**  
*Permit Application:* **2010.09.20.1221 and 2010.09.20.1225**  
*Zoning:* RH-3 (Residential, House, Three Family)  
40-X Height and Bulk District  
*Block/Lot:* 0657/011D & 011  
*Project Sponsor:* Kelton Finney  
2451 Harrison Street  
San Francisco, CA 94110  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal includes merging the two lots (011D and 011) into one lot; merging the two units into one unit by constructing an approximately 17' long by 3' wide 1-story horizontal addition between the two structures; and constructing an approximately 4' long by 6' wide 1-story horizontal addition at the rear of the building furthest to the north.

### SITE DESCRIPTION AND PRESENT USE

The two properties are each developed with one-story, single-family houses, and are located in the middle of the block with access to Bush Street by an easement.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject properties are located in the north part of the Western Addition Neighborhood, one block east of Divisadero Street in a neighborhood that is primarily residential, but which has some institutional and commercial uses; across Bush Street from the subject property is the California Tennis Club and an auto repair shop, and on the northeast corner of the subject block is the Sisters of St. Dominican Congregation. The homes that front along Bush Street in front of the subject properties consist of three single-family Victorian era buildings.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 2, 2011	April 22, 2011	20 days
Mailed Notice	10 days	May 2, 2011	April 26, 2011	16 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	-	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

The Department has not received any comments regarding this project. The 311 Neighborhood Notification for the proposed project was mailed on 12/27/2010 and expired on 1/26/2011. No requests for Discretionary Review were filed.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would only eliminate owner occupied housing.

***Project Meets Criterion***

*The current property owner purchased the two buildings in January of 2009. Currently the two buildings are vacant.*

2. Removal of the unit(s) and the merger with another is intended for owner-occupancy.

***Project Meets Criterion***

*The current owner plans to occupy the resulting single-family building after the merger is complete.*

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

***Project Meets Criterion***

*There are 14 properties in the immediate area that are within the same zoning; seven are single-family buildings, two are two-unit buildings, two are three-unit buildings, and three are four-unit buildings. The prevailing density is single-family buildings. The proposal will result in one single-family building.*

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

***Project Does Not Meets Criterion***

*The subject parcels are zoned RH-3, which allows up to three dwelling units per lot. Creating one dwelling unit out of two will not bring the buildings closer into compliance with the prescribed zoning.*

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

***Project Does Not Meet Criterion***

*The existing buildings, while small, were constructed as single-family buildings and do not have any design or functional deficiencies that cannot be corrected through interior alterations.*

**GENERAL PLAN COMPLIANCE:**

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

**Policy 3.1**

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

*The proposal seeks to rehabilitate existing owner-occupied housing and will not displace low-income households.*

**Policy 3.6**

Preserve landmark and historic residential buildings.

*The proposal will rehabilitate historic buildings without compromising their integrity.*

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The proposal is to create one new single-family building out of two single-family buildings; it will not negatively impact existing neighborhood-serving retail uses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposal will remove one unit of housing; however the impact to the neighborhood's character will be minimal because the buildings' unique location and status on the block will be preserved.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The proposal will not impact the City's supply of affordable housing; the two existing units are market rate housing and not subject to rent control.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposal will decrease the density in the area, potentially reducing impacts to commuter traffic and parking. It will not have any impact on MUNI transit service.*

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The proposal is residential and will not displace or impact industrial or service sector jobs.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposal will be constructed according to current building code standards, which will enhance the City's preparedness to protect against injury and loss of life in an earthquake.*

7. Landmarks and historic buildings be preserved.

*The proposal will rehabilitate two known historic resources while maintaining their character-defining features, including their mid-block setting.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The proposal will not have an impact on parks or public open space or their access to sunlight and vistas.*

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

## **BASIS FOR RECOMMENDATION**

- The project would rehabilitate two historic resources while maintaining their character defining features.
- The existing properties are legal noncomplying structures located in a unique mid-block setting with unconventional access to a public street. Merging the two properties would create a more livable dwelling unit.
- The proposed merger will not displace any tenants and will not remove rent controlled housing.
- The proposed merger meets three of the five criteria outlined in Planning Code Section 317.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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### **Attachments:**

Parcel Map

Sanborn/Dwelling Unit Map

Zoning Map

Aerial Photographs

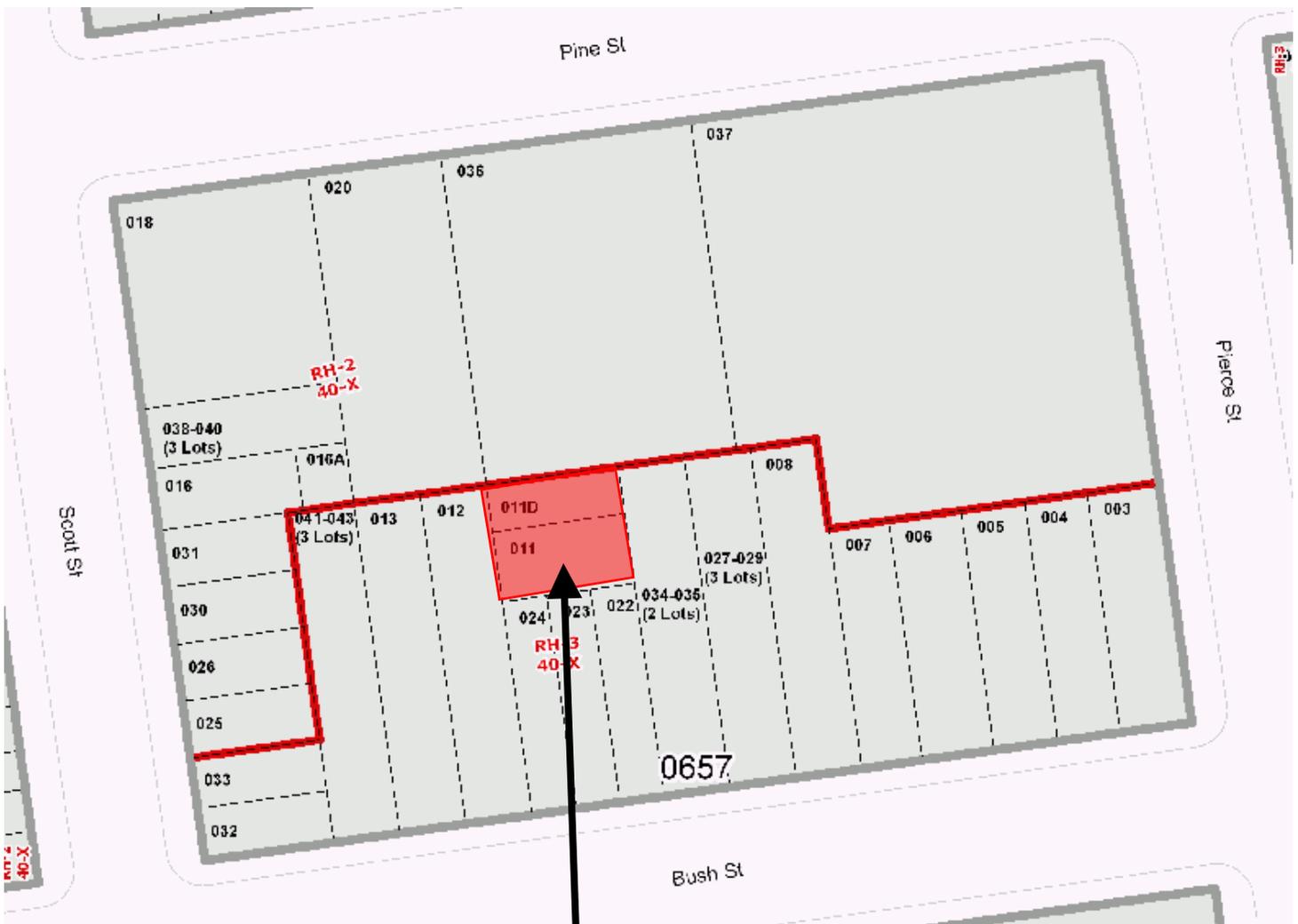
Section 311 Notice

317 Application

Applicant's submittal w/ HRER, Environmental Determination and Reduced Plans

AS: G:\DOCUMENTS\Discretionary Review\2454 Bush Street\Case Report.doc

# Parcel Map

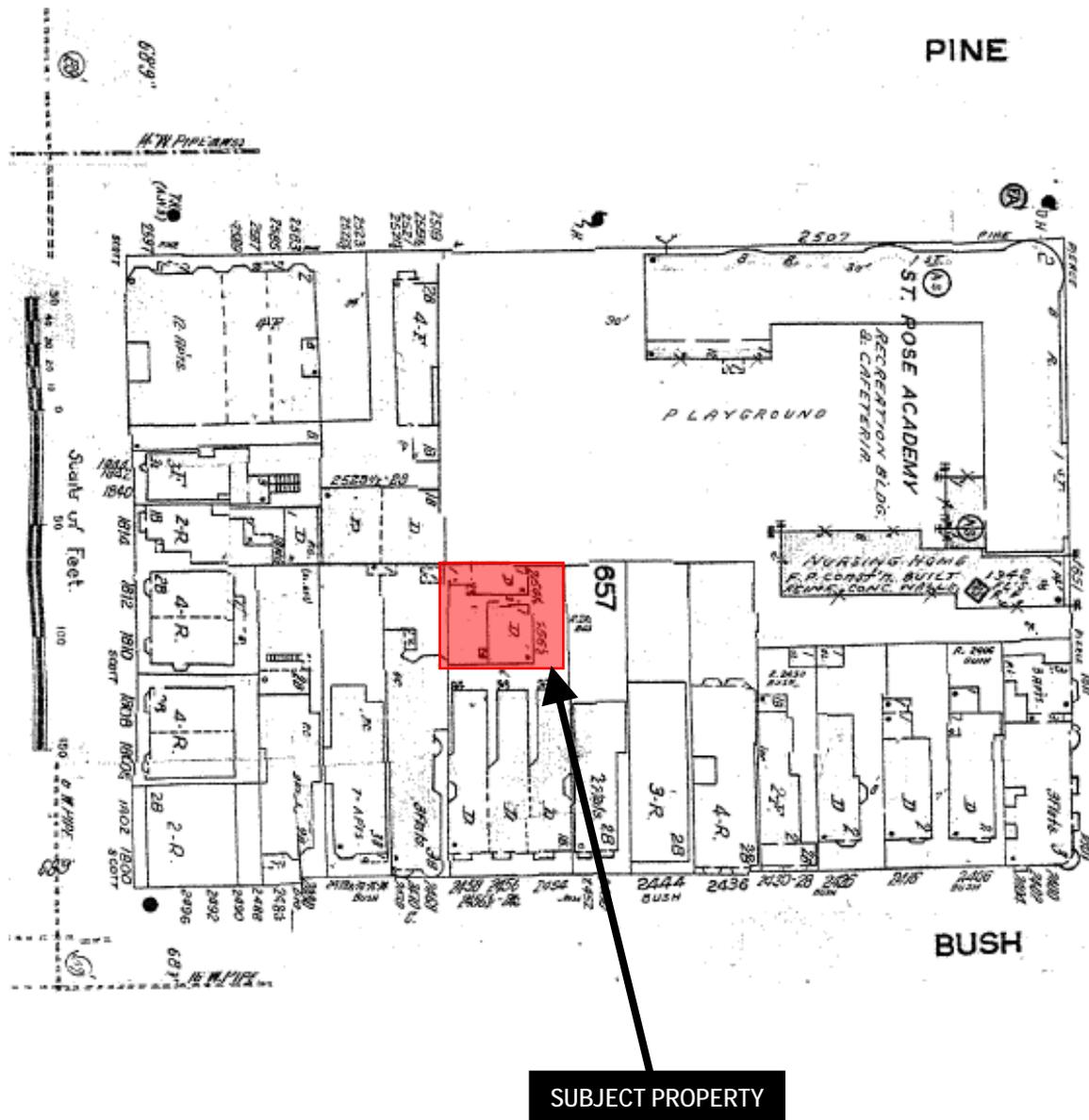


**SUBJECT PROPERTIES**



Discretionary Review Hearing  
Case Number 2010.0137DV  
Dwelling Unit Merger  
2454A-2456A Bush Street

# Sanborn Map\*

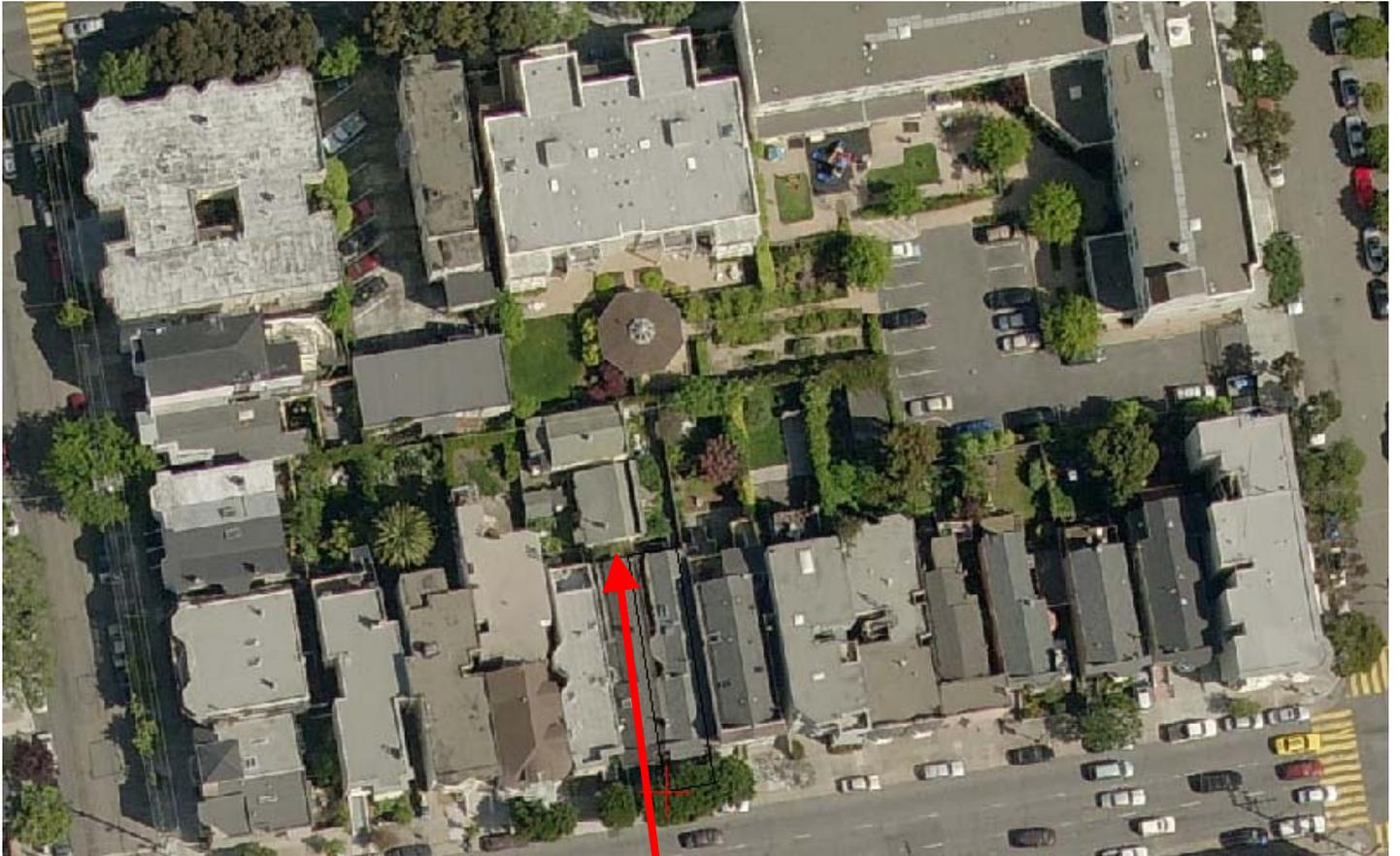


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2010.0137DV  
Dwelling Unit Merger  
2454A-2456A Bush Street

# Aerial Photo

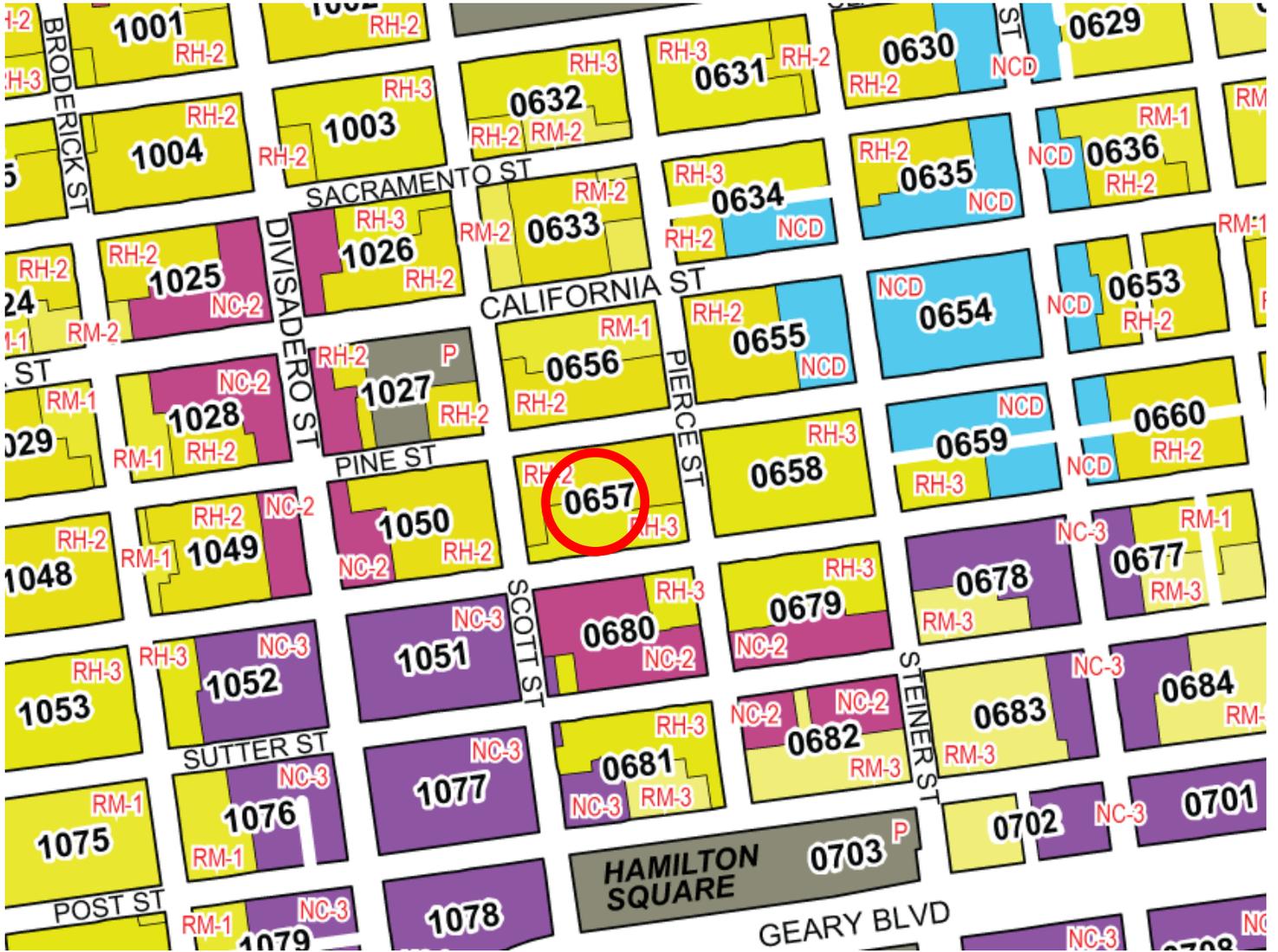


**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2010.0137DV  
Dwelling Unit Merger  
2454A-2456A Bush Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2010.0137DV  
Dwelling Unit Merger  
2454A-2456A Bush Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 20, 2010**, the Applicant named below filed Building Permit Application No. **2010.09.20.1221** (Alteration) and **2010.09.20.1225** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Kelton Finney, P.E.</b>	Project Address:	<b>2454A &amp; 2456A Bush Street</b>
Address:	<b>2451 Harrison Street</b>	Cross Streets:	<b>Scott St./Pierce St.</b>
City, State:	<b>San Francisco, CA 94110</b>	Assessor's Block /Lot No.:	<b>0657/011D &amp; 011</b>
Telephone:	<b>(415) 642-7722</b>	Zoning Districts:	<b>RH-3 /40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	±15'	No Change
REAR YARD (lot 11D).....	±5'	No Change
REAR YARD (lot 11).....	±20'	No Change
HEIGHT OF BUILDING (to top of tallest parapet) .....	±17.5'	No Change
NUMBER OF STORIES .....	1	No Change
NUMBER OF DWELLING UNITS .....	2	1
NUMBER OF OFF-STREET PARKING SPACES .....	0	No Change

### PROJECT DESCRIPTION

The two properties are each developed with one single-family house, and are located in the middle of the block and accessed by an easement that connects to Bush Street. The proposal includes merging the two lots (011D and 011) into one lot; merging the two units into one unit by constructing an approximately 17' long by 3' wide 1-story horizontal addition between the two structures; and constructing an approximately 4' long by 6' wide 1-story horizontal addition at the rear of the building furthest to the north. The proposal requires Noncomplying Structure and Rear Yard Variances, Case # 2010.0137V, and is subject to a Mandatory Discretionary Review hearing, Case #2010.0137D, for the dwelling unit merger in accordance with Planning Code Section 317. The Variance and Discretionary Review hearings, which will be noticed separately, have been tentatively scheduled for March 3, 2011.

PLANNER'S NAME: **Aaron Starr**  
 PHONE NUMBER: **(415) 558-6362**  
 EMAIL: **aaron.starr@sfgov.org**

DATE OF THIS NOTICE:  
 EXPIRATION DATE:



# SAN FRANCISCO PLANNING DEPARTMENT

## Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

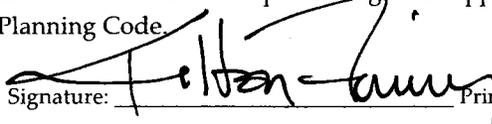
Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

PROJECT ADDRESS: 2454A & 2456A Bush Street		NAME: Kelton Finey		
BLOCK / LOT: 0657/011 & 011D		ADDRESS: 2451 Harrison		
ZONING: RH-3		CITY, STATE: San Francisco,		
LOT AREA 2454A: 1082, 2456A: 1595		PHONE: 415.642.7722		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	1	-1
2	Total number of parking spaces	0	0	0
3	Total gross habitable square footage	1138	1244	+106
4	Total number of bedrooms	2	1	-1
5	Date of property purchase	2009		
6	Number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	2	0	-2
11	Was the building subject to the Ellis Act within the last decade?	No		
12	Number of owner-occupied units	0	1	+1

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature:  Printed Name: KELTON FINEY Date: 12-7-10

# Loss of Dwelling Units through Merger

## (Form B)

### Project Description

The project calls for merging two one bedroom cottages located at 2454A & 2456A Bush Street in San Francisco. Both lots are non-conforming mid-block lots with no street frontage. They are bounded by Scott, Pierce, Bush, and Pine Streets, with access through a breezeway easement with 2454 Bush Street. Each lot contains one small cottage, neither of which is visible from a public right of way. The cottages are separated by the common property line and approximately three feet. Both cottages are currently vacant and require significant upgrades. The proposed project will merge the two lots (lot line adjustment application is currently pending with DPW), and merge the two cottages through a glass hyphen. The cottages have been deemed to be historical resources, and the project has been evaluated under CEQA and determined to have no material impact on the resources. A categorical exemption has been issued (Case No. 2010.0137E). In addition to merging the cottages, a small horizontal addition of approximately 100 square feet is proposed for the cottage at 2454A Bush Street.

### Form B Responses

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

*Yes. Both properties are owned by the same person and both are currently vacant. The owner intends to occupy the merged unit once the project is completed.*

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

*Yes. The final merged single family home will be owner-occupied.*

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and the same zoning district?

*Yes. The block has a split zoning consisting of RH-3 lots fronting Bush Street and RH-2 lots fronting Pine, Scott and Pierce Streets (two lots along Scott Street are zoned RH-3). However, the majority of buildings fronting Bush Street are single family homes. The proposed merger would be in conformance with the prevailing density of the surrounding single family homes. Because the subject properties are both non-conforming with respect to their mid-block location, lack of street frontage, and rear yard setbacks, the proposed merger would reduce the number of non-conforming units/lots.*

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

*Yes. While the zoning in the block is RH-3 and RH-2, the lots are non-conforming with respect to their mid-block location, lack of street frontage, and rear yard setbacks. The project will reduce the number of non-conforming dwellings from two to one and the number of non-conforming lots from two to one.*

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

*No. Although the cottages are both very small at less than 600 square feet each and they both require significant structural upgrades and systems repair/upgrade, they are functional and habitable at a minimal level.*

## Priority General Plan Policies Planning Code Section 101.1

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set fourth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The project is strictly residential, and has no impact of existing neighborhood commercial uses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The project will protect and preserve existing neighborhood character. The project is not visible from any public right of way. Further, the project has been determined to comply with CEQA.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The project will have no impact on the supply of affordable housing. Single family homes are not subject to rent control. Further, the cottages are currently both vacant, and are intended for owner occupancy once the project is completed.*

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

*The project will not add new dwelling units, or decrease the amount of existing parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The project will not affect any industrial or service uses. The site is in a residential district, and the use will remain residential.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The project will trigger a full seismic upgrade on the merged dwelling unit, and will therefore improve the structural performance of the building and enhance its ability to protect against injury or loss of life in an earthquake.*

7. That landmarks and historic buildings be preserved; and

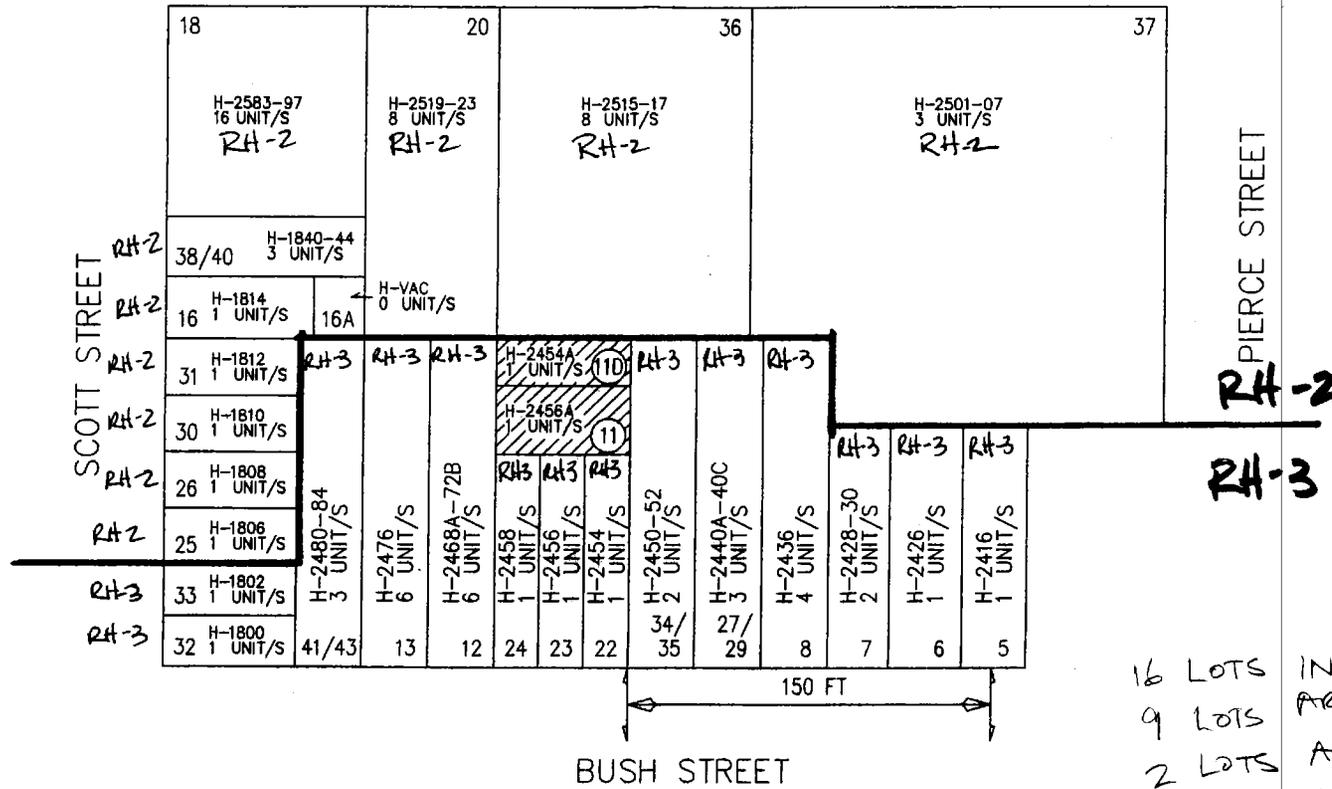
*The cottages have been determined to be historical resources, and the project has been evaluated and determined to comply with CEQA. A categorical exemption has been issued.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project will have no impact on public parks or open spaces.*

PINE STREET

BLOCK 657



16 LOTS IN RH-3 ZONING  
 9 LOTS ARE 1 UNIT  
 2 LOTS ARE 2 UNITS  
 2 LOTS ARE 3 UNITS  
 1 LOT IS 4 UNITS  
 2 LOTS ARE 6 UNITS

## **LOT MERGER & UNIT MERGER**

**EXISTING BUILDINGS AT  
2454A & 2456A BUSH STREET  
SAN FRANCISCO, CALIFORNIA**

**BLOCK/LOT: 0657/011 & 011D**



**PERMIT APPLICATIONS:**  
2010.09.20.1225 & 2010.09.20.1221

**PLANNING COMMISSION HEARING DATE:**  
MAY 12, 2011

May 4, 2011

President Christina Olague  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA, 94103

Dear President Olague and Members of the Planning Commission:

This information package is in support of a project that proposes to merge two adjacent mid-block lots and two one bedroom cottages on those lots to create a single family home on one lot.

The two lots, located at 2454A and 2456A Bush Street, are non-conforming mid-block lots with no street frontage. They are bounded by Scott, Pierce, Bush, and Pine Streets, with access through a breezeway easement with the single family property at 2454 Bush Street. Each lot contains one small cottage, neither of which is visible from a public right of way. The cottages are separated by the common property line and approximately three feet. The proposed project will merge the two lots (the lot line adjustment application is currently pending with DPW), and merge the two cottages through a glass hyphen. The cottages have been deemed to be historical resources, and the project has been evaluated under CEQA and determined to have no material impact on the resources. A categorical exemption has been issued (Case No. 2010.0137E). In addition to merging the cottages, a small horizontal addition of approximately 100 square feet is proposed at the rear corner of the cottage at 2454A Bush Street.

The mid-block location of the two properties create exceptional and extraordinary circumstances that set this site apart from all other properties on the block. The properties do not have street frontage, hence the breezeway easement. Further, the exceptionally small lots dictate building size limitations and add to the non-conforming condition by preventing the project from achieving required minimum lot size, rear yard setbacks, or parking. With the exception of minimum lot size of 2500 square feet, none of these other conditions can be alleviated. However, the single merged lot would be 2674 square feet. The limitations to literal enforcement of the Planning Code are a direct result of the mid-block location of the lots, and their exceptionally small size. These are not conditions that can be attributed to the applicant. Nor are they conditions that can be addressed through any other means given the limitations of the site. The project would not be possible without waiving literal enforcement of Sections 134 and 188 of the Planning Code.

The block has a split zoning consisting of RH-3 lots fronting Bush Street and RH-2 lots fronting Pine, Scott and Pierce Streets (two corner lots along Scott Street are zoned RH-3). However, the majority of buildings fronting Bush Street are single family homes. The proposed merger would be in conformance with the prevailing density of the surrounding single family homes. In addition, the majority of surrounding properties are located on lots that conform to the minimum requirements for lot width and area. This project would result in a single dwelling that is of sufficient size for modern living.

In addition to the non-conforming conditions of the site, the cottages themselves are very small at less than 600 square feet each, and they both require significant structural upgrades and systems repair and upgrade to render them truly livable. Both properties are currently owned by the same person and both are currently vacant. The owner intends to occupy the rehabilitated single family dwelling once the project is completed.

In addition to the plans and elevations as submitted to the Planning Department (which are included in this package as reduced size drawings), we have attached supplemental maps, diagrams, photographs and renderings for your use in understanding the proposed project.

If you have any questions, please contact our office at your earliest convenience.

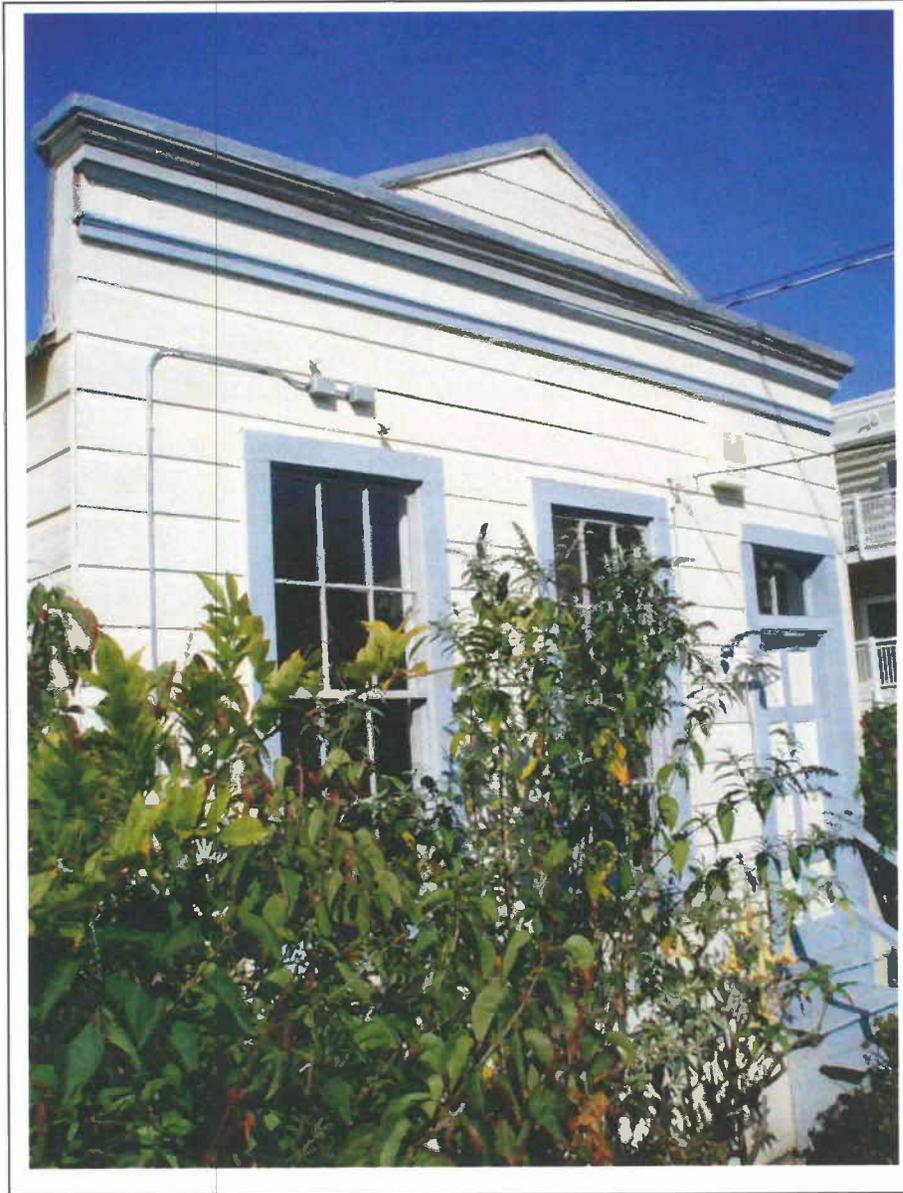
Sincerely,



Albert Urrutia, S.E.  
Santos & Urrutia Structural Engineers, Inc.



2454A & 2456A Bush Street  
San Francisco



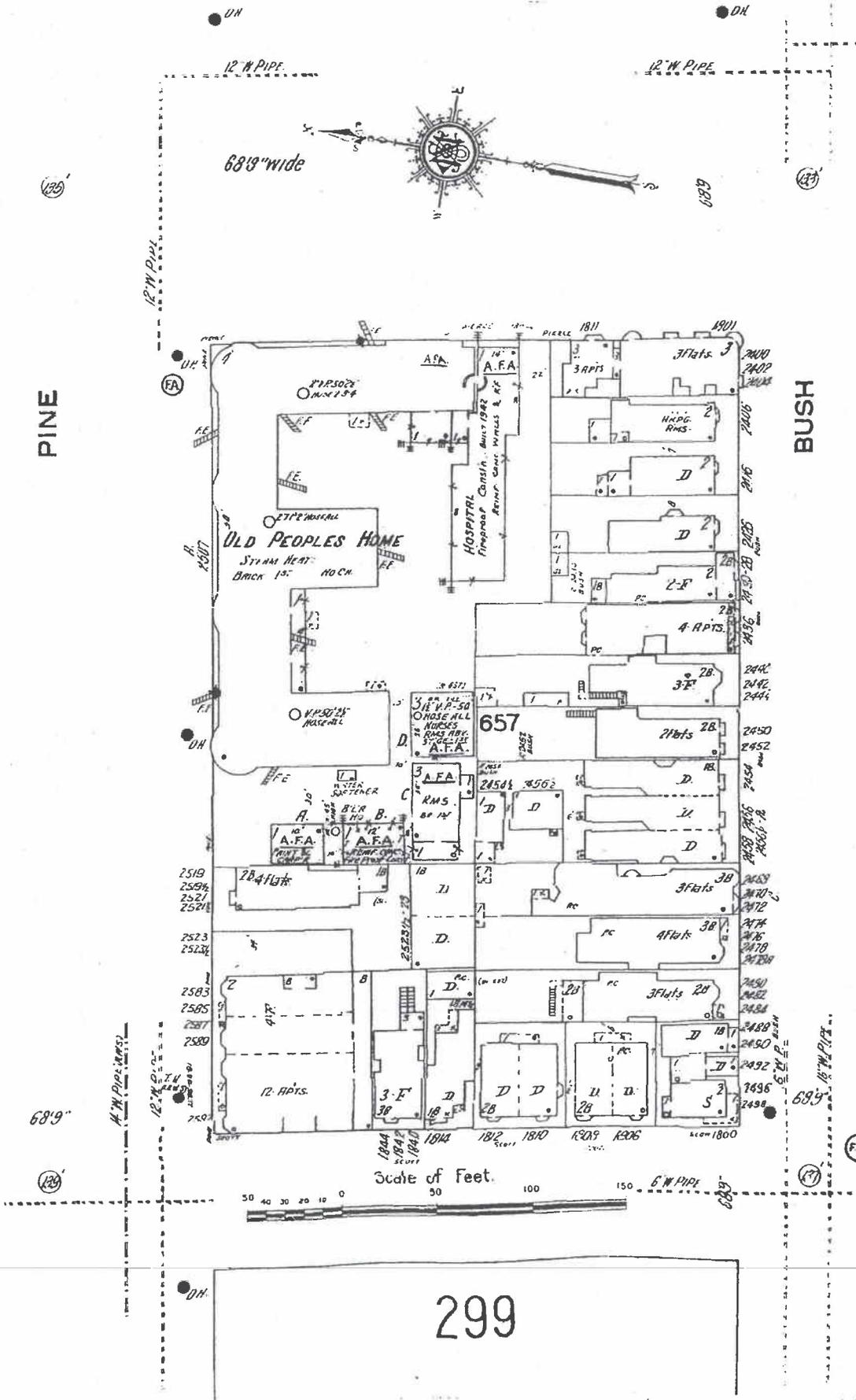
**Subject Properties: 2454A Shown on  
Left, 2456A Shown on Right.**

2454A & 2456A Bush Street  
San Francisco



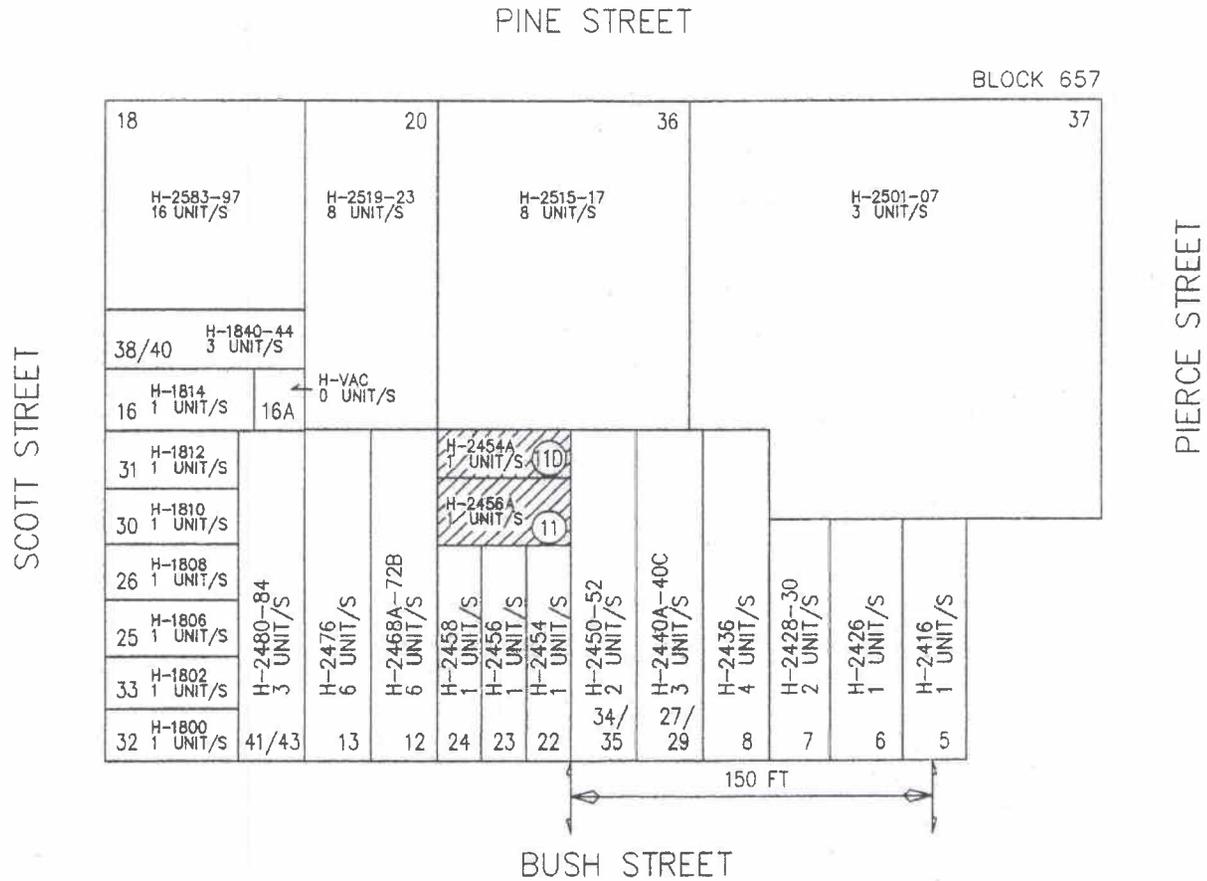
**Aerial View, Subject Properties Shown at Mid-Block.**

2454A & 2456A Bush Street  
San Francisco



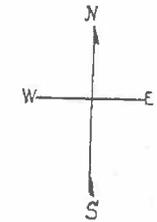
Sanborn Map Excerpt, 1913-Dec. 1950, Vol. 3, Sheet 276.

2454A & 2456A Bush Street  
San Francisco

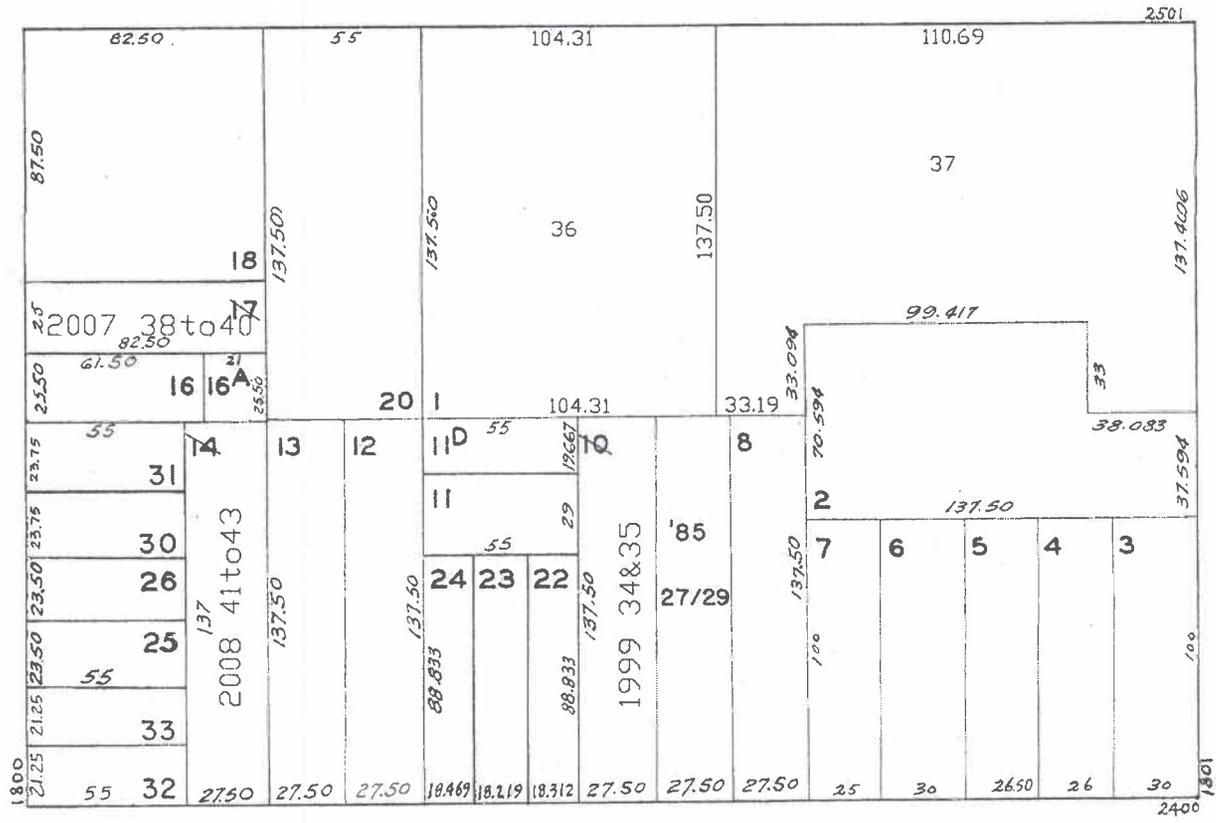


Radius Map, Block 0657. Subject Properties Shown Hatched.

2454A & 2456A Bush Street  
 San Francisco



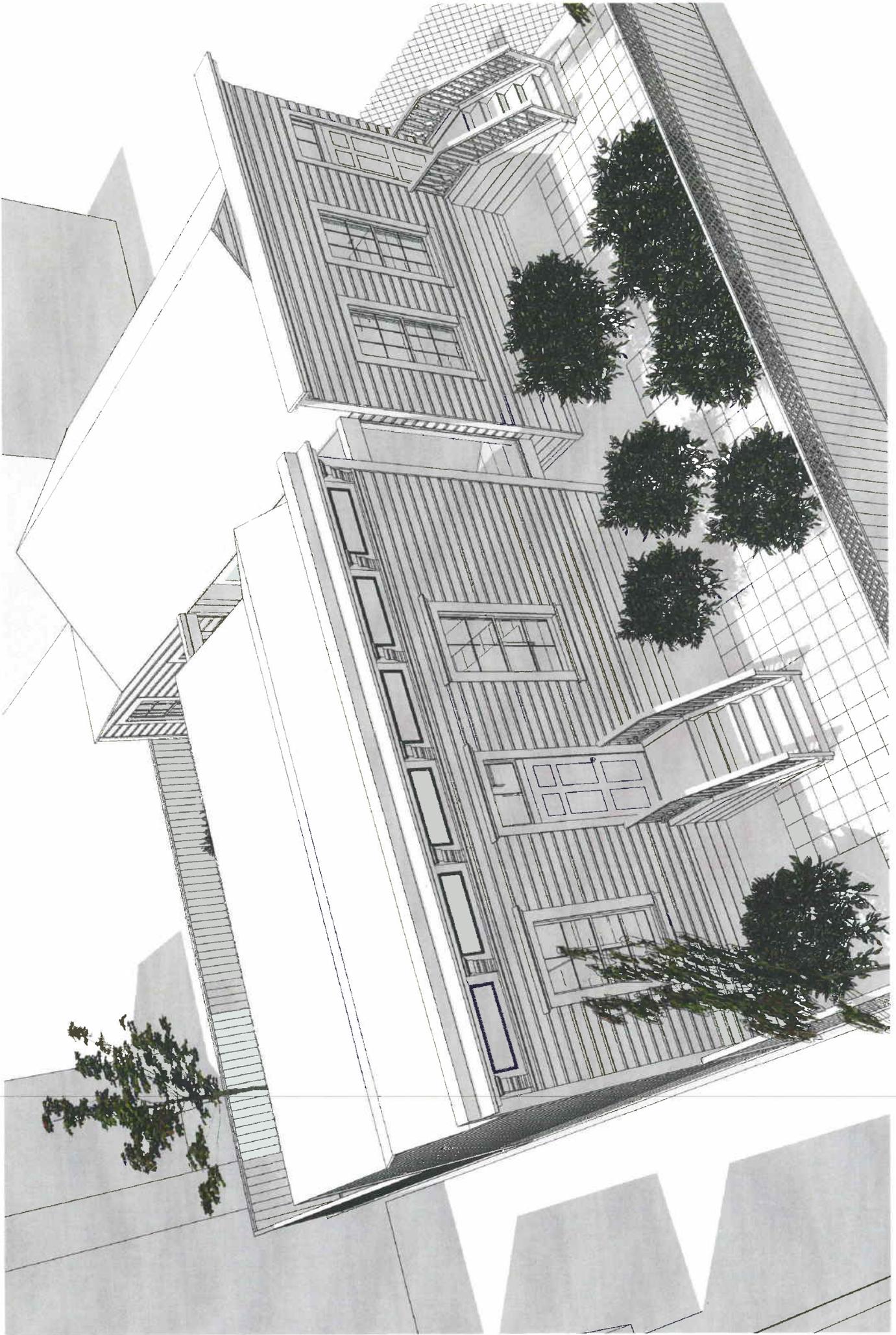
SCOTT

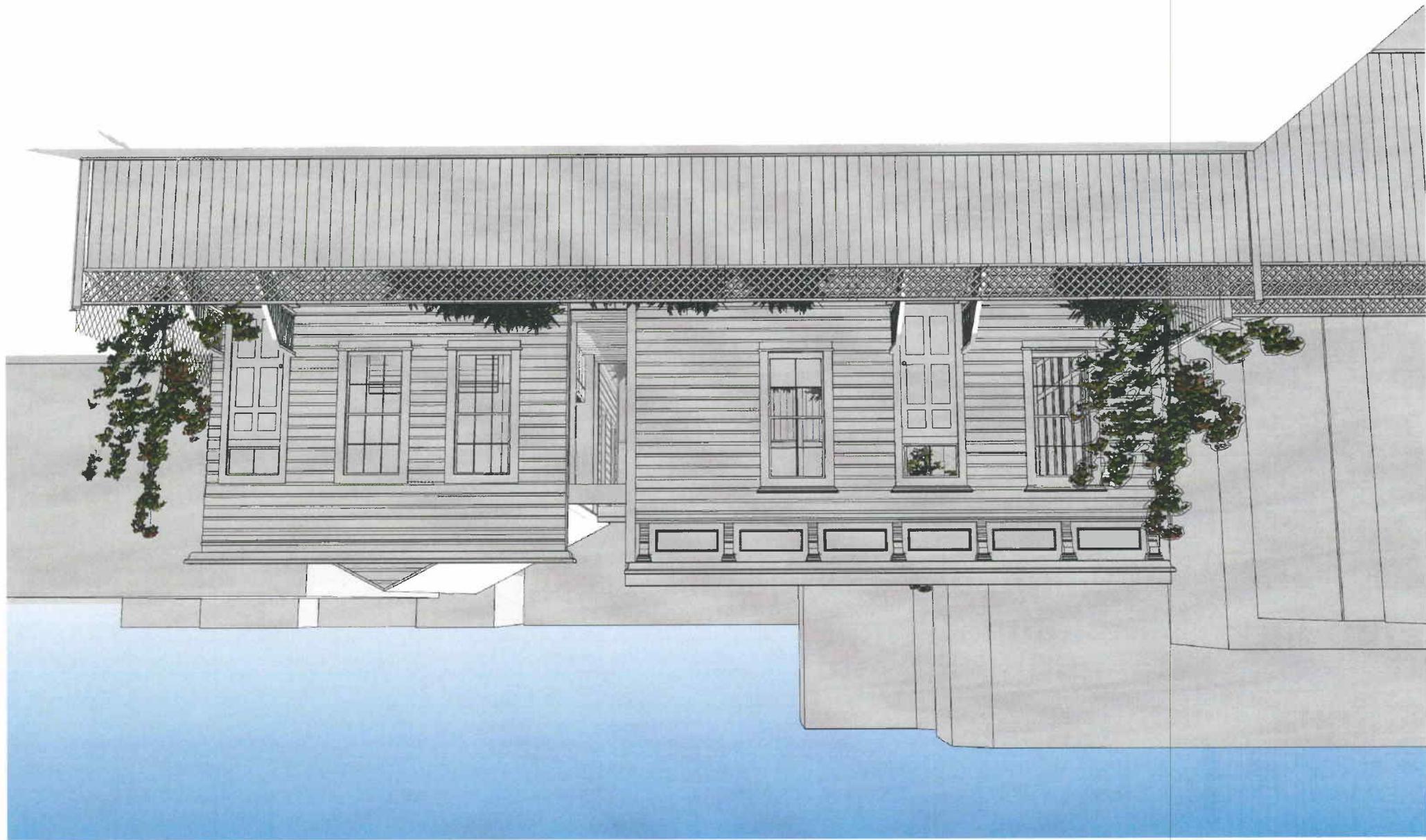


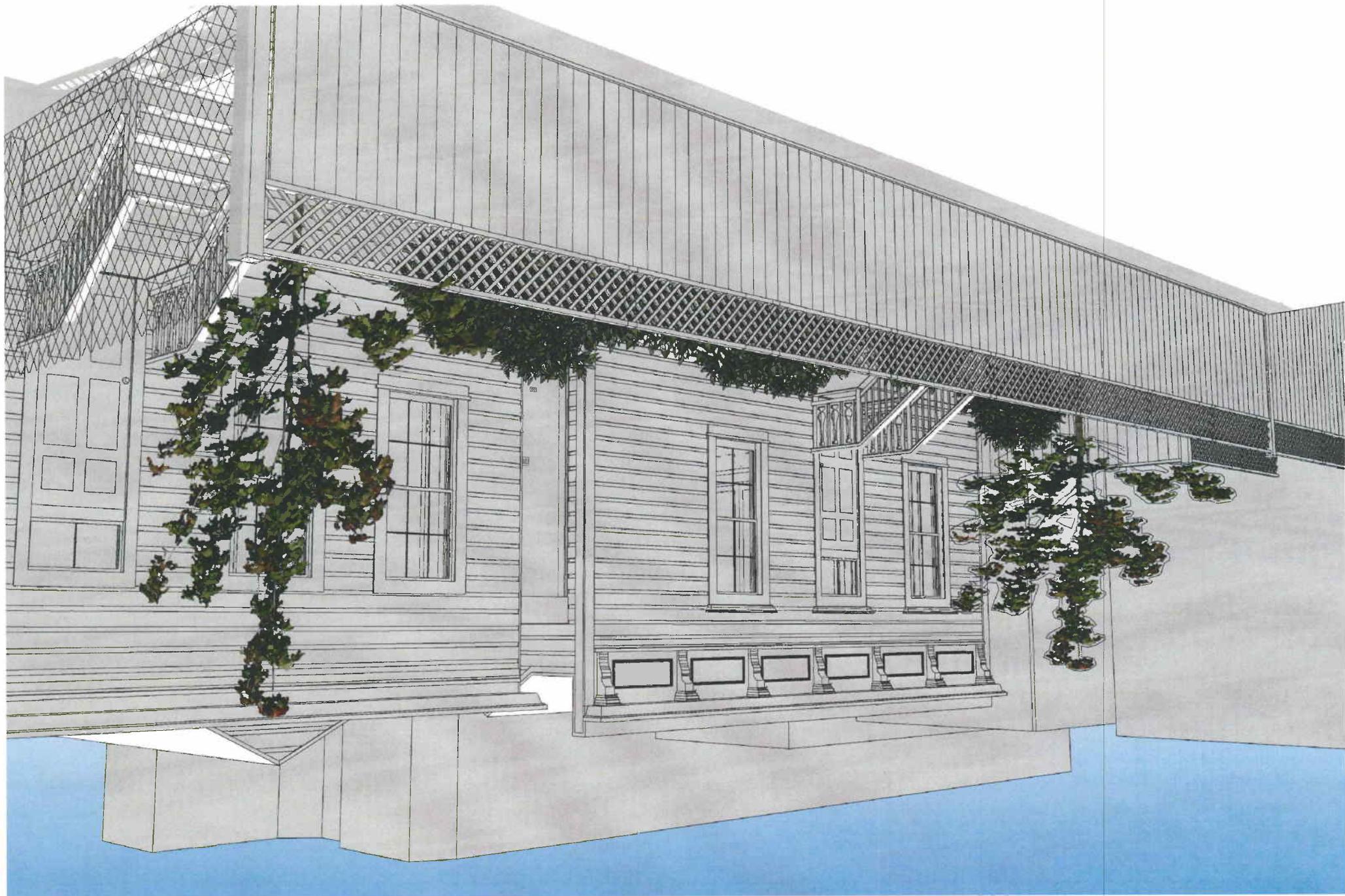
BUSH

PIERCE

Block Map, Block 0657. Subject Properties are Lots 011 & 011D.

















# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Case No.: 2010.0137E  
 Project Title: 2454A and 2456A Bush Street  
 Zoning: RH-3 (Residential, House, Three-Family)  
 40-X Height and Bulk District  
 Block/Lot: 0657/011 and 011D  
 Lot Size: 1,594 square feet and 1,080 square feet  
 Project Sponsor: Kelton Finney, P.E., Santos & Urrutia Structural Engineers Inc.  
 (415) 642-7722  
 Staff Contact: Shelley Caltagirone – (415) 558-6625  
 shelley.caltagirone@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

The proposal involves merging two adjacent lots (Assessor's Block 0657, Lots 011 and 011D) and connecting two cottages located at 2454A and 2456A Bush Street to create a single-unit dwelling. The work would include construction of a glass addition in the 3-foot-wide space between the existing cottages. The addition would be elevated off the ground by approximately 30 inches and set back from the front façade by approximately 12 inches (see plans for details). The work would also include altering the rear facades and interior spaces. The project will add approximately 100 square feet to the existing

### EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
 Bill Wycko  
 Environmental Review Officer

August 6, 2010  
 Date

cc: Kelton Finney, P.E., Project Sponsor  
 Michael Ingram Jones, Property Owner  
 Brett Bollinger, MEA Division  
 Shelley Caltagirone, Preservation Planner

Supervisor Mirkarimi, District 5  
 Vima Byrd, M.D.F.  
 Distribution List  
 Historic Preservation Distribution List

**PROJECT DESCRIPTION (continued):**

combined 1,146-square-feet of building area for a total new area of 1,246 square feet. The project site is located on a block bounded by Bush Street, Scott Street, Pine Street, and Pierce Street.

**REMARKS (continued):**

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources. The properties are not listed on the any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the properties are classified as Category B properties requiring further consultation and review due to their age (over 50 years old). As described in the Historic Resource Evaluation (HRE) Memorandum<sup>1</sup> (attached), the 2454 and 2456 Bush Street properties appear to be eligible for listing on the California Register (Register) under Criteria 1 (Event) and 3 (Architecture). The buildings both embody the distinctive characteristics of the early-Victorian-era, flat-front-Italianate style and represent the earliest phase of development in the Western Addition neighborhood. Furthermore, the properties retain sufficient historic integrity to convey their historic significance. As such, the properties are considered historic resources for the purposes of CEQA.

Since the buildings were determined to be historic resources, the Planning Department assessed whether the proposed project would materially impair the resources. The Department concurs with the Historic Resource Evaluation report prepared by Kelley & VerPlanck (attached) that the project will not cause a substantial adverse change in the resources such that the significance of the buildings would be materially impaired as it complies with the *Secretary of the Interior Standards for Rehabilitation*. The project would retain all character-defining features of the cottages and the proposed addition would be differentiated from and compatible with the historic materials and features of the historic resources.

The proposed project would involve the addition of approximately 100 square feet to the existing combined 1,146-square-feet of building area for a total new area of 1,246 square feet. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 100 square feet to the combined existing 1,146-square-feet of building area. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or

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<sup>1</sup> Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 3, 2010.

Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

*MEA Planner:* Brett Bollinger  
*Project Address:* 2454A and 2456A Bush Street  
*Block/Lot:* 0657/011 and 011D  
*Case No.:* 2010.0137E  
*Date of Review:* August 3, 2010  
*Planning Dept. Reviewer:* Shelley Caltagirone  
(415) 558-6625 | shelly.caltagirone@sfgov.org

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Planning  
Information:  
415.558.6377

**PROPOSED PROJECT**       Demolition       Alteration       New Construction

### PROJECT DESCRIPTION

The proposal involves merging two adjacent lots (Assessor's Block 0657, Lots 011 and 011D) and connecting two cottages located at 2454A and 2456A Bush Street to create a single-unit dwelling. The work would include construction of a glass addition in the 3-foot-wide space between the existing cottages. The addition would be elevated off the ground by approximately 30 inches and set back from the front façade by approximately 12 inches (see plans for details). The work would also include altering the rear facades and interior spaces. The project will add approximately 100 square feet to the existing combined 1,146-square-feet of building area for a total new area of 1,246 square feet.

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are not included on any historic resource surveys or listed on any local, state or national registries. They are considered "Category B" (Properties Requiring Further Consultation and Review) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings (circa 1870s).

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcels are located in the mid-block space bounded by Bush, Scott, Pine, and Pierce Streets. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject building is located in an area composed primarily of two-story and three-story structures constructed in the late 19<sup>th</sup>-century. Building styles and ornamentation are predominately Stick Victorian, Italianate, and Queen Anne. The neighborhood contains many buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

The Western Addition neighborhood commonly refers to the area of the City roughly bound by California Street to the north, Duboce Avenue to the south, Van Ness Avenue to the east, and Masonic Avenue to the west. Historically, the name referred to the additional platting of the City west of Van Ness Avenue completed in 1856 - hence, "Western Addition" - and incorporated a much larger area.

Widespread development of the Western Addition neighborhood began soon after the plots were laid in the 1860s and continued strongly through the end of the century. By the 1906 Earthquake and Fire the area was largely built-out. While the area first developed as a middle-class, multi-ethnic district, many Earthquake refugees sought housing in the area after 1906, prompting the conversion of many of the single-family homes to multi-family buildings. At this time the economic make-up of the district also started to shift to a largely working-class population. This shift was solidified in the 1940s when the Bay area became a center for war manufacturing, drawing a large number of new workers to the region, particularly African American workers recruited from the rural South. Later, the area went through a long and transformative era of redevelopment, which began in the late 1950s and lasted through the early 1970s. Architecturally, the neighborhood represents a mixture late 19<sup>th</sup>-century residential and commercial buildings interspersed with entire blocks of post-1950 redevelopment projects.<sup>1</sup>

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event: or  Yes  No  Unable to determine  
Persons: or  Yes  No  Unable to determine  
Architecture: or  Yes  No  Unable to determine  
Information Potential:  Further investigation recommended.  
District or Context:  Yes, may contribute to a potential district or significant context  
If Yes; Period of significance:

Staff concurs with the findings in the Historic Resource Evaluation report (HRE) prepared by Kelley & VerPlanck that the subject properties located at 2454A and 2456A Bush Street appear to be eligible for listing on the California Register under Criteria 1 and 3 as individual buildings that embody the distinctive characteristics of the early-Victorian-era, flat-front-Italianate style and represent the earliest phase of development in the Western Addition neighborhood. Below is a summary of the evaluations against the criteria for inclusion on the California Register.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;**

The subject buildings are intact and well-preserved one-story cottages dating from the earliest phase of residential development in the Western Addition neighborhood that were likely relocated to landlocked, midblock lots.<sup>2</sup> The properties may represent the late 19<sup>th</sup>-century trend of relocating smaller buildings to make way for larger ones as development pressure rapidly increased in the City.

<sup>1</sup> Please refer to the *Historic Context* section (pp. 8-12) of the Kelley & VerPlanck Historic Resource Evaluation report on 2454A and 2456A Bush Street for a more thorough description of the area's history, available for review from the Neighborhood Files by request at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

<sup>2</sup> See *Project Site History* section (pp.16-17).

For these reasons the properties appear eligible for listing in the California Register as individual resources under Criterion 1 for their association with the early development of the Western Addition.

*Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that any of the owners or others associated with the building was an historically important person.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

2454A and 2456A Bush Street are early-Victorian-era, flat-front-Italianate style cottages clad in rustic wood siding. The houses were built circa 1870s. The buildings display typical architectural features of the style and period associated with the first wave of development in the Western Addition neighborhood, including modest massing and scale, the flat-front form, the architectural ornament at the front façade, fenestration pattern and windows of the front façade, and the rustic cladding. As such, the subject properties appear eligible for listing in the California Register as individual resources under Criterion 3 for embodying the characteristics of a period of construction.

*Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Both properties retain a high level of integrity in all aspects set forth under the Register criteria. Although the buildings may not be in their original location, their current location has gained historical significance as it would represent the 19<sup>th</sup>-century trend of moving small buildings to the rear of lots or mid-block spaces to make way for larger developments.

- 
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (Go to 6 below.)       Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

The Department concurs with the findings in the Historic Resource Evaluation report prepared by Kelley & VerPlanck that the project will not cause a substantial adverse change in the resources such that the significance of the buildings would be materially impaired as the proposed project complies with the *Secretary of the Interior Standards for Rehabilitation*. Please refer to the *Evaluation of Project Specific Impacts under CEQA* in the report (pp. 23-27) for a full analysis of the project.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building are generally: the buildings' massing and scale, the flat-front form, the architectural ornament at the front façade, fenestration pattern and windows of the front façade, and the rustic cladding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes     No     Unable to determine

The proposed project will maintain the character-defining features of the subject buildings, including their mid-block setting. Therefore, the proposed work will have no significant adverse impact to any adjacent historic properties as the character of the block will be preserved.

#### PRESERVATION COORDINATOR REVIEW

Signature:   
Sophie Hayward, Acting Preservation Coordinator

Date: 08-03-2010

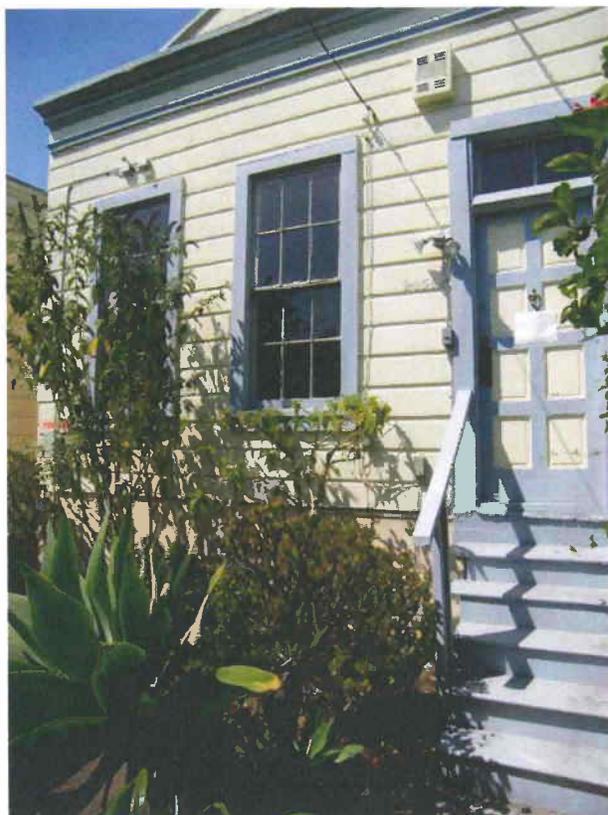
cc: Linda Avery, Recording Secretary, Historic Preservation Commission  
Vimaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0137E\_2456 Bush Street.doc

# HISTORICAL RESOURCE EVALUATION

2454A & 2456A BUSH STREET

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK  
HISTORICAL RESOURCES CONSULTING  
2912 DIAMOND STREET #330  
SAN FRANCISCO, CA 94131  
415.337-5824  
TIM@KVPCONSULTING.COM

## IX. Evaluation of Project Specific Impacts under CEQA

This section analyzes the project specific impacts of the proposed project on the environment as required by CEQA.

### A. Status of Existing Building as a Historical Resource

2454A and 2456A Bush Street are determined by this evaluation to be individually eligible for listing in California Register under Criterion 1 (History) and Criterion 3 (Architecture) but do not otherwise have any official historic status as noted in Section III (A-D).

### B. Determination of Significant Adverse Change under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."<sup>12</sup> Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."<sup>13</sup> The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>14</sup>

### C. Analysis of Project Specific Impacts under CEQA

The following section analyzes the proposed rehabilitation scheme developed by the project architect, Brian Messana AIA, in drawings dated October 24, 2009 according to the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior's Standards (Standards) provide guidance for reviewing proposed work on historic properties.<sup>15</sup> The Standards are used

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<sup>12</sup> CEQA Guidelines subsection 15064.5(b).

<sup>13</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>14</sup> CEQA Guidelines subsection 15064.5(b)(2).

<sup>15</sup> Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992). The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on "certified historic

by Federal agencies in evaluating work on historic properties. Local government bodies across the country (including the San Francisco Landmarks Preservation Advisory Board) have also adopted the Standards for reviewing proposed rehabilitation work to historic properties under local preservation ordinances. According to the Standards, "The treatment 'rehabilitation' assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character."<sup>16</sup> The Standards are a useful analytical tool to determine the appropriateness of a proposed project on a historic resource.

### Project Description Summary

The owner of the buildings 2454 A and 2456 A Bush Street wish to connect the two cottages, remodel the interiors, and alter the rear facades. The proposal suggests joining the two structures by a glazed 3ft hyphen between the north façade of 2454A and the south façade of 2456A Bush Street, which would require removing approximately 17 ft. of each of those facades. All interior partition walls would be removed and the interiors rearranged. The rear alterations for unit 2456A include removing the rear wall and windows, doors, and entry porch and replacing the rear wall with glass paneled metal framed doors with wood trim and new wood siding and adding a wooden deck. The rear alterations for unit 2454A include the removal of the rear entry porch and windows and filling in the entry porch space by extending the rear wall to the south facing edge of the building. Two new similar windows will replace the removed windows and will also be relocated.

### Secretary of the Interior's Standards

1.A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project complies with Standard 1 because it requires only minimal changes to distinctive materials, features, spaces, and spatial relationships..

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structures" as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for Federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and are not substantive in nature. The *Guidelines*, however, are not codified in the Federal Register.

<sup>16</sup> Ibid, 7.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain all character-defining features of the primary façades.

The two cottages will be adjoined but with a transparent hyphen set back 12 inches from the primary facades, thus leaving the original two volumes visible. The general footprint of the two cottages will be retained with a minor extension of the rear wall of unit 2454A.

The materials removed from the side and rear elevations are not character defining.

These are secondary and tertiary elevations.

In summary, the proposed project retains distinctive materials and spatial relationships.

Character-defining features of these buildings include rustic siding, bracketed cornices, flat window and door hoods, and the cottages' size and massing.

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

The proposed exterior rehabilitation complies with Standard 3 because no conjectural features or elements from other historic properties will be added. The material adjoining the two cottages is modern and the new windows, doors and siding will be compatible and comply with Standard 6.

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

The proposed project complies with Standard 4 because the project will not affect alterations to the property that have acquired historic significance.

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

The proposed project complies with Standard 5 because it will preserve distinctive materials, features, finishes, or construction techniques, or examples of craftsmanship.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The deteriorated siding, windows, and doors will be replaced in kind, which will not negatively effect the character of the property. The proposed project complies with Standard 6.

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

The proposed project complies with Standard 7 because neither chemical nor physical treatments are required.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project complies with Standard 8. There are no known prehistoric or historic archaeological sites in the vicinity. Furthermore, excavation required to build the existing structures would likely have removed any subsurface objects. Grading of any previously undisturbed areas will be minimal as the footprint of the cottages will not change.

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 shall 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 material used to adjoin the two cottages will be differentiated from the old and will be compatible with the historic materials and features. The rear wall extension of unit 2454A will not degrade the integrity of the property and it maintains the overall massing of the structure. Alterations to the rear wall of unit 2456A will not affect the spatial relationship that characterizes the property as no bump-outs or vertical additions will be made to the rear façade.

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

While it is unlikely the new construction would be removed, the project does comply with Standard 10 as the essential form and integrity of the historic properties would be retained. The appearance of the primary façades will be unimpaired and the overall form of the buildings will be minimally altered.

In summary, the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. With regards to replacing the windows and doors the Secretary of the Interior's Standards for Rehabilitation with regards to energy efficiency states, "...particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work."<sup>17</sup> As stated, the character-defining features of these cottages will be maintained.

#### *D. Analysis of Cumulative Impacts under CEQA*

There will be no cumulative impact to any historic resource. The subject property is not located in an historic district and the proposed project will not impact any historic resources. There is no cumulative impact associated with this proposed project.

## **X. Conclusion**

2454A and 2456A Bush Street are eligible for listing in the California Register under Criterion 1 and Criterion 3. The proposed project does not destroy the character-defining features that convey the significance of these buildings. The proposed project does not have an effect that may cause a substantial adverse change in the significance of these historic resources and does not have a significant effect on the environment. Thus, the proposed project would not have a negative impact on a historic resource or historic district.

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<sup>17</sup> Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, 110.





**PLUMBING FIXTURE, APPLIANCE AND ACCESSORY SCHEDULE:**

REF	ITEM	OWNER/ARCH		REMARKS
		FURNISH	INSTALL	
<b>General</b>				
FRF	FRONTIER BATH			INSTALL AND BRUSH IN PLACE OF EXISTING FRONTIER BATH
<b>Living Room 101</b>				
FL1	FLOR FLOOR			SPRING MOUNT FIRE RATED
<b>KITCHEN 102</b>				
KS1	KITCHEN SINK			UNDER MOUNT SINK
KSF1	KITCHEN SINK FITTING			UPVA
DK1	DISHWASHER			INSTALL UNDER SINK
RF1	RANGE HOOD			INSTALL UNDER CABINET
CV1	CUPB			INSTALL UNDER SINK
OV1	OVEN			INSTALL UNDER CABINET
CF1	CUPBOARD			INSTALL UNDER SINK
WT1	WATER HEATER			INSTALL UNDER SINK
<b>Bathroom 103</b>				
WB1	WASHING MACHINE			INSTALL UNDER SINK
EM1	EMERGENCY LIGHT			INSTALL UNDER SINK
<b>BATH 105</b>				
SH1	SHOWER FITTING			INSTALL UNDER SINK
L1	LINEN			INSTALL UNDER SINK
TP1	TOILET PAPER			INSTALL UNDER SINK
LP1	LINEN PAPER			INSTALL UNDER SINK
LF1	LINEN FITTING			INSTALL UNDER SINK
TD1	TOILET DRAIN			INSTALL UNDER SINK
MD1	MEDICINE CABINET			INSTALL UNDER SINK
WD1	WASHING MACHINE			INSTALL UNDER SINK
WC1	WATER CLOSET			INSTALL UNDER SINK
<b>BATH 106</b>				
SH2	SHOWER FITTING			INSTALL UNDER SINK
LP2	LINEN PAPER			INSTALL UNDER SINK
TP2	TOILET PAPER			INSTALL UNDER SINK
LF2	LINEN FITTING			INSTALL UNDER SINK
TD2	TOILET DRAIN			INSTALL UNDER SINK
MD2	MEDICINE CABINET			INSTALL UNDER SINK
WC2	WATER CLOSET			INSTALL UNDER SINK

FIXTURE	TYPE	DESCRIPTION	MANUFACTURER
LT 101	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM
LT 102	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM
LT 103	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM
LT 104	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM
LT 105	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM
LT 106	RECESSED	4" FLUORESCENT WITH DIMMER	OSRAM

NOTE: VERIFY ALL SPECIFICATIONS WITH SPECIFICATIONS GC TO VERIFY ALL QUANTITIES AND ORDER ALL FIXTURES.

**ROOM FINISH SCHEDULE**

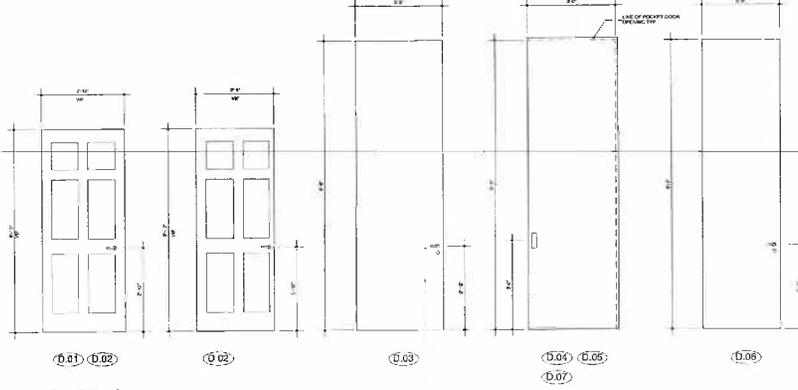
SPACE	FLOOR	WALL	CEILING
LIVING ROOM	101	101	101
KITCHEN	102	102	102
BATH	103	103	103
BATH	105	105	105
BATH	106	106	106

**DOOR SCHEDULE**

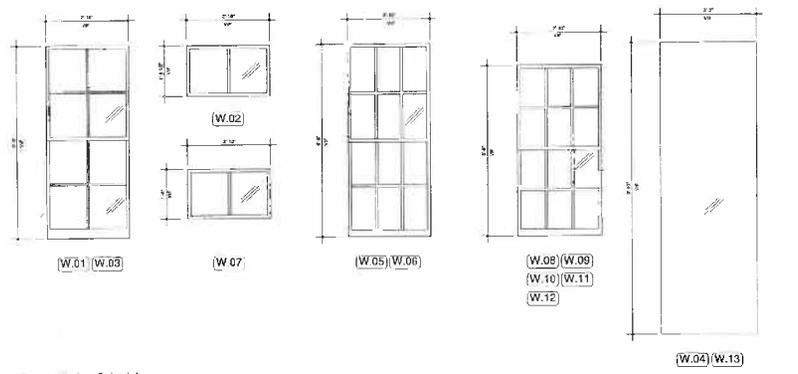
NO.	TYPE	FINISH	SWITCH	LOCK	HANDLE	REMARKS
D01	DOOR	101	101	101	101	A
D02	DOOR	102	102	102	102	B
D03	DOOR	103	103	103	103	C
D04	DOOR	105	105	105	105	D
D05	DOOR	106	106	106	106	E

**HARDWARE SCHEDULE**

HARDWARE	A	B	C	D	E	F
HANDLE	101	102	103	104	105	106
LATCH	101	102	103	104	105	106
HANDLE	101	102	103	104	105	106
DOOR	101	102	103	104	105	106
NOTE	ALL EXPOSED HARDWARE TO BE MATCH SILVER FINISH GC TO BRING TO ARCHITECT'S ATTENTION WHEN LIES IS A PROBLEM GC TO VERIFY THAT ALL HARDWARE IS MEETS FUNCTIONAL REQUIREMENTS PRIOR TO ORDERING					



1 Door Schedule



2 Window Schedule

**Finish Schedule**

NO.	DESCRIPTION	MANUFACTURER
W1	FLOOR FINISHES	
W1.1	WOOD FLOORS, EUROPEAN OAK, 1/2" X 7/8" X 36'-00" PPE FINISHED "RAIN TIGHT" SUB FLOOR AS REQ'D	OSRAM
W1.2	PETRA CERAMIA LAMBLESTONE 1/2" X 12" TILE, HONED 1/8" THK, ON SUB FLOOR W/ 1/2" TAMPED, NO MORTAR AS REQ'D	OSRAM
W1.3	PETRA CERAMIA LAMBLESTONE, SLAB HONED FINISH	OSRAM
<b>WALL &amp; TRIM FINISHES</b>		
W2	BENJAMIN MOORE 1 COAT REGAL FIRSTCOAT F261.2 COATS "NT RM SUPER WHITE" F215, 1/2" FINISH	OSRAM
W3	BENJAMIN MOORE 1 COAT REGAL FIRSTCOAT F261.2 COATS "NT RM SUPER WHITE" F215, 1/2" FINISH	OSRAM
W4	SATUR WHITE LACQUER TO MATCH BENJAMIN MOORE SUPER WHITE	OSRAM
W5	WHITE CORIAN, THICKNESS AS REQ'D	OSRAM
W6	6" X 3" WHITE CERAMIC TILE W/ WHITE GROUT	OSRAM
<b>MILLWORK AND OTHER FINISHES</b>		
W7	STAINLESS STEEL, 1/4" THICKNESS FINISH GAUGE AS REQ'D	OSRAM
W8	1/2" CLEAR GLASS WITH DRIP	OSRAM
W9	1/2" CLEAR GLASS WITH DRIP	OSRAM

GC TO PROVIDE SAMPLE FOR APPROVAL OR MATCH SAMPLE PROVIDED BY ARCHITECT FOR ALL FINISHES

**Legend**

DATE	INDEX	HOW	MODIFICATION
06.30.10	1	SD	Building Dept. Variance
10.16.09	1	SD	Review & Schematic Pricing

**Revisions**

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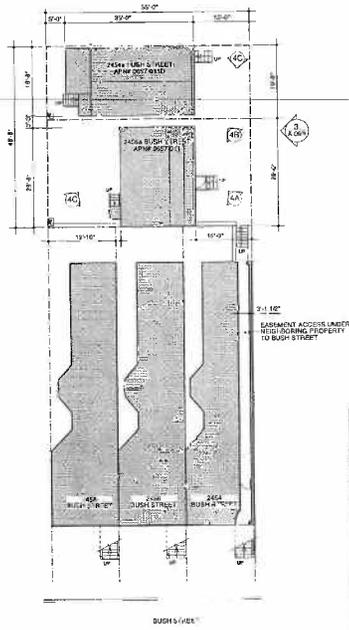
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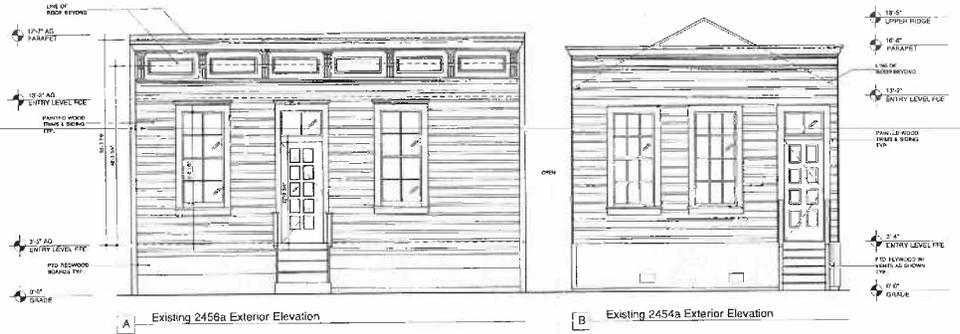
Issue	Date	Author	Checked	Project	Sheet No.
NA	10.24.09	ARCH	ARCH	Schematic Design	A.003



1 Site Location Map  
As Noted



2 Site Plan  
1/16" = 1'-0"



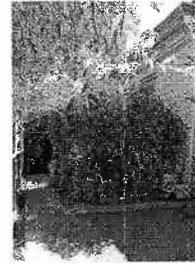
3 Existing Exterior Elevations, East  
1/4" = 1'-0"



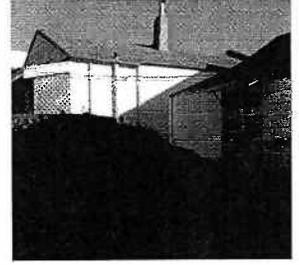
A 2456a East Facade



B 2454a East Facade



C East View



D West View

4 Existing Exterior Photographs

NOTE  
 1) THIS IS NOT A LAND SURVEY. PROPERTY LINES ARE NOT DETERMINED.  
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 3) PRIOR TO THE ISSUANCE OF THE PERMIT OF OCCUPANCY, WE WILL RECORD THE LOT MERGE.  
 THIS DOCUMENT REPRESENTS EXISTING CONDITIONS FROM 08/10/02 TO THE MOST RECENT TIME PERIOD OF DATA ACQUISITION.

Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.16.09	1	SD	Review & Schematic Pricing

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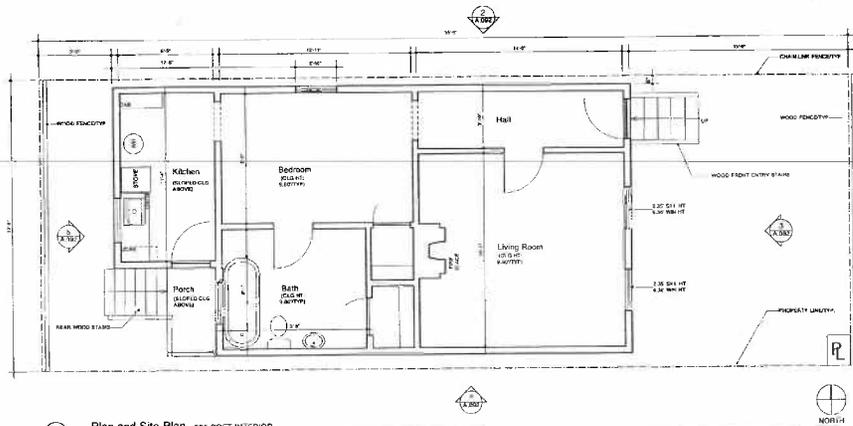
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**M. I. Jones House**

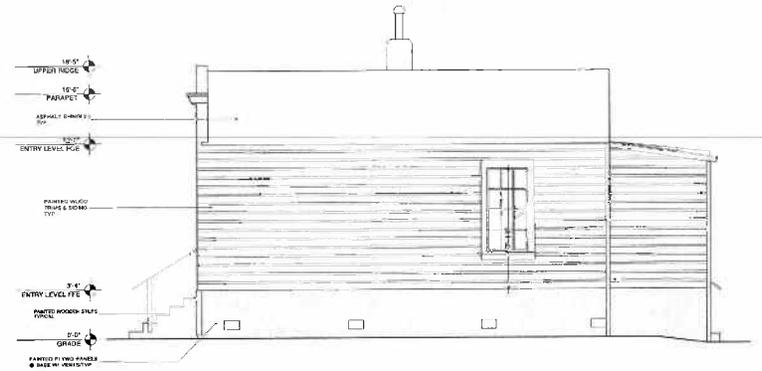
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 San Francisco, CA 94115

09.0.0

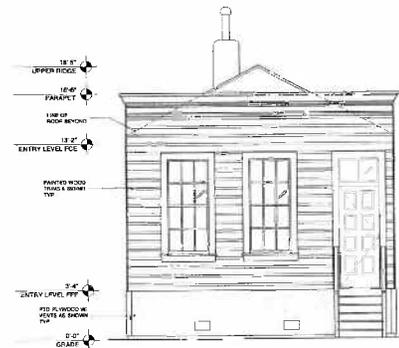
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As Noted	10.24.09	ARCH	Pre-architectural Design	A.090



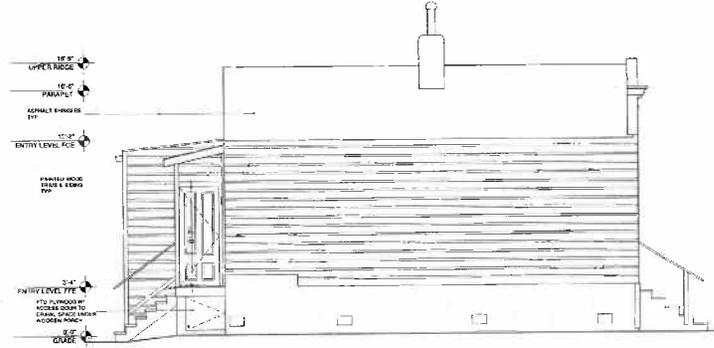
1 Plan and Site Plan 585 SQFT INTERIOR



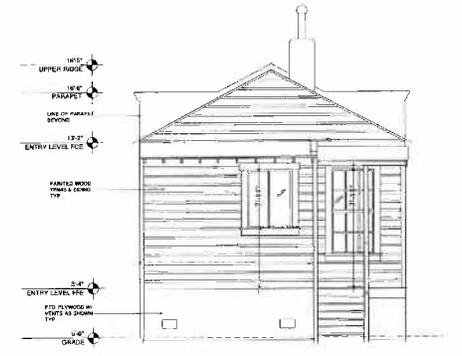
2 North Exterior Elevation



3 East Exterior Elevation



4 South Exterior Elevation



5 West Exterior Elevation

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Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.16.09	1	SD	Review & Schematic Pricing

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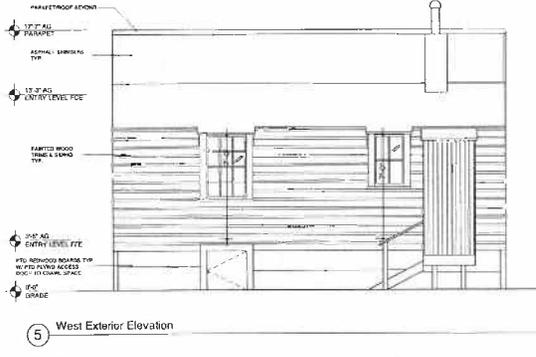
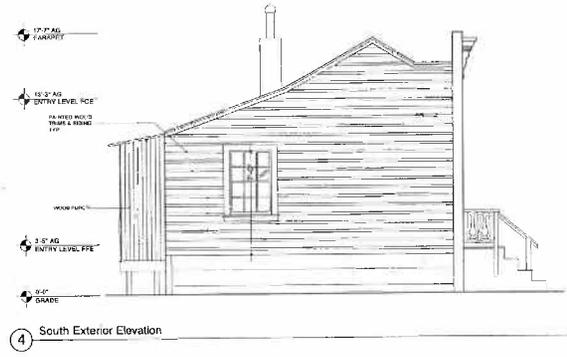
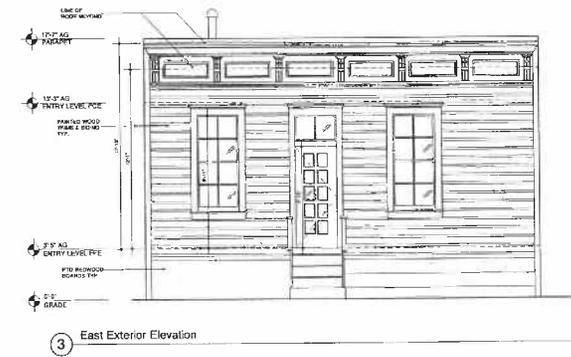
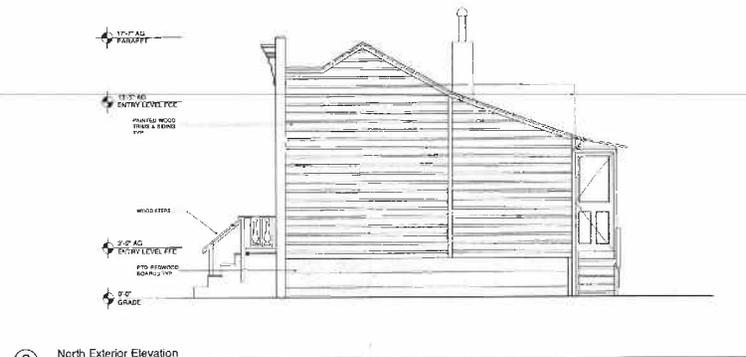
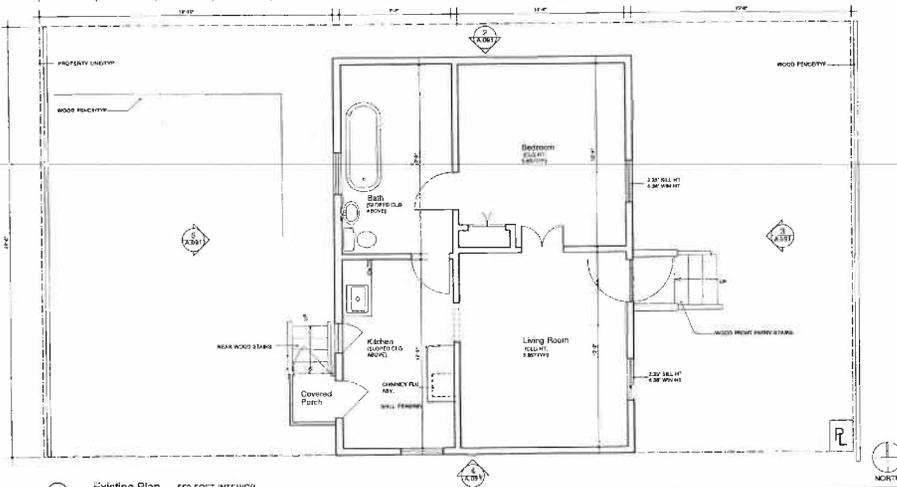
M. I. Jones House

2454a & 2456a Bush Street  
 San Francisco, CA 94115

09/10/10

2454a BUSH STREET  
 EXISTING PLAN AND EXTERIOR ELEVATIONS  
 APN# 0657-011D

Date	Drawn	Scale	Discipline	Project	Drawing No.
1/4" = 1'-0"	10.24.09	ARCH	Schematic Design	A.091	



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Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.18.09	1	SD	Review & Schematic Pricing

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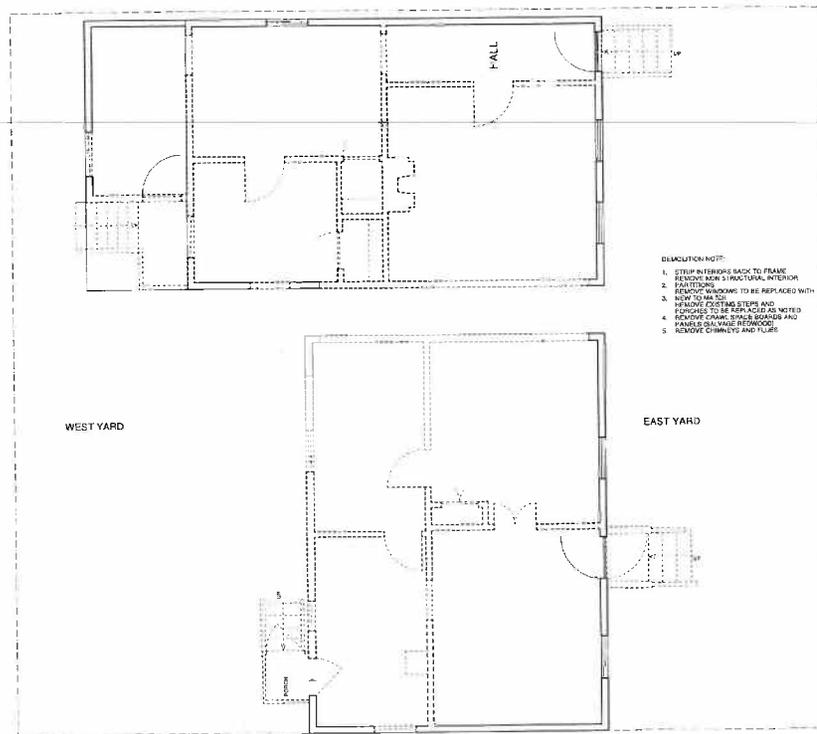
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0910

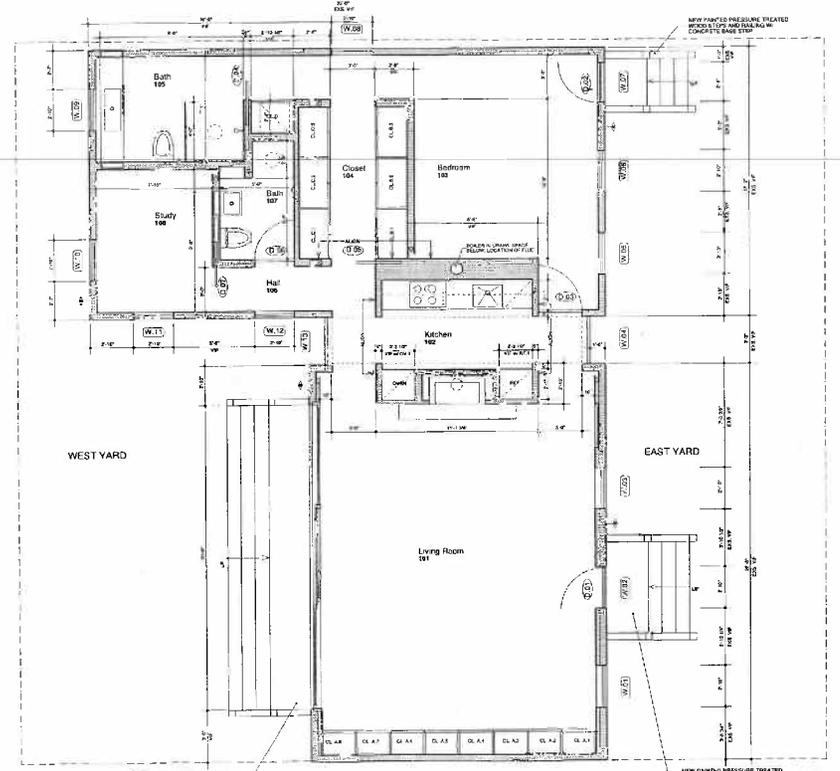
2456a BUSH STREET  
 EXISTING PLAN AND EXTERIOR ELEVATIONS  
 APN# 0657-011

Scale	Date	Section	Phase	Drawing No.
1/4" = 1'-0"	10.24.09	ARCH	Schematic Design	A.092



- DEMOLITION NOTE:**
1. STRIP INTERIOR BACK TO FRAME
  2. REMOVE NEW STRUCTURAL INTERIOR PARTITIONS
  3. REMOVE WINDOWS TO BE REPLACED WITH NEW TO ILM
  4. REMOVE EXISTING STAIRS AND REPAIR/REPLACE AS NOTED
  5. REMOVE CHAIR STAIRS, STAIRS AND HANDRAILS/RAILS
  6. REMOVE CHAIRS AND TABLES

1 Demolition Plan



2 Construction Plan

- Legend:**
- DEMOLITION
  - EXISTING PARTITIONS AND CONSTRUCTION TO REMAIN
  - NEW CONSTRUCTION
  - ⊕ DOORS
  - ⊖ WINDOWS
  - ⊕ DETAILS MARKERS
  - ⊖ PARTITION TYPE
  - ⊖ EXTERIOR HOSE BIB

- Notes:**
1. FOR ELEVATION MARKERS SEE ELEVATION LEGEND ON EACH ELEVATION SHEET

Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.16.09	1	SD	Review & Schematic Pricing

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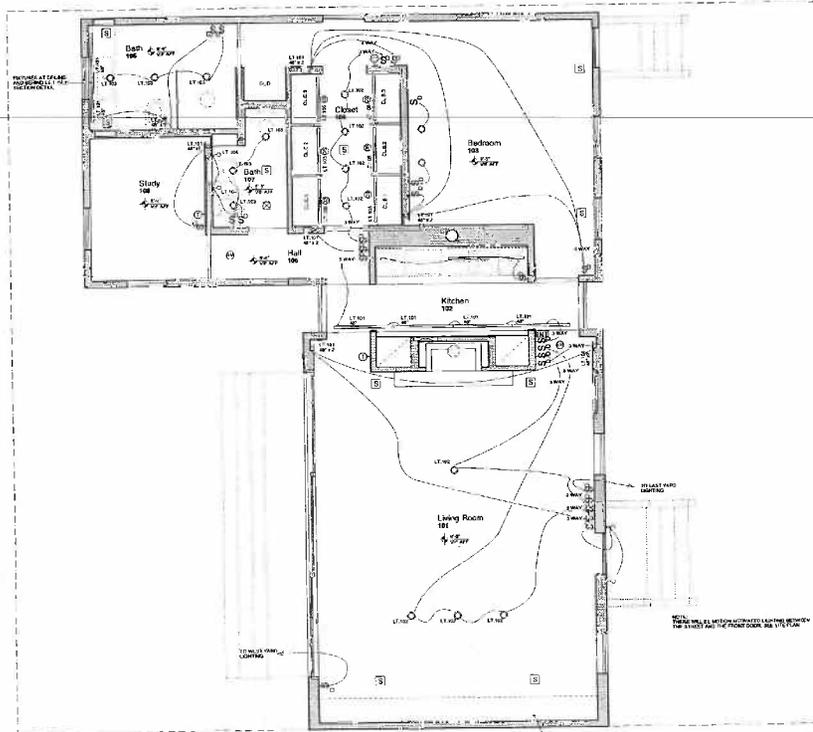
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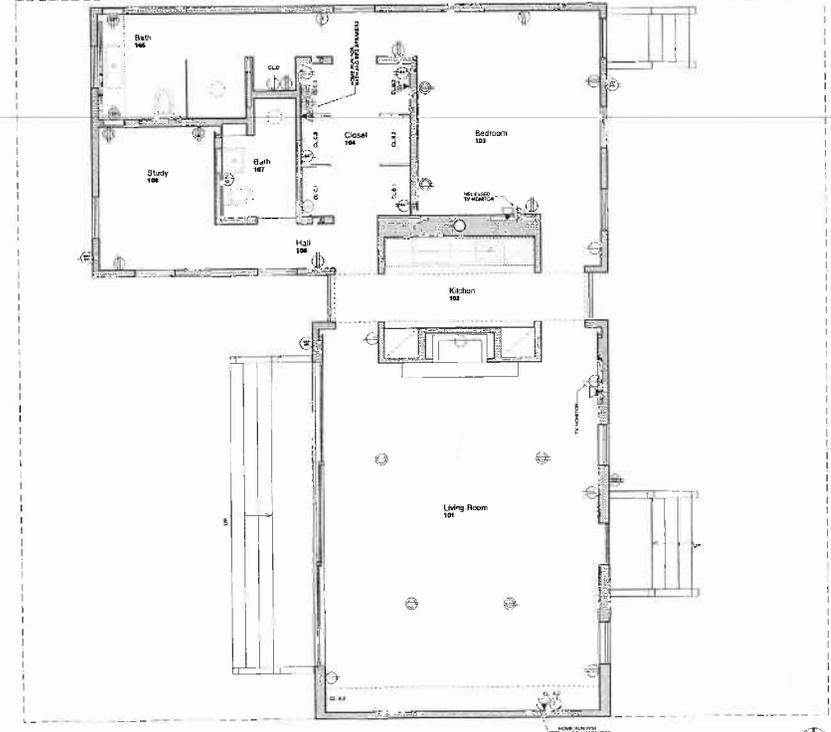
2454 & 2456a Bush Street  
 San Francisco, CA 94115

08.10.10

Demolition Plan		Construction Plan		Scale	Phase	Drawing No.
Scale	Date	Scale	Phase			
1/4" = 1'-0"	10.24.09	ARCH	Schematic Design			A.101



1 Reflected Ceiling Plan



2 Power and Communication Plan

- Legend:**
- ⊞ ELECTRICAL SERVICE BOX
  - ⊞ STANDARD LIGHT SWITCH
  - ⊞ DIMMER LIGHT SWITCH
  - ⊞ DOOR ACTIVATED SWITCH FOR CLOSET LIGHTING
  - ⊞ SURFACE CEILING LIGHT FIXTURE
  - ⊞ HURDSET CEILING LIGHT FIXTURE
  - ⊞ WALL SOURCE LIGHT FIXTURE
  - ⊞ LINEAR LIGHT FIXTURE, CEILING CABINET OR WALL SURFACE OR RECESSED SPEAKER SUPPLY BY OTHERS
  - ⊞ RECESSED BY CE SPEAKER WIRE RUN TO STEREO/A EQUIPMENT
  - ⊞ COILING MOUNTED SMOKE/ CARBON MONOXIDE DETECTOR
  - ⊞ EXHAUST VENT
  - ⊞ DUPLEX BLEG. OUTLET
  - ⊞ FLOOR RECESSED BLEG. OUTLET
  - ⊞ GFI DUPLEX BLEG.
  - ⊞ REFRIG/GR/ DUPLEX BLEG.

- Legend cont:**
- CONTINUOUS LINEN/ CLOSET FLOOR MOUNTING
  - ⊞ TELEPHONE AND CABLE DATA STRIP
  - ⊞ INTERCOM
  - ⊞ FLEXIBLE THERMOSTAT SENSOR LOCATION

- Note:**
1. INSTALL OUTLETS 6" AFF OR AS NOTED. REVIEW CIVILATIONS AND FIXTURES TYPE.
  2. REVIEW SPECIFICATIONS PROVIDE POWER AS REQUIRED FOR ALL APPLIANCES AND ELECTRICAL EQUIPMENT.
  3. THERMOSTAT CONTROLS TO BE PLACED IN C.C.I. HOURS HEMO. THERMOSTAT SENSORS TO BE PLACED AS INDICATED.
  4. INTERCOM TO CONNECT TO CAMERA AT FRONT GATE AND OPERATE GATE.
  5. FINAL LOCATION AND NUMBERING HEIGHT OF ALL LIGHTING SWITCHES TO BE SP. ABOVE FINISH FLOOR OR AS INDICATED BY ARCHITECT.
  6. FINAL LOCATION AND NUMBERING HEIGHT OF ALL LIGHTING SWITCHES TO BE SP. ABOVE FINISH FLOOR OR AS INDICATED BY ARCHITECT.
  7. LIGHTING SUPPLIER TO CONFIRM SPECIFICATIONS AND LENGTHS OF LINEAR LIGHT FIXTURES PRIOR TO ORDERING.
  8. ELECTRICIAN TO COORDINATE MOUNTING OF HARDWARE BOX RELEVANT TO SPECIFIC MANUFACTURER AND MODEL.

Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.16.09	1	SD	Review & Schematic Pricing

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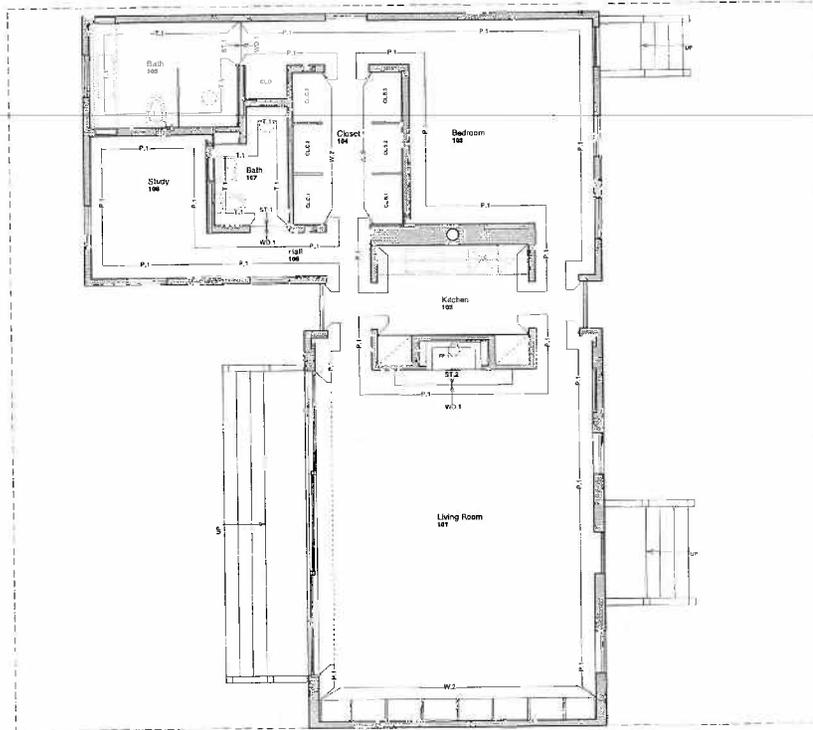
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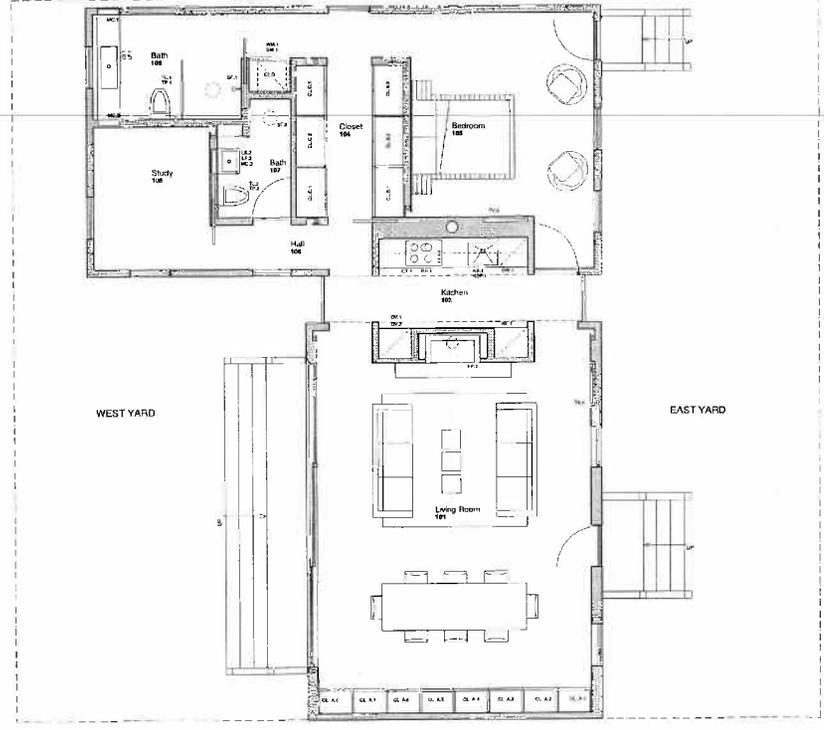
09/10

**Reflected Ceiling Plan  
 Power & Communication Plan**

Scale	Date	Author	Phase	Sheet No.
1/4" = 1'-0"	10.24.09	ARCH	Schematic Design	A.102



1 Finish Plan



2 Fixture Plan

**FINISH SCHEDULE**

- FLOOR FINISHES**
  - W.1 1/4" WOOD FLOORS, EUROPEAN OAK, 5/8" X 7" X 3/8"-7/8" PINE FINISHED
  - W.2 SLAN FROM L.P. (SUPPLIED BY OWNER) SUB FLOOR AS REQ'D
  - ST.1 PIETRA SP. REAL LIMESTONE, 3/8" X 3/8" T&E HONED FINISH (SMP) ON SUB FLOOR W/ WATERPROOF MEMBRANE AS REQ'D
  - ST.2 PIETRA SERENA LIMESTONE, SLAB HONED FINISH (SMP)
  - WALL & TRIM FINISHES**
  - F.1 BENJAMIN MOORE, 1 COAT REGAL FIRSTCOAT #201, 2 COATS 'NT RM SUPER WHITE' #216, FLAT FINISH
  - F.2 BENJAMIN MOORE, 1 COAT REGAL FIRSTCOAT #191, 2 COATS 'NT RM SUPER WHITE' #201, SEMI-GLOSS
  - F.3 SATIN WHITE LACQUER TO M.C. ON BENJAMIN MOORE SUPER WHITE
  - C.1 WHITE CORIAN, THICKNESS AS REQ'D
  - C.2 BLACK CORIAN 'NO. TURN', THICKNESS AS REQUIRED
  - F.4 3" X 3" WHITE CERAMIC TILE, WHITE GROUT
  - MELTWORK AND OTHER FINISHES**
  - S.1 STAINLESS STEEL, #8, POLISHED FINISH, GAUGE AS REQ'D
  - W.3 VALVE/ROCKER, SON-IT WG, EGGS AS NOTED, W/ SATIN WATERLOK OIL FINISH
  - GLASS**
  - G.1 1/2" CLEAR GLASS MIRROR
  - G.2 1/2" CLEAR 5/8" TAMP/HRN/TEMPERED GLASS
- DC TO PROVIDE SAMPLE FOR APPROVAL OR MATCH SAMPLE PROVIDED BY ARCHITECT FOR ALL FINISHES

Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.18.09	1	SD	Review & Schematic Pricing

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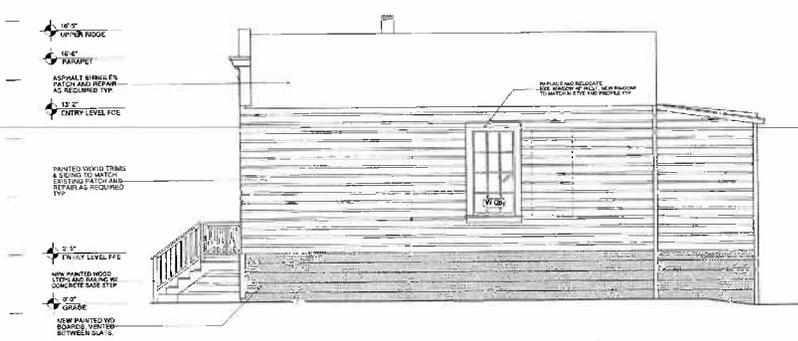
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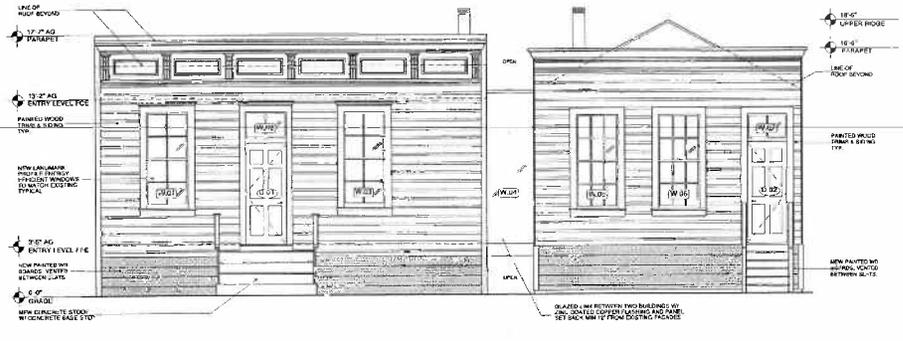
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**Finish Plan  
 Fixture Plan**

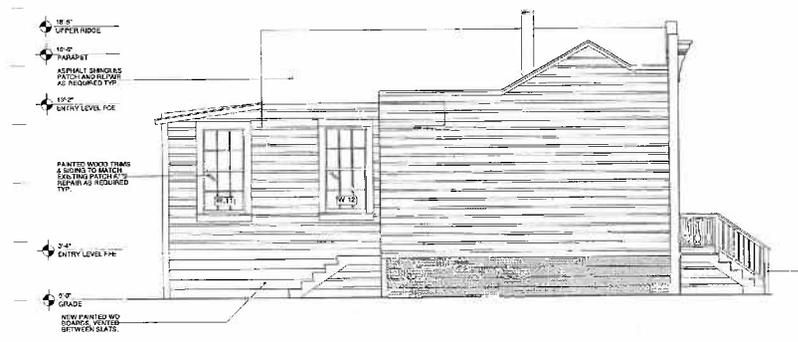
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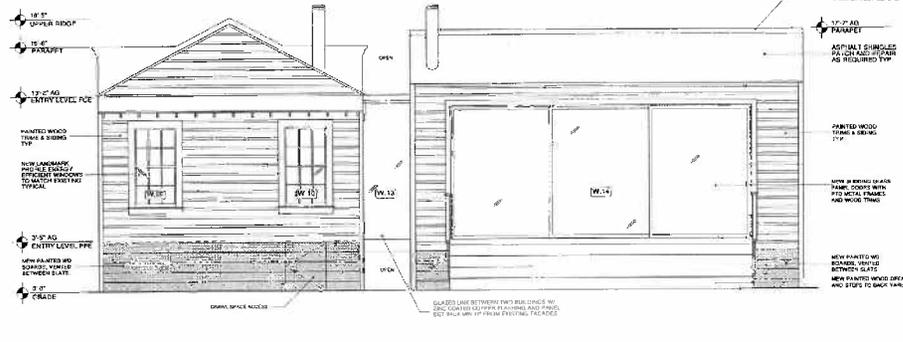
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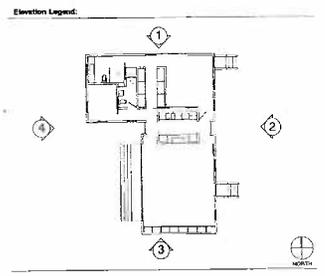
2 Proposed Exterior Elevation - East



3 Proposed Exterior Elevation - South



4 Proposed Exterior Elevation - West



Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.16.09	1	SD	Review & Schematic Pricing

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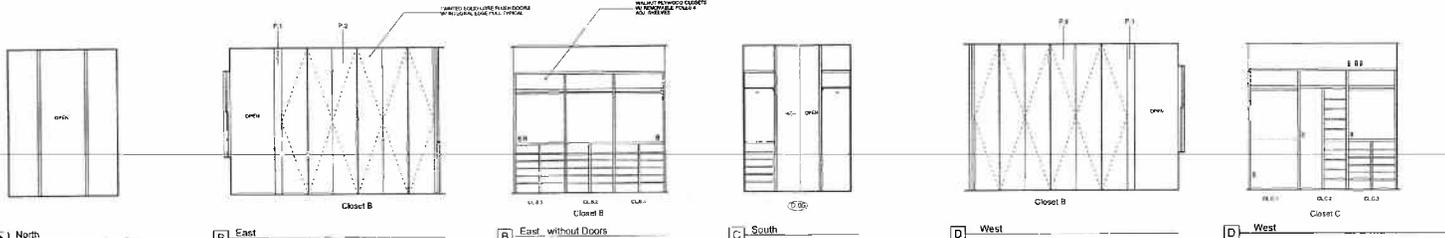
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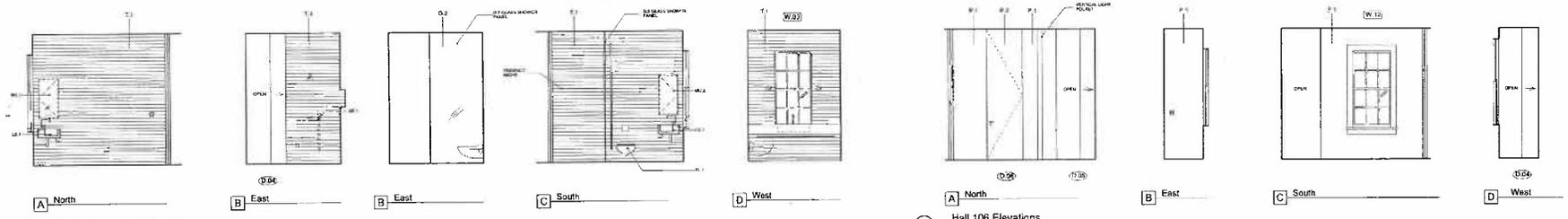
**M. I. Jones House**  
 740A & 2400A, Bush Street  
 San Francisco, CA 94110

Scale	Date	Series	Phase	Drawing No.
1/4"=1'-0"	10.24.09	ARCH	Schematic Design	A.200



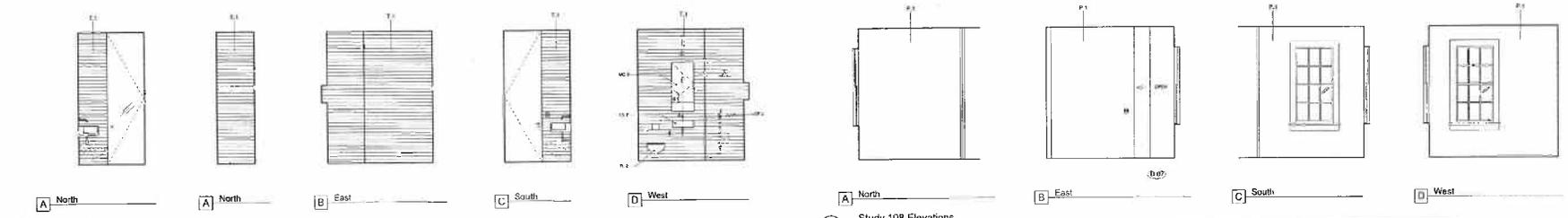


1 Walk in Closet 104 Elevations



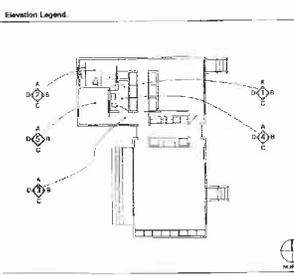
2 Master Bath 105 Elevations

3 Hall 106 Elevations



4 Bath 107

5 Study 108 Elevations



Date	Index	Issue	Modification
08.30.10	1	SD	Building Dept. Variance
12.18.09	1	SD	Review & Schematic Pricing

Revisions  
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08100

Scale	Date	Discipline	Phase	Drawing No.
1/4"=1'-0"	10.24.09	ARCH	Schematic Design	A.501