



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 6, 2014

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

Filing Date: March 25, 2014
Case No.: **2014.0425A**
Project Address: **981 Grove Street**
Landmark District: Alamo Square
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0803 / 024
Applicant: William Duff Architects
26 O'Farrell Street, 2nd Floor
San Francisco, CA 94108
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PROPERTY DESCRIPTION

981 Grove Street, south side between Steiner and Fillmore Streets, Assessor's Block 0803, Lot 024. The one-story-over-garage residence is the work of builder William Gilmour. The building was built in 1889 in the Stick Eastlake style as a single-family house. The subject property is a contributing building within the San Francisco Alamo Square Landmark District. It is adjacent to Alamo Square Park and "Postcard Row," located to the immediate west. The building is listed on the 1976 Planning Department Architectural Survey with a rating of "3". It is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The Alamo Square Landmark District contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The period of significance spans the 1870s to the 1920s. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Landmark District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." The Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier and larger dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

PROJECT DESCRIPTION

The proposal includes:

- A vertical addition of a second floor that will extend 3' 2" above the existing front parapet or 3'9" above the existing roofline, set back 15' 9" from the front bay;
- Excavation of a 324 square-foot subgrade rear addition within the rear yard;
- A horizontal addition at the rear, projecting 3' from the rear façade, 18' wide and 10' in height;
- Regrading of the existing driveway and excavation of existing garage to reduce the slope;
- Reconstructing the garage entry and restoring the base of the historic bay;
- Reconfiguring the concrete entry stair from the street level and replacement of the steel railing in the front yard with a wood railing to match that of the historic railings;
- Widening of the driveway by approximately 2' within the front setback to provide space for opening car doors.

OTHER ACTIONS REQUIRED

Proposed work requires a Rear Yard variance from the Zoning Administrator for the horizontal rear addition, 311 Notification and a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

ARTICLE 10 – Appendix E – The Alamo Square Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work will be compatible with the character of the

Alamo Square Landmark District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The project will retain the single-family residential use of the building and does not require significant changes to the distinctive elements of the building or of the landmark district.

Therefore, the proposed project complies with Rehabilitation Standard 1.

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

Most aspects of the historic character of the building will be retained and preserved.

The massing of the building will be minimally affected by the vertical addition, which will be minimally visible from the street. Setting back the garage entrance, which was inserted before 1976, will bring the property closer to its historic design and reduce the prominence of the non-historic addition. The concrete entry stairs are not historic and their reconstruction will therefore not affect the integrity of the property. No historic character-defining features will be altered in the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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

No new elements will be added to the historic building that confuse its historical development. The proposed vertical addition will be minimally visible from the street and constructed in a contemporary yet compatible design. The reconstruction of the base of the bay at the primary façade will be based on physical evidence. No conjectural elements are proposed.

Therefore, the proposed project complies with Rehabilitation Standard 3.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project. The non-historic garage and stair additions to be altered have not acquired historic significance.

Therefore, the proposed project complies with Rehabilitation Standard 4.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project includes several alterations; however, none of the changes will destroy materials, features, or spatial relationships that characterize the property or the district. The vertical addition will not destroy historic materials and will be minimally visible from the street. The design of the addition is utilitarian in style and will be subordinate and compatible with the historic fabric of the residence.

The proposed changes to the garage entry will not destroy significant historic material and will partially restore the spatial relationships of the building and landscape features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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

While unlikely, the proposed alterations could be reversed in the future relying upon historic photographs, physical evidence, and the building permit record.

Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Landmark District. All aspects of the historic character of the existing building would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project is analyzed below:

Vertical Addition

Staff finds that the proposed vertical addition will not destroy significant historic material and will minimally affect the massing of the property as seen from the street. The proposed design is set back approximately 16 feet from the face of the front projecting bay and will extend 4 feet, 6 inches above the

existing ridge of the roof or 2 feet, 9 inches above the front parapet. To the east, where the primary façade is recessed 20 feet beyond the projecting bay, the vertical addition provides a 2-foot setback from the east wall, and a 2-foot, 9-inch setback from the north façade. The roof of the addition will slope at a steep angle away from the primary façade to minimize visibility. A 2-foot by 8-foot skylight will be located on the sloped portion of the roof. The proposed addition will be 3 feet, 9 inches taller than the peak of the existing gable roof at the rear of the building and will introduce a flat roof, not visible from the public right-of-way.

Deck

A deck, 8 feet, six inches deep, will be constructed above the first story at the rear (south) of the building, accessed via the new addition. The deck will feature a 42-inch high wood railing. The south elevation will feature horizontal wood siding to match the rest of the historic building, and two wood frame doors with a central lite will open out to the proposed deck. A fixed pane, wood frame sidelight will flank each side of the doors.

Side Elevations

At the east elevation a small (1 foot by 2 feet) historic fixed pane window will be removed from the first floor as well as an historic niche featuring two windows. The proposed wall will be flush and entirely clad in horizontal wood siding. No new windows will be introduced at the new second floor.

Four new wood-sash double-hung windows will be located on the new west elevation of the addition, and two historic windows will be removed at the first story of the west façade, replaced with four new wood-sash double-hung windows. The alterations along the west façade will not be visible from the public right-of-way.

Garage

Staff finds that the modified garage entry will not destroy significant historic material and will retain the spatial relationships of the district, building, and landscape features. The proposal will return the historic bay and base of the building to a condition closer to the historic design. This alteration was requested by Planning Staff as a condition of approval and met by the project sponsor.

The proposed garage door will match the existing in size, measuring 8 feet, 9 inches wide and 8 feet tall. The new door will be constructed of wood with a two-lite glass transom. The existing wall of the garage will be set back 3 feet, 1 inch from the front of the bay above, which will be finished with a flat soffit below. Overall, the design is an improvement over the existing garage, in which the driveway and entry are much more prominent.

Rear Horizontal Addition

Staff finds that the proposed rear horizontal addition will not be visible from any public right-of-way. The mass, scale and location of the new addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work will not affect any character-defining features of the subject property or surrounding historic district, since the existing deck is a non-contributing element of the subject property. The new materials specified for the rear addition will be in alignment with the district's character-defining features, which include wood siding and wood-sash French doors with transom lights.

Front Setback

Staff finds that the proposed work to the retaining wall and the installation of new wood railings and planters will complement the historic setting of the subject building. Staff recommends that the proposed straight run of the stairs be retained along the west side of the existing retaining wall to bring the design into closer conformance with the Secretary of Interior's Standards, the historic condition of the property, and with the recommendations of the Residential Design Team as a condition of approval. Staff finds the proposed return on the stair to be in keeping with the character of the surrounding district, which exhibits a variety of stair configurations depending on the topography. The designs of all of the landscape features and planters are in keeping with the character of the property and district. Staff recommends that reconstruction of the east retaining wall shall use a smooth concrete finish as a condition of approval.

Excavation

The proposed excavation will be visible along the west façade, where an additional 9 feet of building height will be exposed by a new stair well. The proposed west façade of the addition will feature two new wood frame French doors, each with a central light. To either side of the new doors will be a wood-sash double-hung window. Two additional wood-sash double-hung windows will be located at the new level to provide light to the new habitable space. The excavated area will not be visible from the public right-of-way.

Summary

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site. The new materials specified for the rear addition will be in alignment with the district's character-defining features, which include wood siding and wood-sash double-hung windows. No decorative or conjectural elements are proposed in the design of the alterations.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior Standards for Rehabilitation of a Historic Property.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff supports the project with the following conditions:

- The project sponsor shall retain the existing eastern retaining wall along the driveway to preserve the character of the straight-run stair at the upper portion of the stair.
- The project sponsor shall use a smooth-finished concrete wall for the new retaining walls flanking the driveway.

- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans

AK: G:\Preservation\981 Grove - COA\981 Grove_8 6 14.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion XXXXX

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 024 IN ASSESSOR'S BLOCK 0803, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 25, 2014, Jim Westover of William Duff Architects, Inc., (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate and expand a single-family residence located on the subject property on lot 024 in Assessor's Block 0803 for continued use as a single-family residence. The work includes construction of a single-story vertical addition set back from the primary facade; excavation of a below-grade horizontal addition; and reorientation of the entry stairs and regrading of the driveway in addition to setting the non-historic garage pop-out back to align with the historic primary facade. In total, the project will add approximately 1,058 square feet to the existing 2,300-square-foot building for a total of 3,450 square feet of habitable space.

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

WHEREAS, on August 6, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0425A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received July 28, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0425A based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor shall retain the existing eastern retaining wall along the driveway to preserve the character of the straight-run stair at the upper portion of the stair.
- The project sponsor shall use a smooth-finished concrete wall for the new retaining walls flanking the driveway.
- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

FINDINGS

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

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

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

- The proposed project will retain the residential use while adding a second story and minimal rear horizontal addition to support the contemporary use of the building. The proposal additionally includes work that will alter the non-historic driveway and entry stairs.
- The proposed vertical will be minimally visible from the public right-of-way and will require minimal removal of historic materials.
- The proposed scale of the addition will be compatible with the existing scale of the building, rising less than 4' from the existing roofline and adequately set back from the parapet to minimize visibility.

- The design of the vertical addition will be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and wood-framed window openings.
- Alterations to the side façades will be minimal and will not be visible from the public right-of-way. All new materials will be compatible with the existing historic fabric.
- The reconstruction of the garage will return the historic bay to a condition closer to the historic design.
- The proposed rear horizontal addition will be minimal in scale and will not be visible from any public right-of-way.
- The proposed alterations to the driveway and landscape would be in keeping with the streetscape of the district.
- The proposed excavation of the site to provide for the below-grade rear addition will not be visible from the public right-of-way.
- The proposed project will not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features such as windows and cladding will be clearly distinguished as contemporary features of the property.
- The project will retain distinctive materials and finishes from the period of significance, including the decorative elements, wood siding, and wood-frame structure.
- If the proposed additions were removed in the future, the essential form and integrity of the site will remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 4.

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

Standard 5.

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

Standard 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.

Standard 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.

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 981 Grove Street and the Alamo Square Historic District for the future enjoyment and education of San Francisco residents and visitors.

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

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

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

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

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- 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. It will provide sufficient off-street parking for the proposed units.

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

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

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

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

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

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

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

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

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

Motion No. XXXX
Hearing Date: August 6, 2014

CASE NO 2014.0425A
981 Grove Street

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 024 in Assessor's Block 0803 for proposed work in conformance with the renderings and architectural sketches dated July 28th and labeled Exhibit A on file in the docket for Case No. 2014.0425A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 6, 2014

Jonas P. Ionin
Acting Commission Secretary

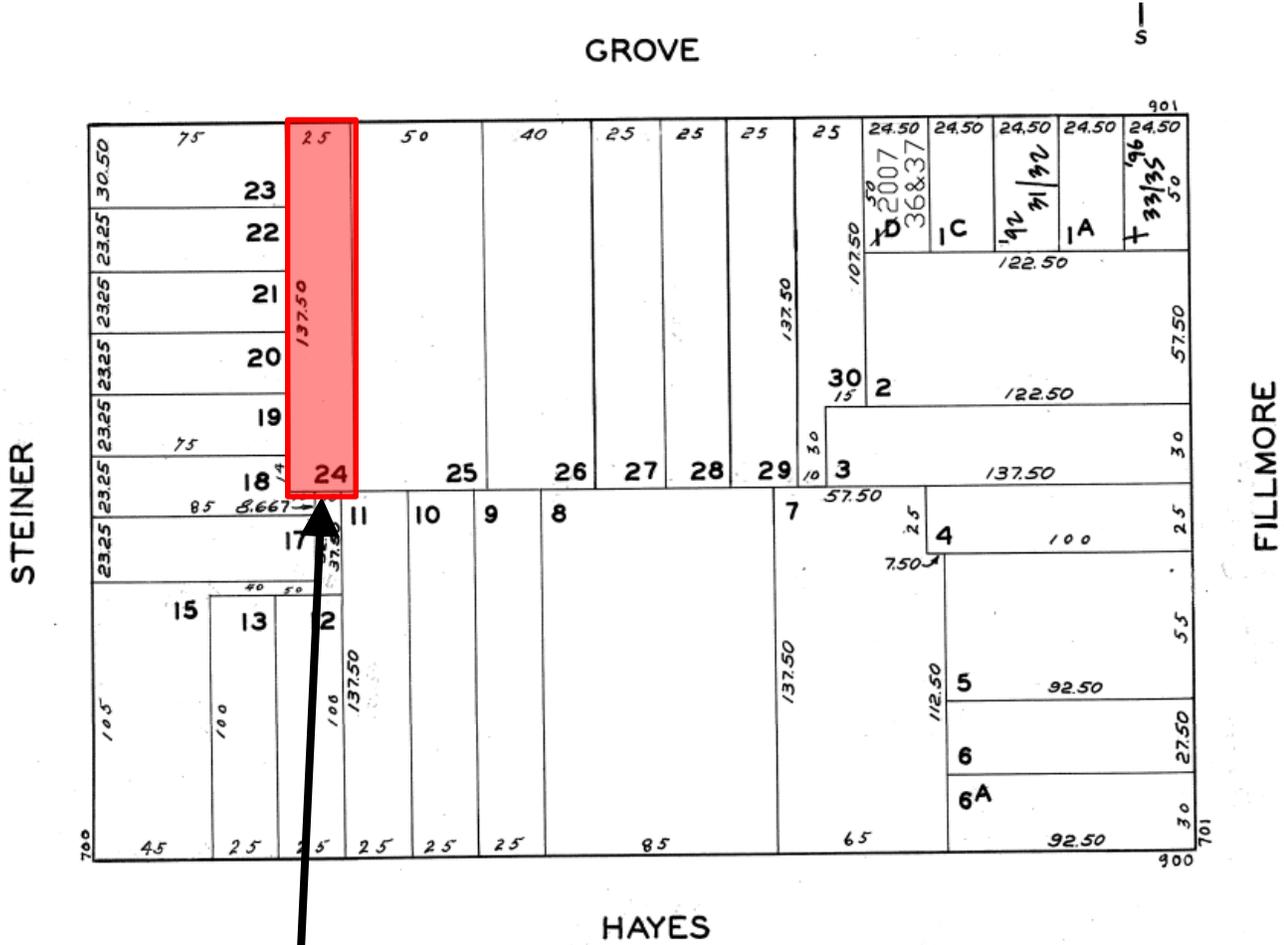
AYES: X

NAYS: X

ABSENT: X

ADOPTED: August 6, 2014

Parcel Map

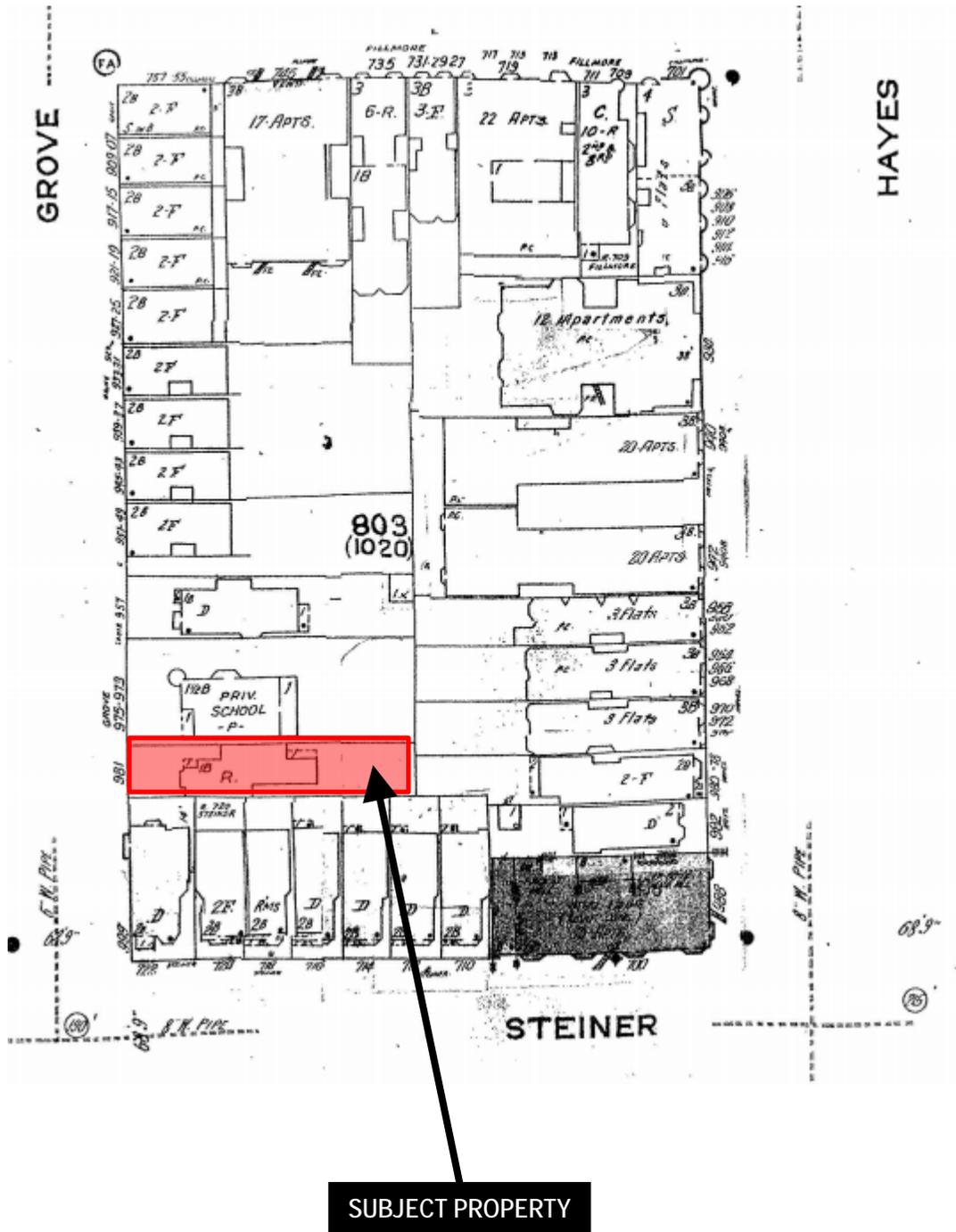


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2014.0425A
 981 Grove Street
 Block 0803 Lot 024

Sanborn Map*

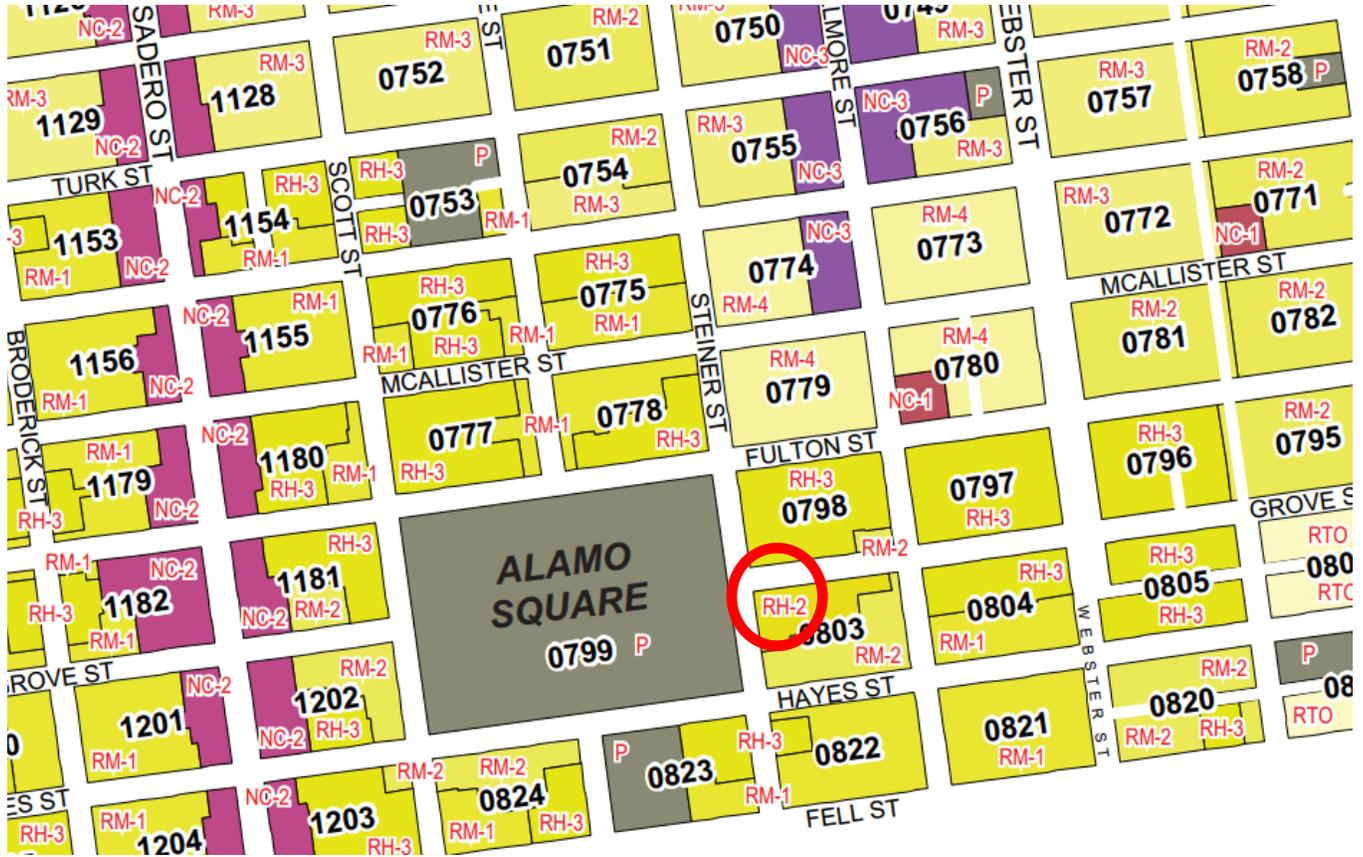


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



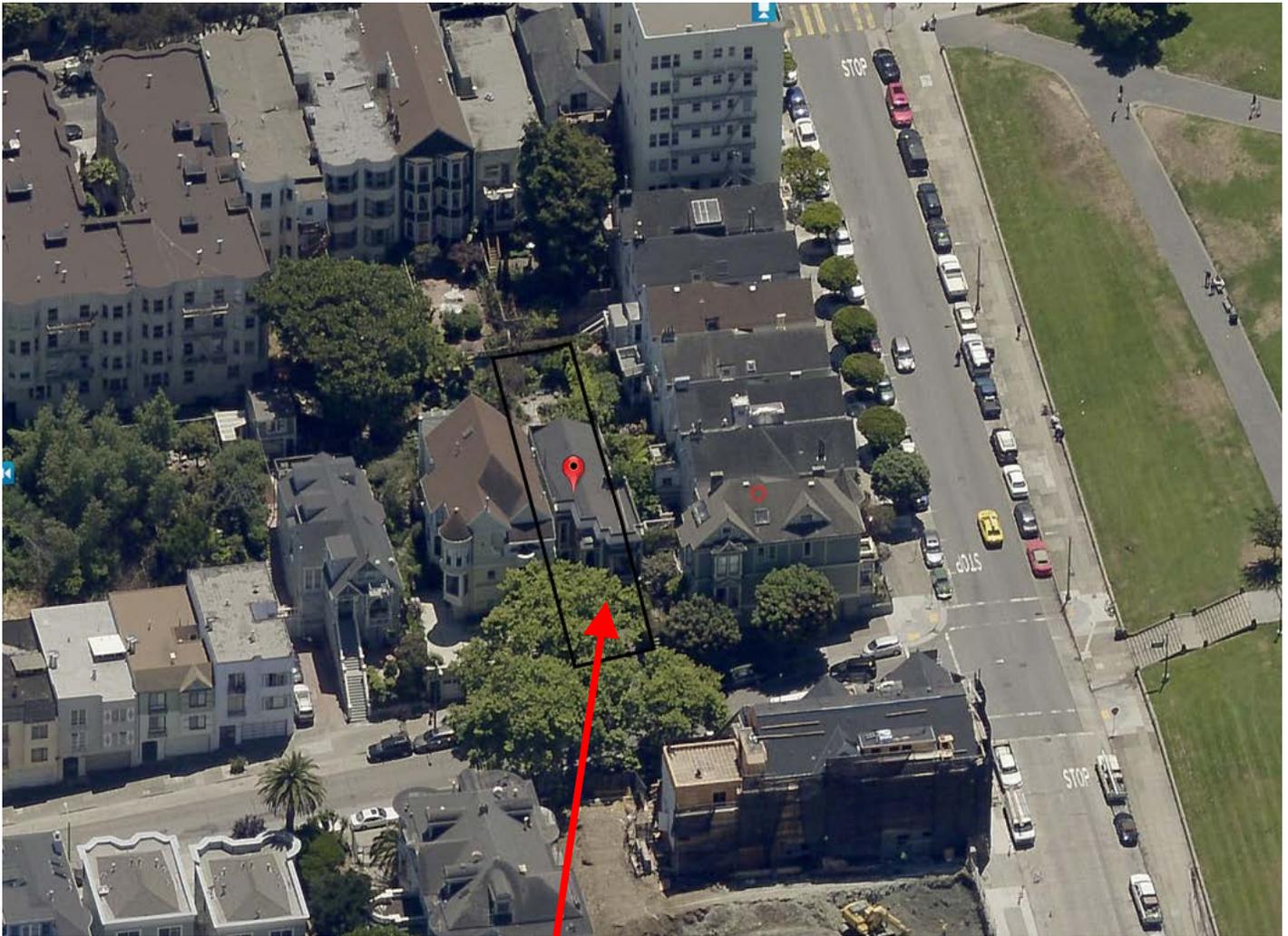
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Block 0803 Lot 024

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2014.0425A
981 Grove Street
Block 0803 Lot 024

Aerial Photo (looking east)



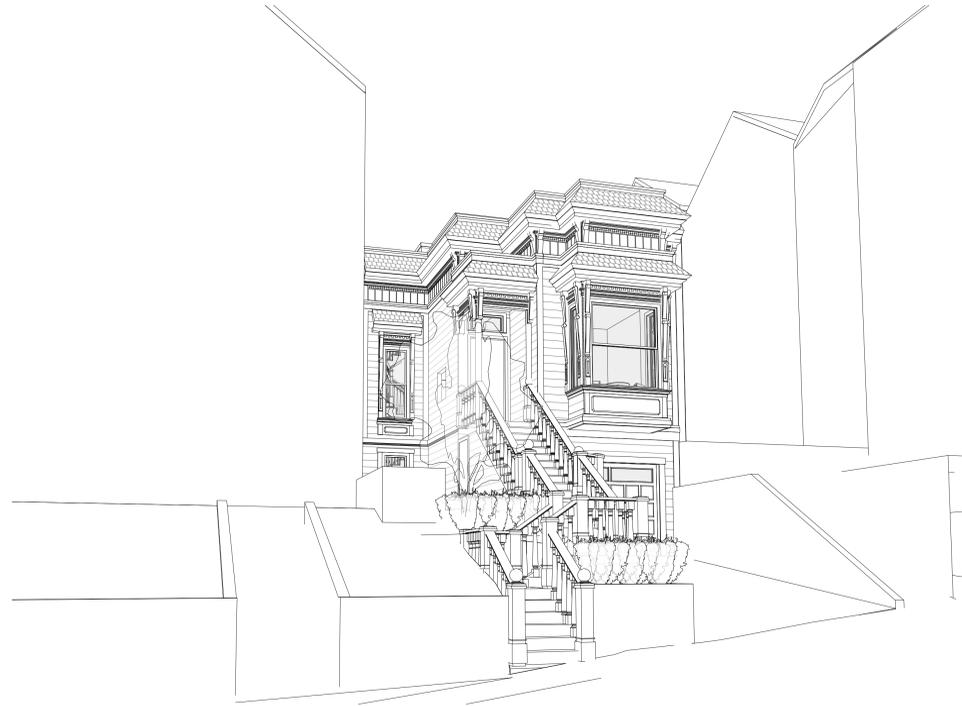
SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2014.0425A
981 Grove Street
Block 0803 Lot 024

Site Photo



Certificate of Appropriateness Hearing
Case Number 2014.0425A
981 Grove Street
Block 0803 Lot 024



981 GROVE ST.

981 Grove Street,
San Francisco, CA 94117

CERTIFICATE OF APPROPRIATENESS

03.25.14

WDA
WILLIAM DUFF ARCHITECTS

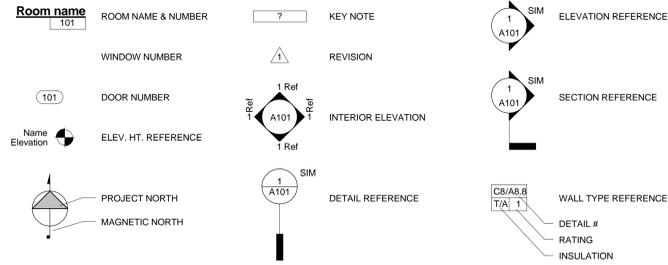
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Revision No. DATE

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. The drawings and their design content are the sole property of William Duff Architects and may not be reused or reproduced in any manner without our express written consent.

SYMBOLS



ABBREVIATIONS

&	AND	M.D.F	MEDIUM DENSITY FIBERBOARD
(E)	EXISTING	MACH.	MACHINE
(N)	NEW	MAX.	MAXIMUM
@	AT	MECH.	MECHANICAL
AC	AIR CONDITIONING	MEZZ.	MEZZANINE
ADD.	ADDENDUM	MFG.	MANUFACTURER
AFF.	ABOVE FINISHED FLOOR	MGR.	MANAGER
ARCH.	ARCHITECT OR ARCHITECTURAL	MIN.	MINIMUM
BD	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MTD.	MOUNTED METAL
B.O.	BACK OF HOUSE	MTL.	METAL
B.O.H.	BULLETIN	N	NORTH
BULL.		N.T.S.	NOT TO SCALE
		N/A	NOT APPLICABLE
		NIC	NOT IN CONTRACT
C.L.	CENTER LINE	O.C.	ON CENTER
C.O.	CLEAN OUT	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O/	OVER
CLR.	CLEAR	OPP.	OPPOSITE
CMU.	CONCRETE MASONRY UNIT	PART.	PARTITION
COL.	COLUMN	PJ	PROJECT
CONC.	CONCRETE	PLUMB.	PLUMBING
CONT.	CONTINUED OR CONTINUOUS	PLYWD.	PLYWOOD
COORD.	COORDINATE	R	RADIUS
CORR.	CORRIDOR	R.C.P.	REFLECTED CEILING PLAN
CTR.	CENTER	REF.	REFERENCE
DEMO.	DEMOLITION	REQD	REQUIRED
DF	DRINKING FOUNTAIN	REV.	REVISION
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	S	SOUTH
DTL.	DETAIL	S.C.	SUSPENDED CEILING
DR.	DOOR	S.F.	SQUARE FEET
DWG(S).	DRAWING(S)	S.S.	STAINLESS STEEL
E	EAST	SCH.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV.	ELEVATION	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
ETC.	ETCETERA	SPEC.	SPECIFICATION (S)
F.T.	FIRE TREATED	SQ.	SQUARE
FF.	FLOOR FINISH	SSD	SEE STRUCTURAL DRAWINGS
FIN.	FINISH OR FINISHED	STD.	STANDARD (S)
FIXT.	FIXTURE	STL.	STEEL
FLR.	FLOOR	STOR.	STORAGE
FT.	FOOT / FEET	STRUCT.	STRUCTURE OR STRUCTURAL
G.A.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T & G	TONGUE AND GROOVE
GEN.	GENERAL	TBD	TO BE DETERMINED
G.W.B.	GYPNUM BOARD	T.O.	TOP OF
GYP.	GYPNUM	TEL.	TELEPHONE
H.C.	HANDICAPPED OR HOLLOW CORE	TEMP.	TEMPERED OR TEMPORARY
H.M.	HOLLOW METAL	TYP.	TYPICAL
H.V.A.C.	HEATING, VENTILATION & AIR COND.	U.B.C.	UNIFORM BUILDING CODE
HWWR.	HARDWARE	U.S.	UNDER SIDE
HR.	HOUR	UNON	UNLESS OTHERWISE NOTED
HT.	HEIGHT	UC	UNDER COUNTER
IN.	INCH(ES)	VCT	VINYL COMPOSITION TILE
INT.	INTERIOR	VF	VERIFY IN FIELD
LL	LAND ORD OR LEASELINE	VEST.	VESTIBULE
LAV.	LAVATORY		
LBS.	POUNDS		

PROJECT DIRECTORY

ARCHITECT:
WILLIAM DUFF ARCHITECTS, INC.
26 O'FARRELL ST., 2ND FLOOR
SAN FRANCISCO, CA 94108
CONTACT: JIM WESTOVER
PHONE: 415.371.0900
FAX: 415.371.0800
EMAIL: JWESTOVER@WDARCH.COM

OWNER:
TIM CRUDO
981 GROVE ST.
SAN FRANCISCO, CA 94117
CONTACT: TIM CRUDO
PHONE: 415.615.4723

GENERAL CONTRACTOR:
UNION PIERCE CONSTRUCTION, INC.
2914 JACKSON STREET
SAN FRANCISCO, CA 94115
CONTACT: BUCK WHITAKER
PHONE: 415.310.8828

STRUCTURAL ENGINEER:
HOLMES CULLEY
235 MONTGOMERY ST. #1250
SAN FRANCISCO, CA 94104
CONTACT: DENNY KWAN
PHONE: 415.693.1600

DRAWING INDEX

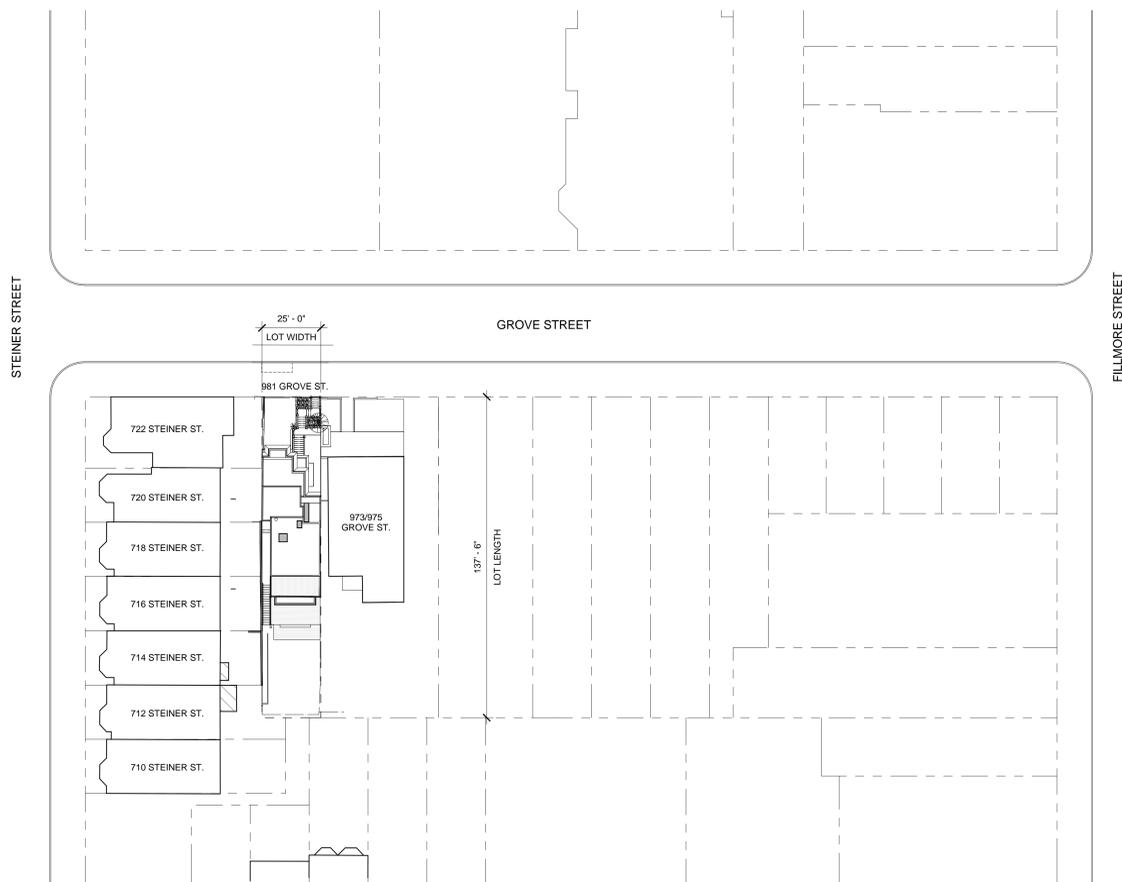
ARCHITECTURAL

A0.00	COVER SHEET
A0.01	PROJECT DATA
A1.01	EXISTING SITE PLAN
A1.02	PROPOSED SITE PLAN
A1.03	3D VIEWS
A1.04	EXISTING PHOTOS
A2.01	BASEMENT FLOOR PLANS
A2.02	FIRST FLOOR PLANS
A2.03	SECOND FLOOR PLANS
A2.04	ROOF PLAN
A3.01	NORTH ELEVATIONS
A3.02	WEST ELEVATIONS
A3.03	SOUTH ELEVATIONS
A3.04	EAST ELEVATIONS
A7.01	C OF A DETAILS

VICINITY MAP



PLOT PLAN SCALE: 1" = 30'-0"



PROJECT DATA

SITE INFORMATION
ADDRESS: 981 GROVE STREET
SAN FRANCISCO, CA 94117

SCOPE OF WORK:
THE PROPOSED PROJECT INVOLVES THE REMODEL OF AND ADDITION TO A SINGLE STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT. SCOPE OF WORK INCLUDES THE FOLLOWING: REGRADING OF EXISTING DRIVEWAY AND EXCAVATION OF EXISTING GARAGE TO REDUCE SEVERE SLOPE; WIDENING OF DRIVEWAY TO ALLOW FOR OPENING OF CAR DOORS; RECONFIGURATION OF CONCRETE STAIR AND REPLACEMENT OF STEEL RAILING IN FRONT YARD; NEW GARAGE EXTERIOR WALL AND DOOR IN NEW LOCATION; REPLACEMENT OF DOOR TO THE BASEMENT WITH A NEW WINDOW; VERTICAL ADDITION OF A SECOND FLOOR NOT VIEWABLE FROM THE STREET; A SINGLE STORY REAR HORIZONTAL ADDITION AT THE FIRST FLOOR AND AN ENTIRELY SUBGRADE REAR HORIZONTAL ADDITION AT THE BASEMENT LEVEL.

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA FIRE CODE
2013 SAN FRANCISCO HOUSING CODE
NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101)
CALIFORNIA ENERGY COMMISSION TITLE 24
2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES

ZONING DATA

ZONE:	RH2	(E) MAIN HOUSE HEIGHT:	36' - 9 1/2"
OCCUPANCY:	R-3	PROPOSED MAIN HOUSE HEIGHT:	40' - 0"
CONSTRUCTION TYPE:	V-B	(E) GARAGE HEIGHT:	N/A
FIRE SPRINKLERS:	NO	PROPOSED GARAGE HEIGHT:	N/A
(E) SQ. FT.:	2,392 SQ. FT.	(E) PARKING:	1 CAR GARAGE
PROPOSED SQ. FT.:	3,450 SQ. FT.	PROPOSED PARKING:	1 CAR GARAGE

PARCEL AREA CALCULATIONS

PARCEL AREA:	3,437.5 SQ.FT.
FAR:	1.61
BUILDABLE AREA:	6,187.5 SQ.FT.
ACCESSORY FAR:	--
ACCESSORY BUILDABLE AREA:	--

BUILDING AREA CALCULATIONS

EXISTING CONDITION		PROPOSED CONDITION	
(E) BASEMENT:	848 SQ.FT.	BASEMENT:	1,089 SQ. FT.
(E) FIRST STORY:	1,171 SQ.FT.	FIRST STORY:	1,204 SQ. FT.
(E) SECOND STORY:	--	SECOND STORY:	692 SQ. FT.
(E) GARAGE:	373 SQ. FT.	GARAGE:	425 SQ. FT.
(E) TOTAL:	2,392 SQ.FT.	TOTAL:	3,410 SQ. FT.
(E) ACCESSORY TOTAL:	N/A	ACCESSORY TOTAL:	N/A

*PLEASE NOTE THAT (E) BASEMENT IS A NON-HABITABLE SPACE DUE TO LACK OF LEGAL HEAD HEIGHT.

ARTICLE 10 - DEMOLITION CALCULATIONS

FRONT FACADE FACING PUBLIC		AREA OF (E) REMOVED IN PROPOSED CONDITION	
EXISTING CONDITION		(E) NORTH:	132 SQ.FT.
(E) NORTH:	662 SQ. FT.	(E) WEST:	32 SQ. FT.
(E) WEST:	100 SQ. FT.	(E) EAST:	23 SQ. FT.
(E) EAST:	542 SQ. FT.	(E) REMOVED TOTAL:	187 SQ.FT.
(E) TOTAL:	1,304 SQ. FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	187 SQ. FT. / 1,304 SQ. FT. X 100 = 14%		

EXTERIOR WALL		AREA OF (E) REMOVED IN PROPOSED CONDITION*	
EXISTING CONDITION		(E) NORTH:	132 SQ.FT.
(E) NORTH:	662 SQ.FT.	(E) WEST:	32 SQ.FT.
(E) WEST:	1,387 SQ.FT.	(E) EAST:	116
(E) EAST:	1,575 SQ. FT.	(E) SOUTH:	385 SQ. FT.
(E) SOUTH:	633 SQ. FT.	(E) REMOVED TOTAL:	665 SQ.FT.
(E) TOTAL:	4,257 SQ.FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	665 SQ. FT. / 4,257 SQ. FT. X 100 = 16%		

INTERNAL STRUCTURE (FLOOR PLATE LOAD BEARING WALLS AND ROOF STRUCTURE)		AREA OF (E) REMOVED IN PROPOSED CONDITION*	
EXISTING CONDITION		(E) BASEMENT:	1,276 SQ.FT.
(E) BASEMENT:	1,276 SQ.FT.	(E) FIRST STORY:	100 SQ.FT.
(E) FIRST STORY:	1,157 SQ.FT.	(E) CEILING STRUCTURE:	682 SQ. FT.
(E) CEILING STRUCTURE:	1,157 SQ. FT.	(E) GABLE ROOF :	1,422 SQ. FT.
(E) GABLE ROOF :	1,422 SQ. FT.	(E) TOTAL:	3,480 SQ.FT.
(E) TOTAL:	5,012 SQ.FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	3,480 SQ. FT. / 5,012 SQ. FT. X 100 = 69%		

Job Title
981 GROVE ST.

Job Address
981 Grove Street,
San Francisco, CA 94117

Date
2014.03.25
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13008
Drawn By: CS
Checked By: PL

PROJECT DATA

Scale
As indicated

Sheet No.



Revision No. _____ DATE _____

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PHOTO FROM NORTHWEST 6
12" = 1'-0"



PHOTO FROM NORTHEAST 5



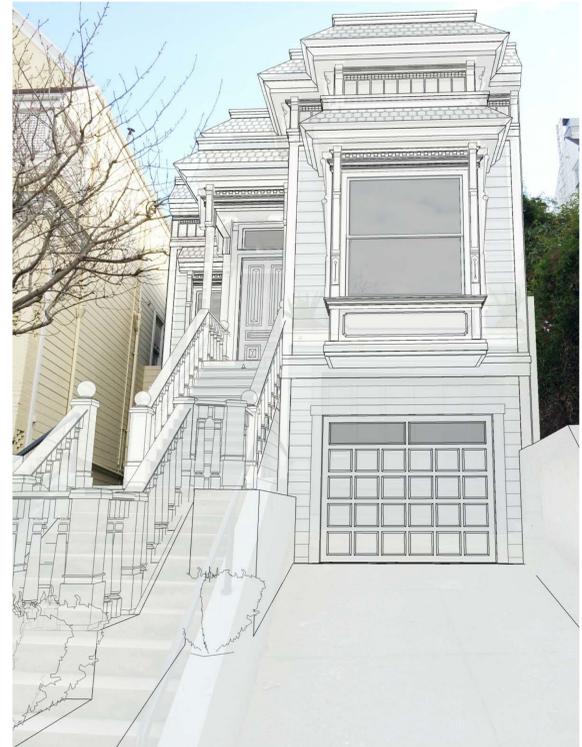
PHOTO FROM FRONT 4



3D VIEW NORTHWEST 3



3D VIEW FROM NORTHEAST 2



3D VIEW FROM FRONT 1

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Sheet Title
3D VIEWS

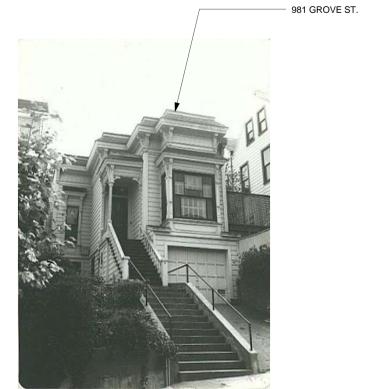
Scale
12" = 1'-0"

Sheet No.



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DATE



JUNIOR LEAGUE SURVEY PHOTO 1975 ④

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PHOTO ARRAY - REAR VIEW ③



PHOTO ARRAY - OPPOSITE SIDE OF STREET ②



PHOTO ARRAY - SAME SIDE OF STREET ①

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Sheet Title
EXISTING PHOTOS

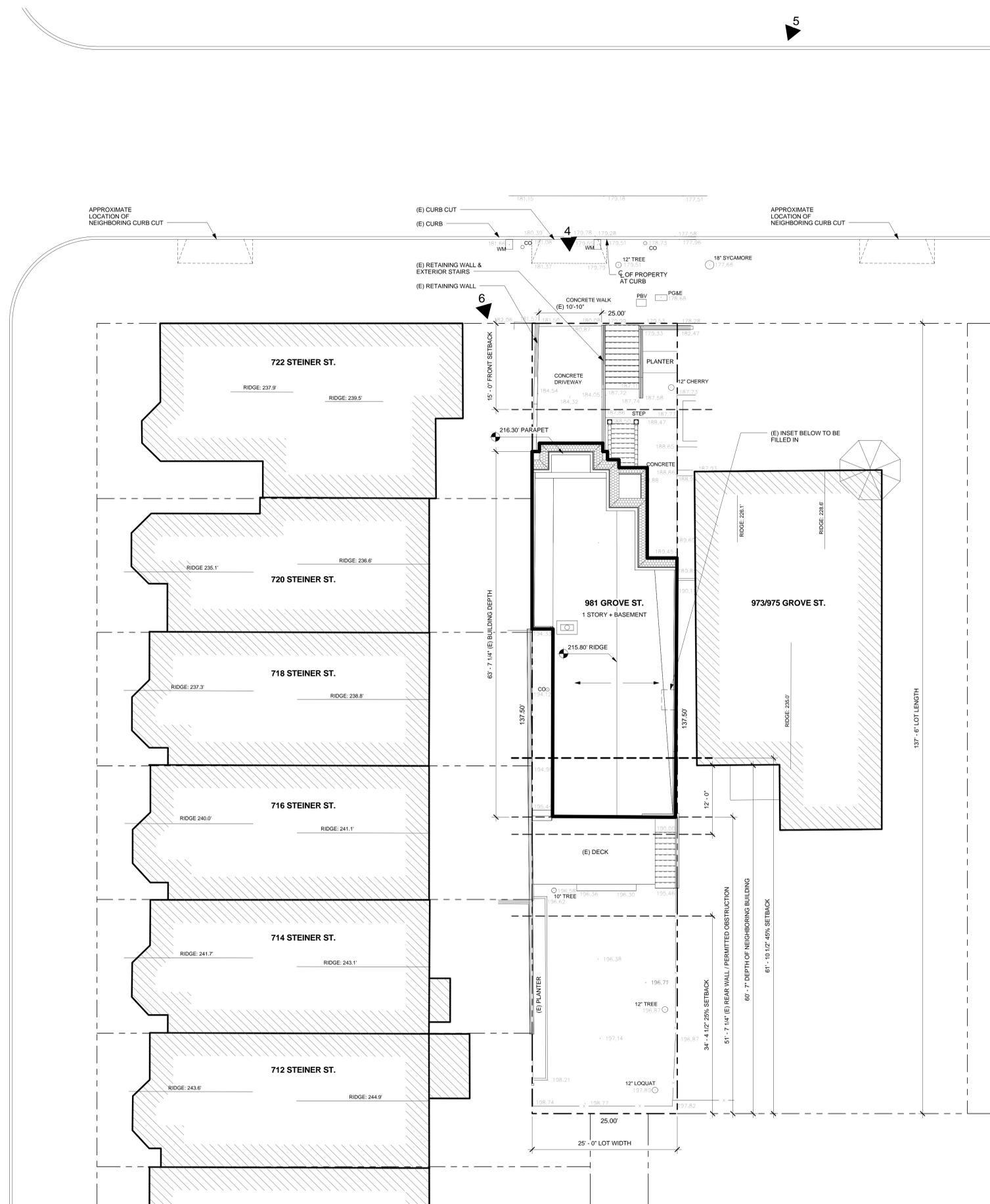
Scale
1/2" = 1'-0"

Sheet No.



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LEGEND - SITE PLAN

1
3D VIEW LOCATION OR PHOTO LOCATION, SEE A1.03



EXISTING SITE PLAN ①
1/8" = 1'-0"

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Author: _____ Checker: _____

Sheet Title
EXISTING SITE PLAN

Scale
As indicated

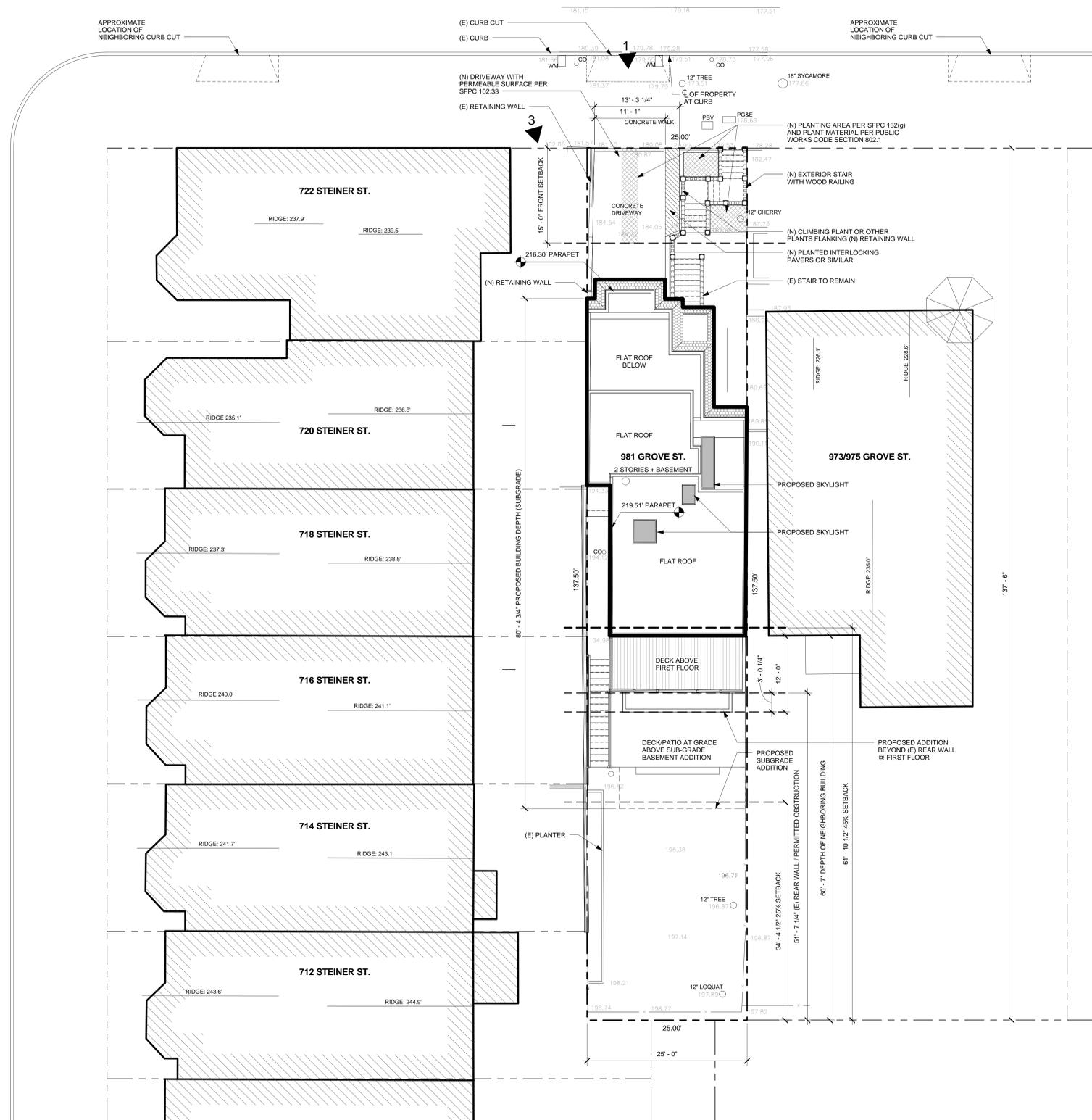
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A1.01



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LEGEND - SITE PLAN

1
3D VIEW LOCATION OR PHOTO LOCATION. SEE A1.03

PROPOSED SITE PLAN 1
1/8" = 1'-0"

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Sheet Title
PROPOSED SITE PLAN

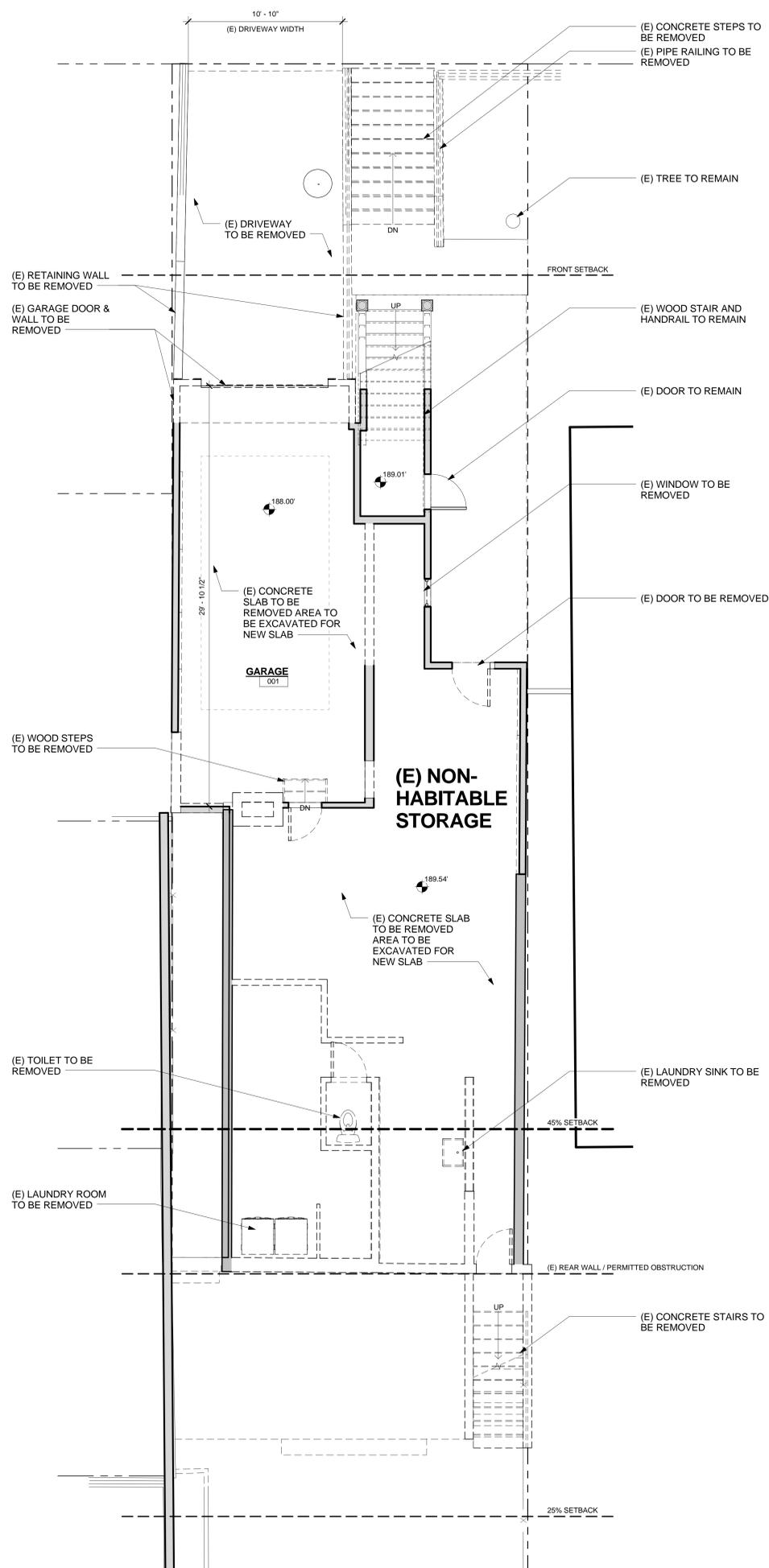
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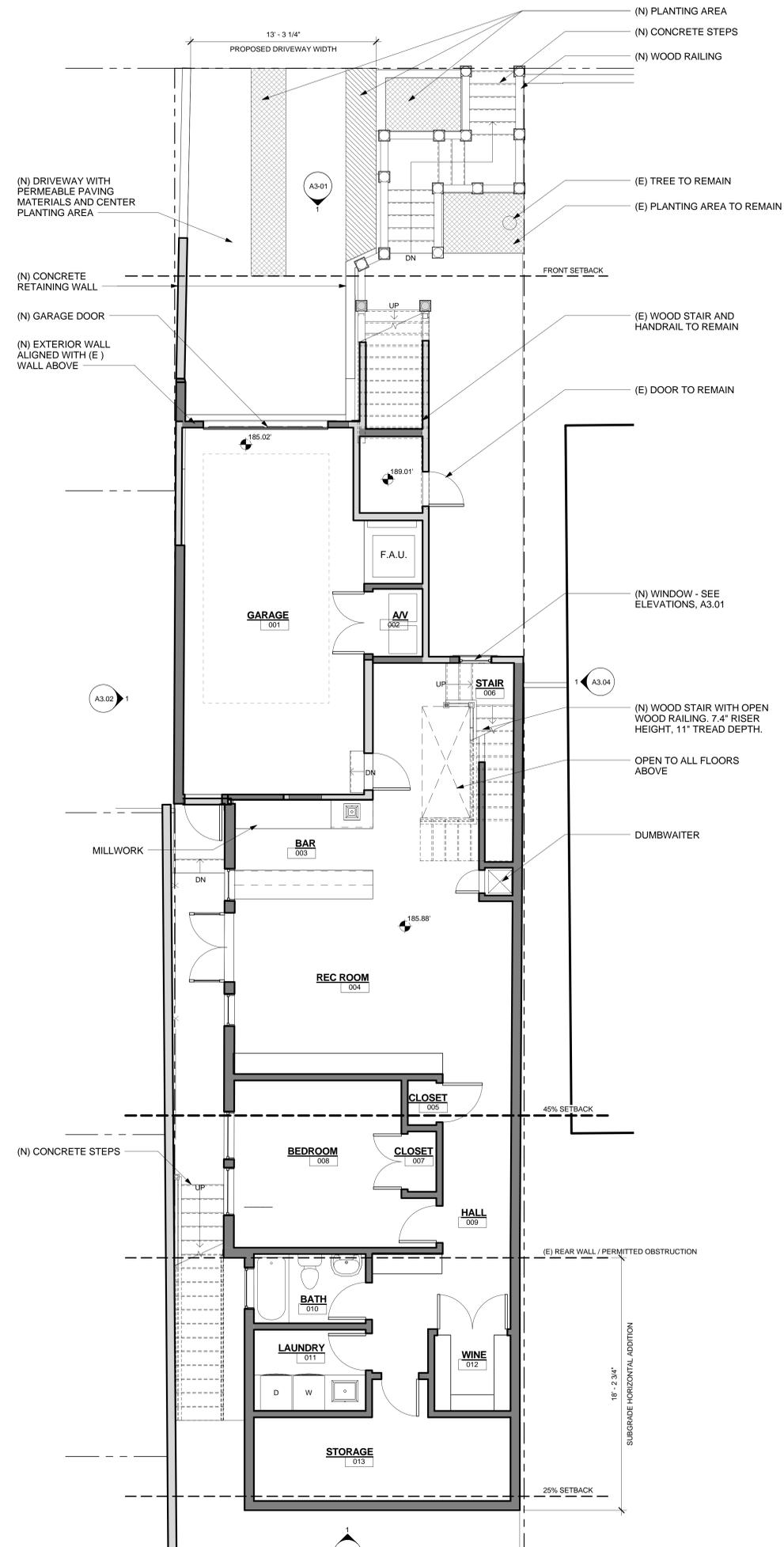


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DEMOLITION FLOOR PLAN - BASEMENT ②
1/4" = 1'-0"



(N) BASEMENT LEVEL ①
1/4" = 1'-0"

LEGEND - DEMOLITION	
	(E) FLOOR TO BE REMOVED
	(E) PARTITION TO BE REMOVED
	(E) TO BE REMOVED
	(E) PARTITION TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) WINDOW TO BE REMOVED
	(E) WINDOW TO REMAIN

LEGEND - NEW CONSTRUCTION	
	ABOVE OR BELOW
	(E) PARTITION TO REMAIN
	(N) PARTITION
	(E) DOOR TO REMAIN
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW

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Sheet Title
BASEMENT FLOOR PLANS

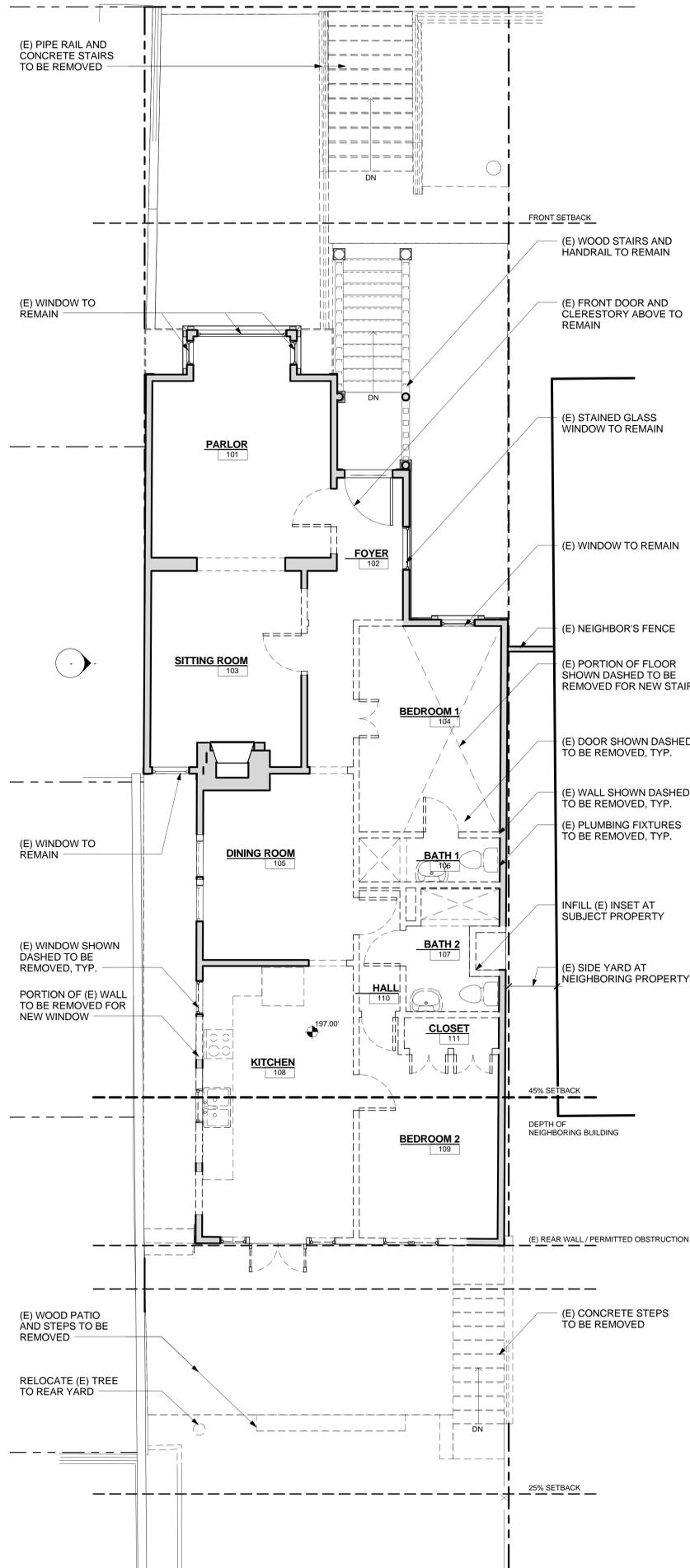
Scale
1/4" = 1'-0"

Sheet No.

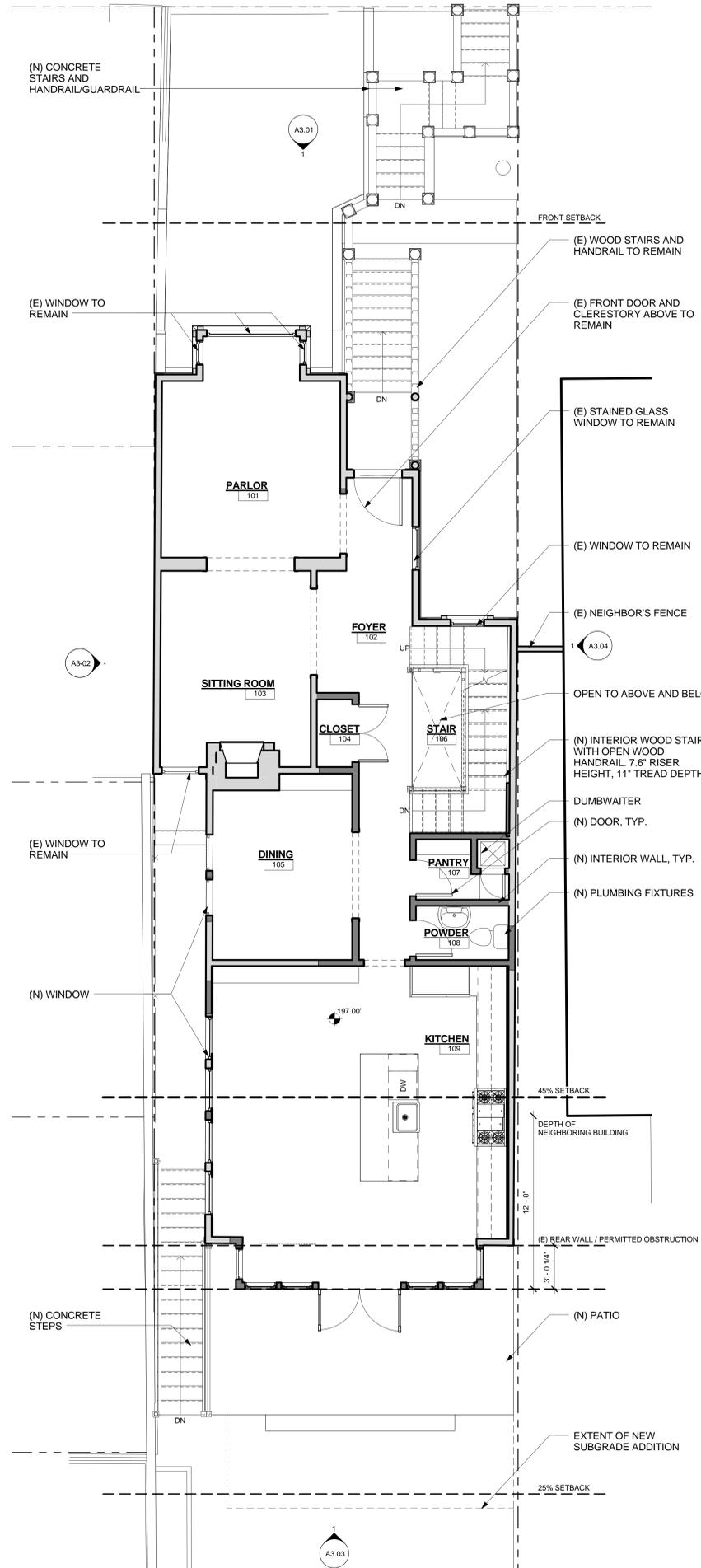


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DEMOLITION FLOOR PLAN - FIRST FLOOR ②
1/4" = 1'-0"



FLOOR PLAN - FIRST FLOOR ①
1/4" = 1'-0"

LEGEND - DEMOLITION

- (E) FLOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) TO BE REMOVED
- (E) PARTITION TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

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Sheet Title
FIRST FLOOR PLANS

Scale
1/4" = 1'-0"

Sheet No.

A2.02



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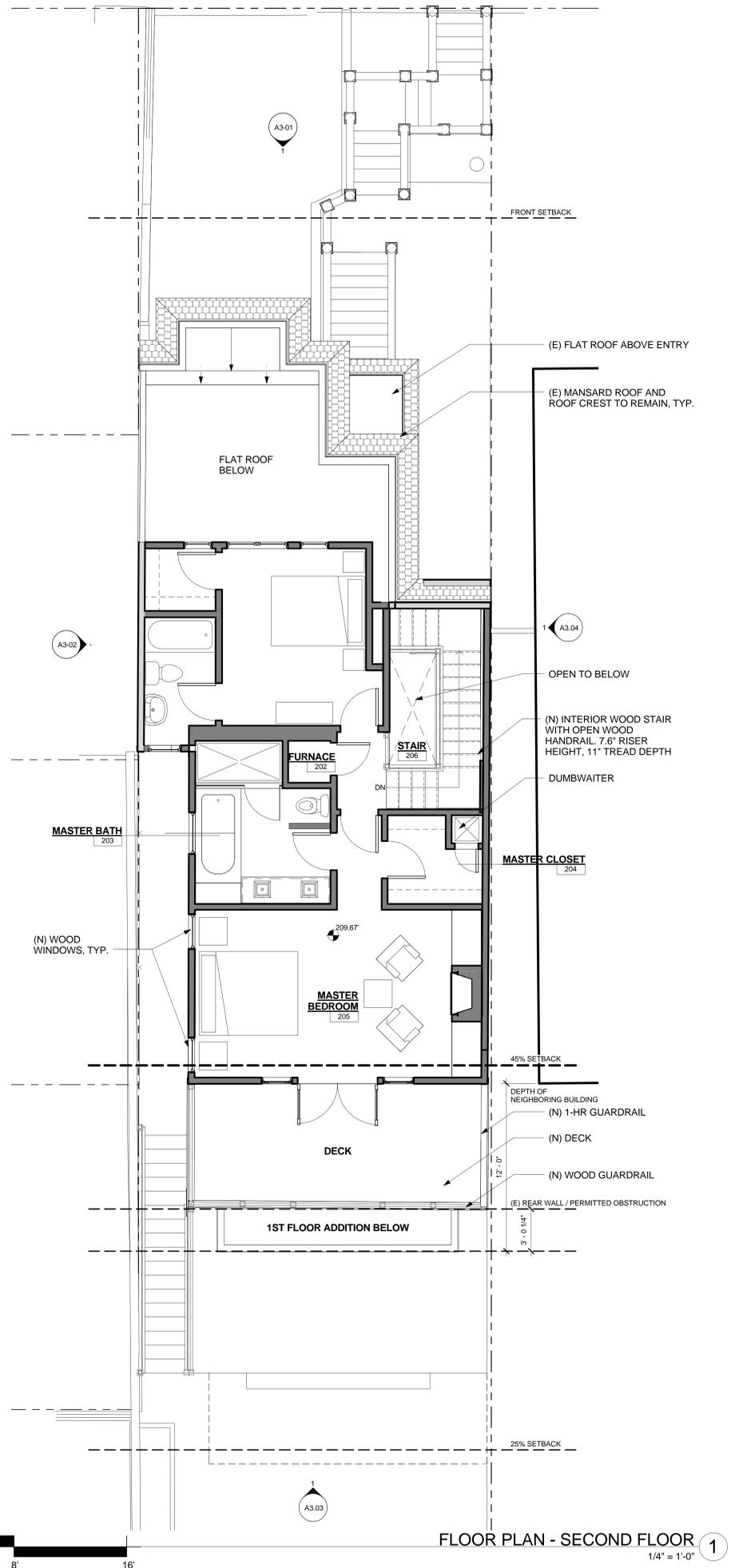
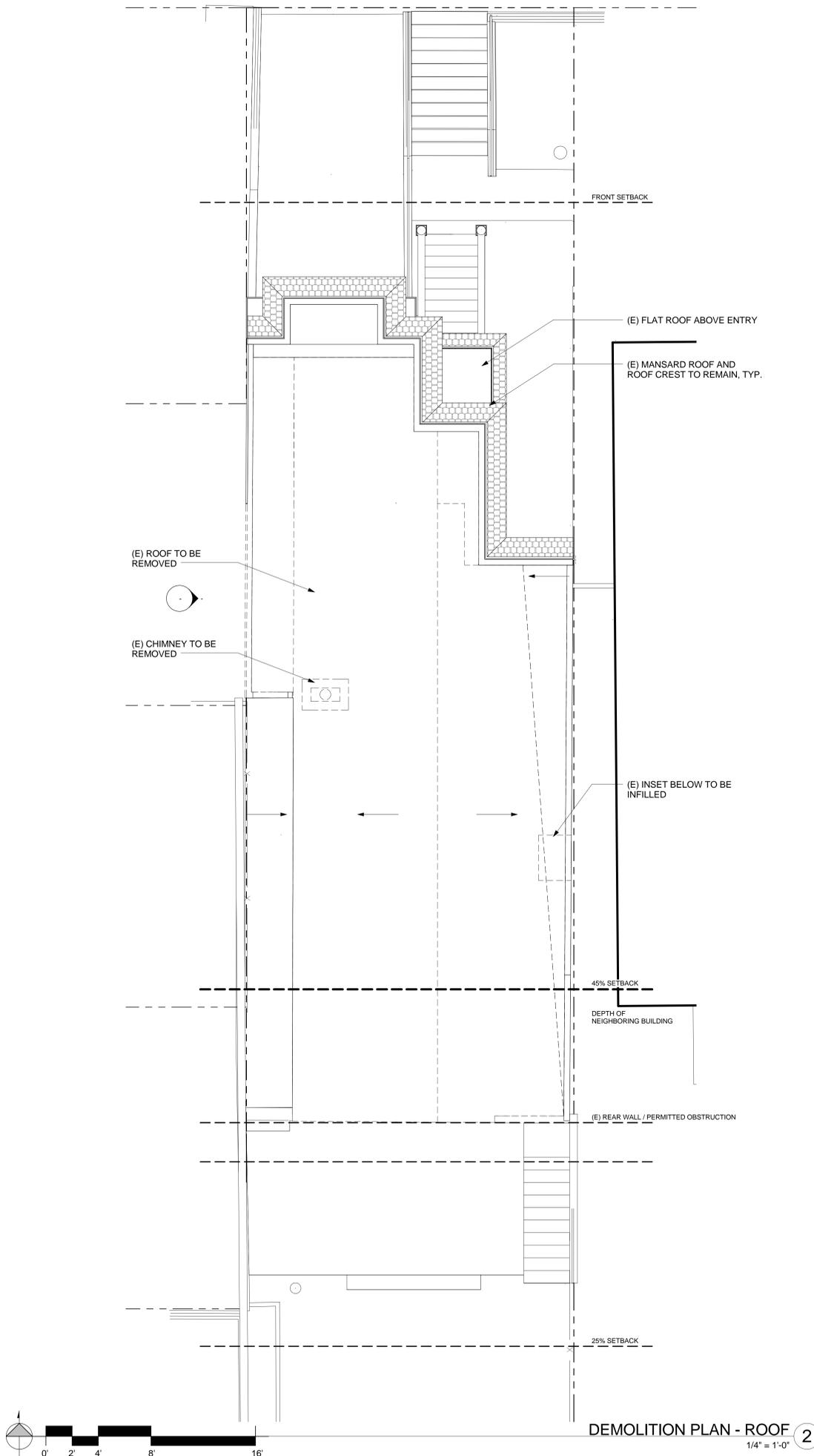
Drawn By: CS Checked By: PL

Sheet Title
SECOND FLOOR PLANS

Scale
1/4" = 1'-0"

Sheet No.

A2.03



LEGEND - DEMOLITION

	(E) FLOOR TO BE REMOVED
	(E) PARTITION TO BE REMOVED
	(E) TO BE REMOVED
	(E) PARTITION TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) WINDOW TO BE REMOVED
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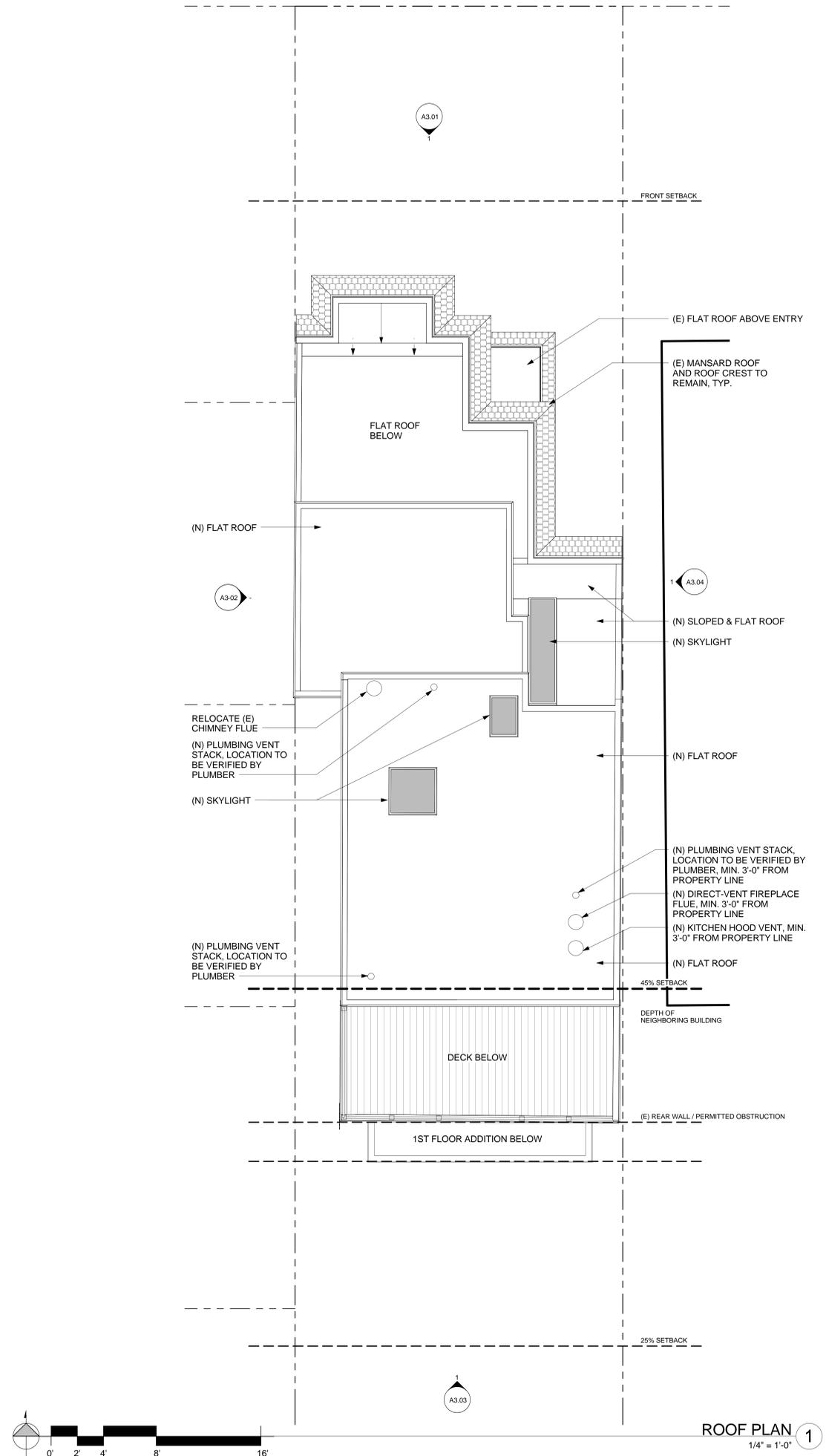
LEGEND - NEW CONSTRUCTION

	ABOVE OR BELOW
	(E) PARTITION TO REMAIN
	(N) PARTITION
	(E) DOOR TO REMAIN
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW



Revision No. _____ DATE _____

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LEGEND - NEW CONSTRUCTION	
---	ABOVE OR BELOW
▬	(E) PARTITION TO REMAIN
▬	(N) PARTITION
⌋	(E) DOOR TO REMAIN
⌋	(N) DOOR
▬	(E) WINDOW TO REMAIN
▬	(N) WINDOW

ROOF PLAN 1
1/4" = 1'-0"

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Sheet Title
ROOF PLAN

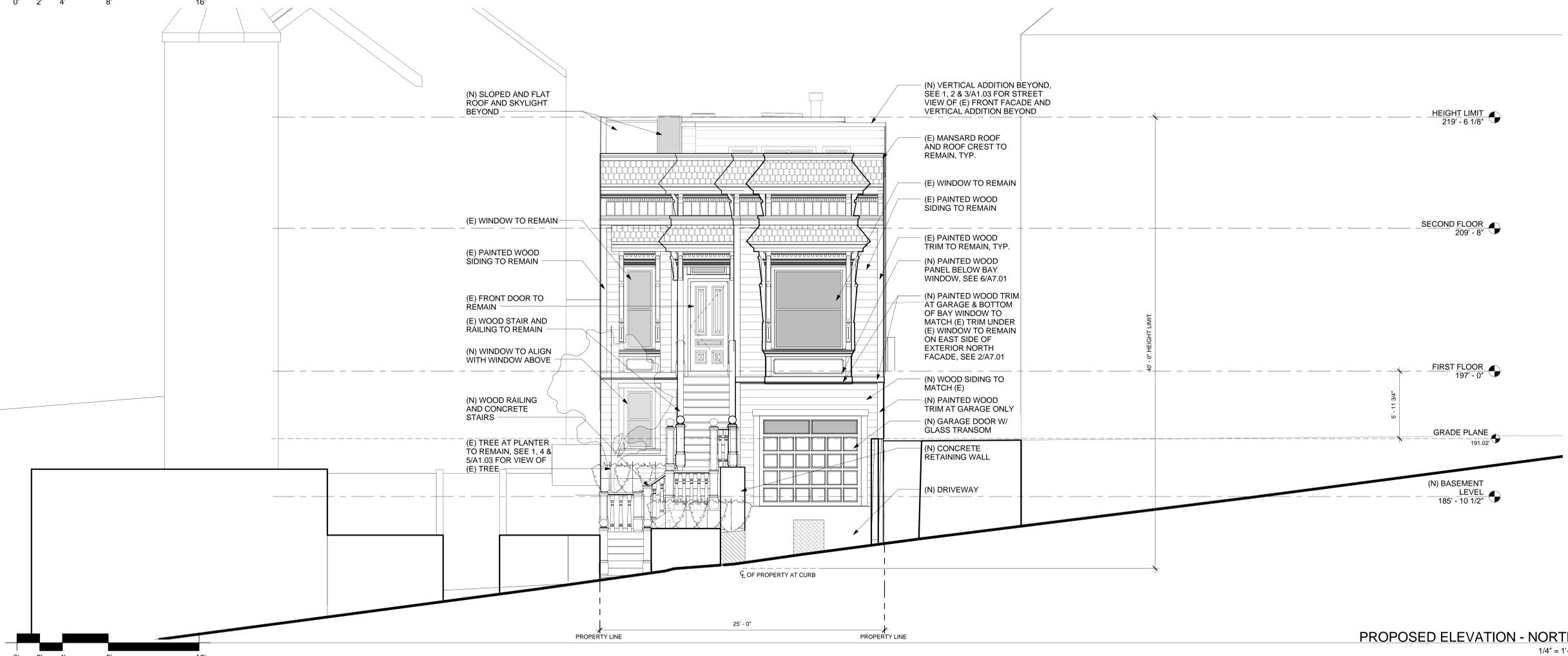
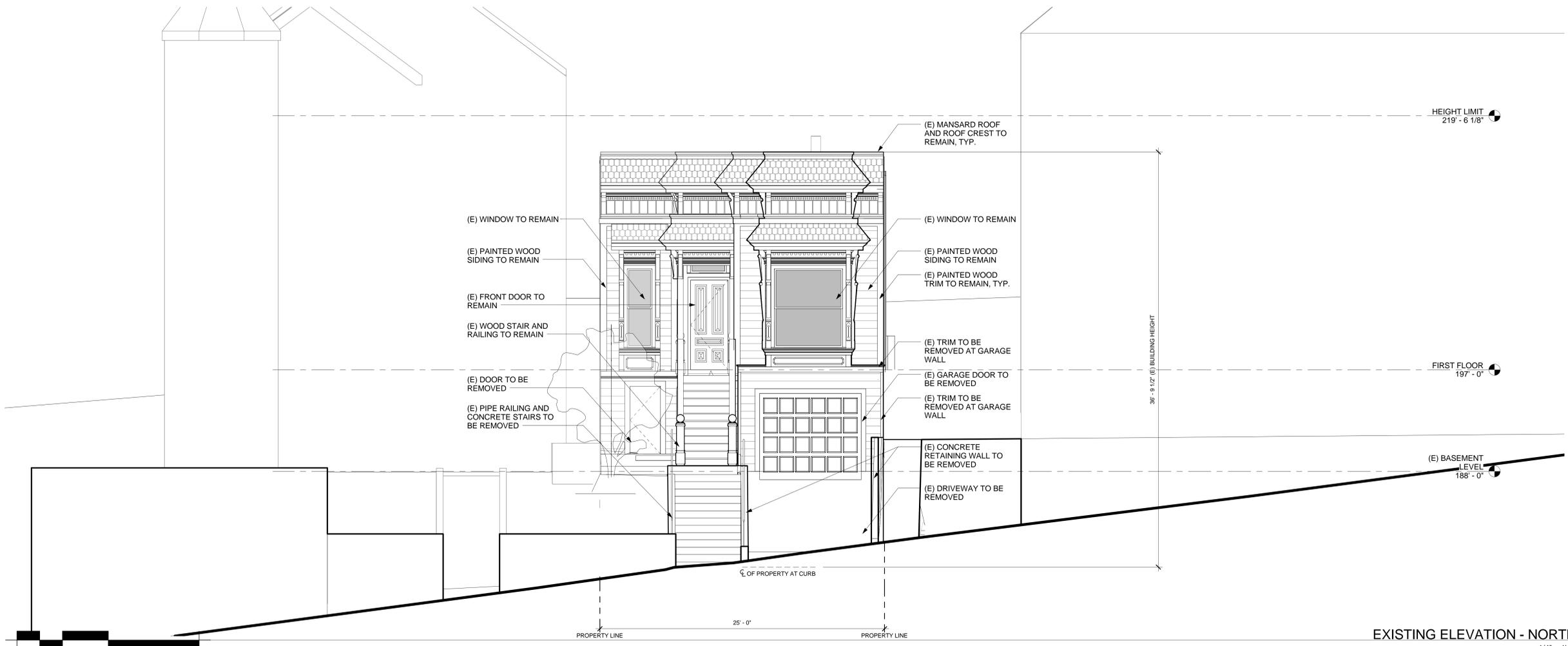
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1/4" = 1'-0"

Sheet No.
A2.04



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Sheet Title
NORTH ELEVATIONS

Scale
1/4" = 1'-0"

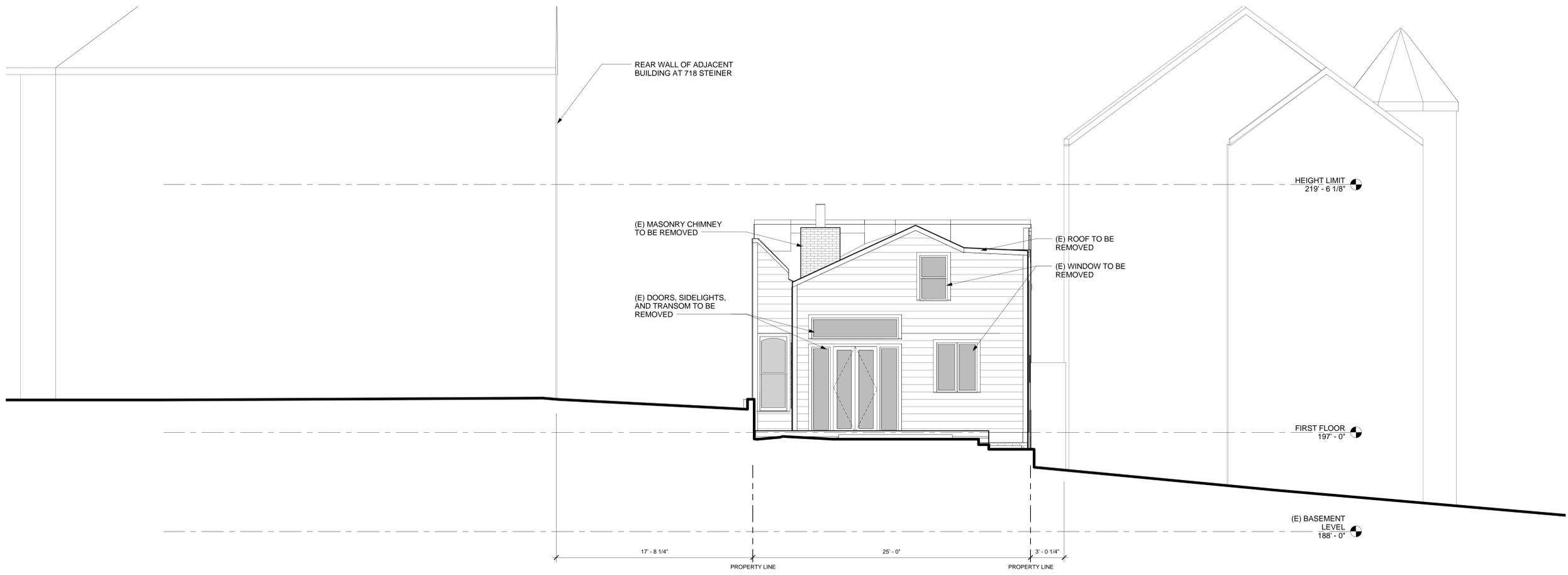
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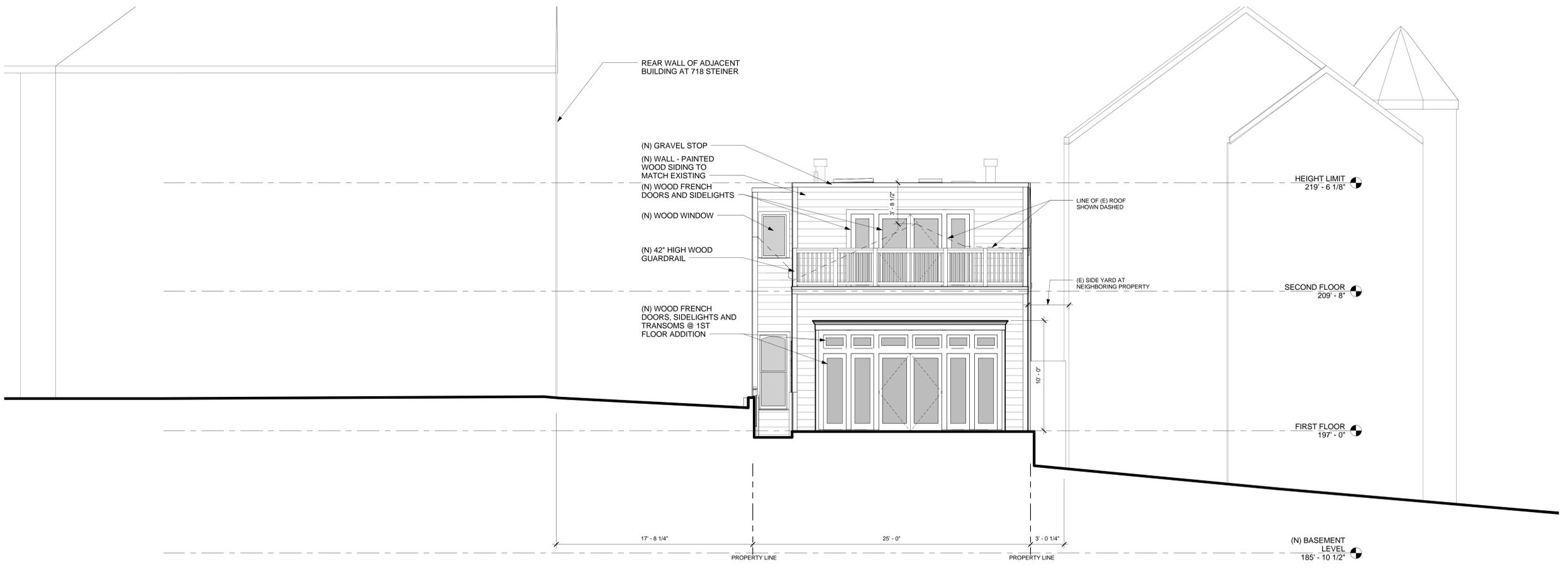


Revision No. _____ DATE _____

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EXISTING ELEVATION - SOUTH 2
1/4" = 1'-0"



PROPOSED ELEVATION - SOUTH 1
1/4" = 1'-0"

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981 GROVE ST.

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Sheet Title
SOUTH ELEVATIONS

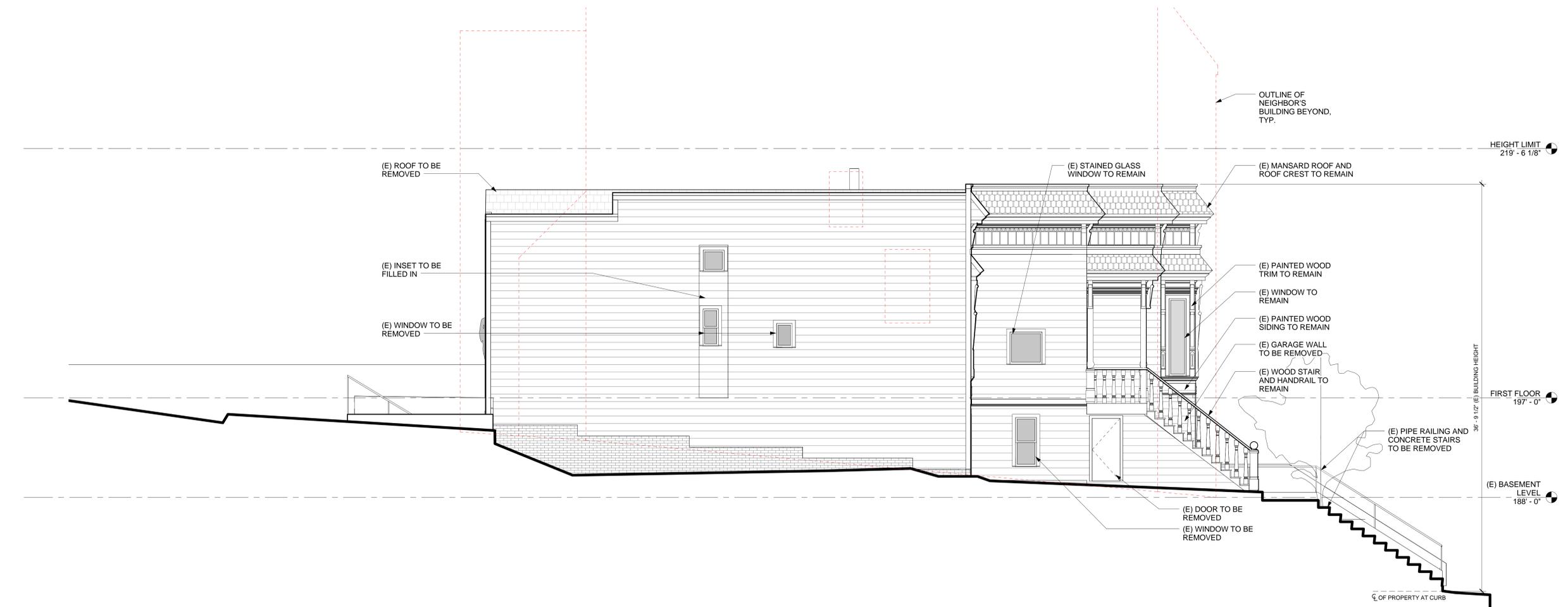
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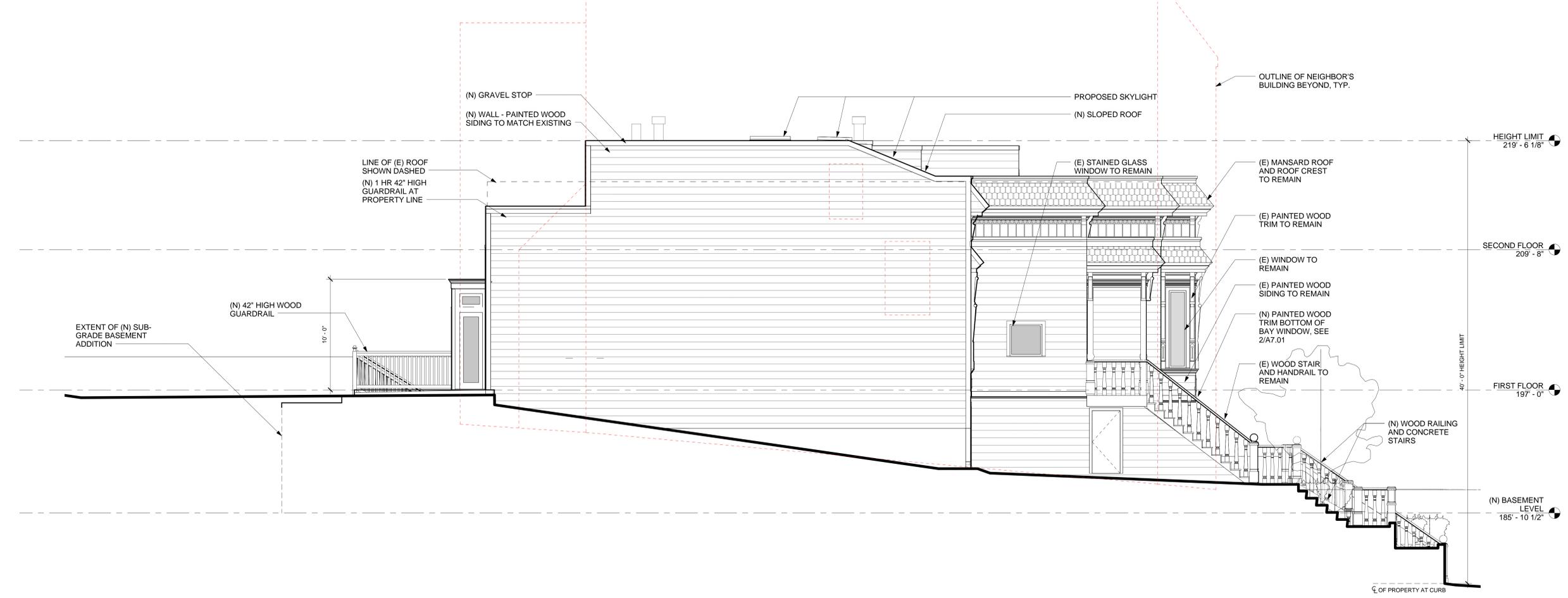


Revision No. DATE

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EXISTING ELEVATION - EAST ②
1/4" = 1'-0"



PROPOSED ELEVATION - EAST ①
1/4" = 1'-0"

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Drawn By: CS
Checked By: PL

Sheet Title
EAST ELEVATIONS

Scale
1/4" = 1'-0"

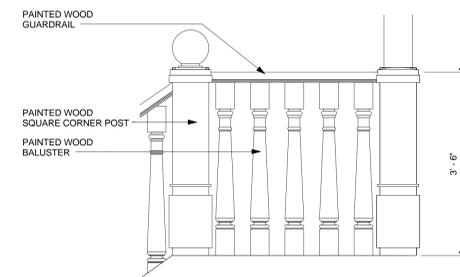
Sheet No.

A3.04

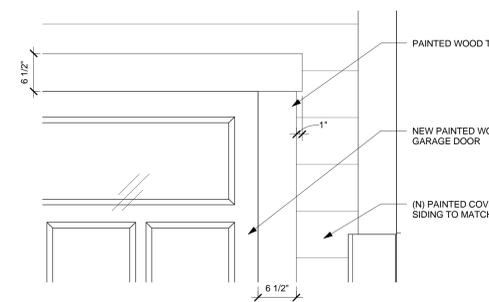


Revision No. _____ DATE _____

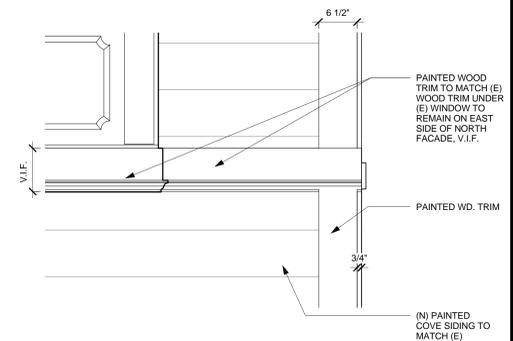
Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. The drawings and their design content are the sole property of William Duff Architects and may not be reused or reproduced in any manner without our express written consent.



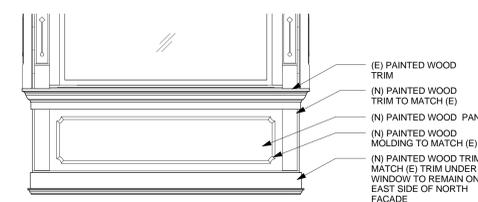
ELEVATION OF NEW WOOD RAILING 8
3/4" = 1'-0"



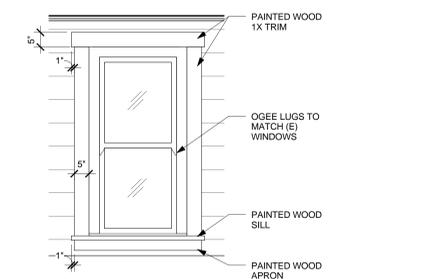
DETAIL OF GARAGE DOOR TRIM 7
1" = 1'-0"



DETAIL OF NEW GARAGE TRIM 2
1" = 1'-0"



DETAIL OF NEW PANEL @ BAY WINDOW 6
1/2" = 1'-0"



ELEVATION OF NEW WINDOW 1
1/2" = 1'-0"

Job Title
981 GROVE ST.

Job Address
981 Grove Street,
San Francisco, CA 94117

Date
2014.03.25

Issued For
**CERTIFICATE OF
APPROPRIATENESS**
Job No.
13008

Drawn By: CS Checked By: PL

Sheet Title
C OF A DETAILS

Scale
As indicated

Sheet No.