



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

HEARING DATE JUNE 10, 2010

Date: June 3, 2010
Case No.: **2010.0126D**
Project Address: **60 NORMANDIE TERRACE**
Permit Application: 2007.04.05.8176
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 0960 / 001H
Project Sponsor: Ravi Kaza
c/o Daniel Frattin
Reuben and Junius, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Glenn Cabreros 415-558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve project as proposed.**

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PROJECT DESCRIPTION

The proposal is for a major alteration of the existing single-family residence to include re-cladding all exterior facades, a side horizontal addition at the south elevation and interior alterations including excavation for additional basement space. Under Planning Code Section 317, the amount of work proposed under the alteration permit application is tantamount to a demolition. As such, the project sponsor has submitted a Planning Department demolition application, filed under Mandatory Discretionary Review Case No. 2006.0995D.

SITE DESCRIPTION AND PRESENT USE

The subject property contains a four-story-over-basement, single-family residence on an approximately 43-foot wide by 88-foot deep lot with an area of 3,784 square feet. The subject lot, and all lots on the eastern side of Normandie Terrace, slope steeply downhill toward Scott Street. The subject property is located at the northeast corner of Normandie Terrace (cul-de-sac) between Broadway and Vallejo Streets in the Cow Hollow/Pacific Heights Neighborhood. The property is situated approximately 30 feet above Vallejo Street on top of a retaining wall.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by large, single-family residences. The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow/Pacific Heights. The land bounded by Vallejo, Scott, Broadway and Divisadero Streets remained undeveloped until 1936 when the block was subdivided and sold to various individuals. The retaining wall and terrace stairs that lead down to Vallejo Street from the north end of Normandie Terrace were constructed by the City in the same year. The twelve structures along the cul-de-sac were constructed between 1937 and 1941, while the remaining homes on the block were completed by 1950.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 31, 2010	May 28, 2010	13 days
Mailed Notice	10 days	May 31, 2010	May 27, 2010	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the block or directly across the street		25 (including individuals along Normandie Terrace, Scott and Vallejo Streets, and Pacific Avenue)	
Neighborhood groups		Cow Hollow Association	

DR REQUESTOR

Stephen Williams – legal counsel for property owners directly adjacent to the south, east and directly across Normandie Terrace and Vallejo Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestor (Requestor) is concerned that the design, mass and height of the project are not consistent with the Planning Code, the *Residential Design Guidelines* and the *Cow Hollow Design Guidelines*. The Requestor is also concerned that the project is a demolition under the Building Code and Planning Code. The Requestor's proposed alternatives include maintaining the traditional façades and elimination/modification of the proposed side horizontal addition at the south façade. See attached DR application.

PROJECT ANALYSIS

Design, Massing and Height

The proposed project complies with both the *Residential Design Guidelines* and the *Cow Hollow Design Guidelines*. Specifically, the project features that comply with the applicable guidelines are:

- The three-story scale and height, which matches the primarily three-story scale of the buildings on the block;
- The rectangular form and simple massing, which compliments the spare, rectilinear forms of the historic buildings in the vicinity;
- The contemporary translation of traditional building forms and materials found on the block such as the articulation and hierarchy of floor levels, the projecting cornice, the framed window and door openings, the divided-light windows, and the use of limestone (masonry) cladding; and,
- The use of restrained architectural ornamentation, which is in keeping with the subtle ornamentation used on buildings in the immediate vicinity.

Architectural details are addressed by the *Residential Design Guidelines*, which advise that the placement and scale of architectural details should be compatible with the building and the surrounding area. Per pages 43-44 of the *Residential Design Guidelines*:

In designing a building's façade, use architectural details with understanding and restraint, and with consideration for the visual character of the neighborhood. The use of decorative brackets, eaves, dentils, cornices, columns and capitals for example, should come from an awareness of the evolution of such building elements and of their original structural function: columns hold up buildings, brackets support overhangs, etc. Do not use detail that makes the building stand out as excessively plain or overly decorated, or that results in building facades designed as replicas of historic buildings.

Furthermore the project complies with the specific *Cow Hollow Design Guidelines* that require rear facades and visible sides of a building to be finished with high-quality exterior materials.

With regard to the Requestor's concern as to the project's height, the project does not propose a change of height to the existing building. The existing building was originally constructed above the current height limit. As such, the massing of the upper portions of the building (that are considered legal noncomplying structures) are being retained; however the upper portions, including the entire existing structure, are proposed to be re-clad with new exterior materials. The new side horizontal addition complies with the current height limit. Other alterations, including the chimney and wind screen at the upper rear deck, are exempted features from the height limit and are allowed to extend up to ten feet above the height limit.

Demolition

The project proposes work under an alteration permit application (deemed an alteration project by the Department of Building Inspection). Additional discussion with regard to "demolition" as defined by the Building Code is not analyzed as part of the DR request, as the Building Code is not under the purview of the Planning Department or its Commission. Nonetheless and to address the Requestor's

concerns, Planning staff has confirmed with Department of Building Inspection staff that review of the proposed work is appropriately filed under an alteration permit application.

While Planning Code Section 317 specifically defines residential demolition as any work for which the Department of Building Inspection determines that an application for a demolition permit is required, Section 317 further defines and establishes criteria for projects that are major alterations. Under Planning Code Section 317, the proposed alteration project at the subject property is considered to be equal to a demolition of a residential building. Therefore, per the requirements of Section 317, the project sponsor has submitted a Planning Department Residential Demolition Application under Case No. 2006.0995D. Due to the value of the property per specific criteria in Section 317, Case No. 2006.0995D is exempt from a Mandatory Planning Commission hearing.

ENVIRONMENTAL REVIEW

Under Case No. 2006.0995E, the Department has determined that the proposed project is exempted/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 and 15303 (Class 1 and 3). A Certificate of Determination Exemption from Environmental Review was issued by the Planning Department on June 1, 2010.

Historic Resource Evaluation Response

The subject building was found not to be an historical resource. The original building was constructed in 1938 and designed by Frederick Confer in the Bay Area Moderne-style. The building was characterized by a prominent vertical expression (of materials) and a minimal amount of trim. The building has been altered several times over the years, including roof top additions in 1941 and 1967. In 2001, the building exterior was redesigned to its current condition in the Renaissance Revival style. The building neither appears eligible as an individual resource nor as a contributing resource in an historic district due to the accumulated effect of various alterations to the building. (*Historical Resource Evaluation Response*, March 29, 2010, pages 2-3.)

RESIDENTIAL DESIGN TEAM REVIEW

The request for Discretionary Review was reviewed by the Department's Residential Design Team (RDT). The RDT supports the project as proposed. The RDT's comments include:

- The RDT does not find the project or DR request to be exceptional or extraordinary. While the project proposes a contemporary/modern style, the selection and use of high-quality exterior materials and the overall fenestration (window) pattern would not adversely affect the existing neighborhood character.
- As the rear façade does not face directly onto a public right-of-way and due to the steep topography, the rear façade would not impact the immediate neighborhood character as experienced from the street/pedestrian level. From a broader neighborhood context, the amount of glazing and use of high-quality, finished exterior materials at the rear façade is characteristic of other residences along Normandie Terrace and in Cow Hollow/Pacific Heights in general.

Under the Planning Department's DR Reform Policy (proposed 2009-2010), this project would not be referred to the Planning Commission as this project does not meet the threshold of exceptional or extraordinary.

BASIS FOR RECOMMENDATION

The Department believes the project does not have exceptional or extraordinary circumstances for the following reasons:

- The project's massing, architectural detailing and use of high-quality exterior materials complies with the *Residential Design Guidelines* and the *Cow Hollow Design Guidelines*. The project would not adversely impact the existing neighborhood character.
- The project proposed under the alteration permit application as determined by the Department of Building Inspection was reviewed per Section 317 of the Planning Code. Under Section 317, the major alteration is equal to a residential demolition as defined by the Planning Code. As such, the project was reviewed per the criteria of Section 317. The required Planning Department Demolition Application is on file under Case No. 2006.0995D

RECOMMENDATION: Do not take DR and approve project as proposed.

Cow Hollow Neighborhood Design Review Checklist

NEIGHBORHOOD CHARACTER

QUESTION	
The block-face character is: (check one)	
Clearly defined	
Complex	
Mixed	X

SITING

QUESTION	YES	NO	N/A
Location (pages 21-25)			
Does the building respect the topography of the site?	X		
Does the position of the building on the block relate to other buildings and significant urban features?	X		
Front Setback (pages 25-28)			
Does the building respect the pattern of building setbacks?	X		
Rear Yards (pages 28-29)			
Does the building respect rear yard patterns and the mid-block open space?	X		
Side Spacing (pages 30-31)			
Does the building respect the pattern of side-spacing between buildings?			X
Does the building incorporate "good neighbor" gestures?	X		

BUILDING ENVELOPE

QUESTION	YES	NO	N/A
Roofline (pages 32-33)			
Is the building's roofline compatible with the pattern of rooflines on the block-face?	X		
Volume and Mass (pages 34-36)			
Is the building's volume and mass compatible with that of the surrounding buildings?	X		

SCALE

QUESTION	YES	NO	N/A
Dimensions and Proportions (page 37-39)			
Are the building's dimensions (length, width and height) compatible with neighboring buildings?	X		
Are the building's overall vertical and horizontal proportions compatible with the patterns along the block-face?	X		

TEXTURE AND DETAILING

QUESTION	YES	NO	N/A
Exterior materials (pages 40-41)			
Do the building's materials complement those used in the surrounding area?	X		
Are finish materials used on all exposed facades of the building?	X		
Ornamentation (pages 42-43)			
Does the building respect the amount and level of detail and ornamentation on surrounding buildings?	X		

OPENINGS

QUESTION	YES	NO	N/A
Entryways (pages 44-45)			
Does the building respect the pattern of entryways along the block-face?	X		
Is the building's entry compatible in size, placement and details with surrounding buildings?	X		
Windows (pages 45-46)			
Are the building's windows compatible with the proportion, size and detailing of windows of adjacent buildings?	X		
Garage Doors (pages 46-47)			
Is the width of the garage door compatible with adjacent garage doors on the block-face?	X		
Does the proposed garage door complement the building's style and the design of the rest of the project?	X		

LANDSCAPING (page 48)

QUESTION	YES	NO	N/A
Is the area designated for landscaping in the front setback area of appropriate size and shape?			X

Attachments:

Parcel Map

Sanborn Map

Aerial Photographs

Zoning Map

DR Application

Section 311 Notice

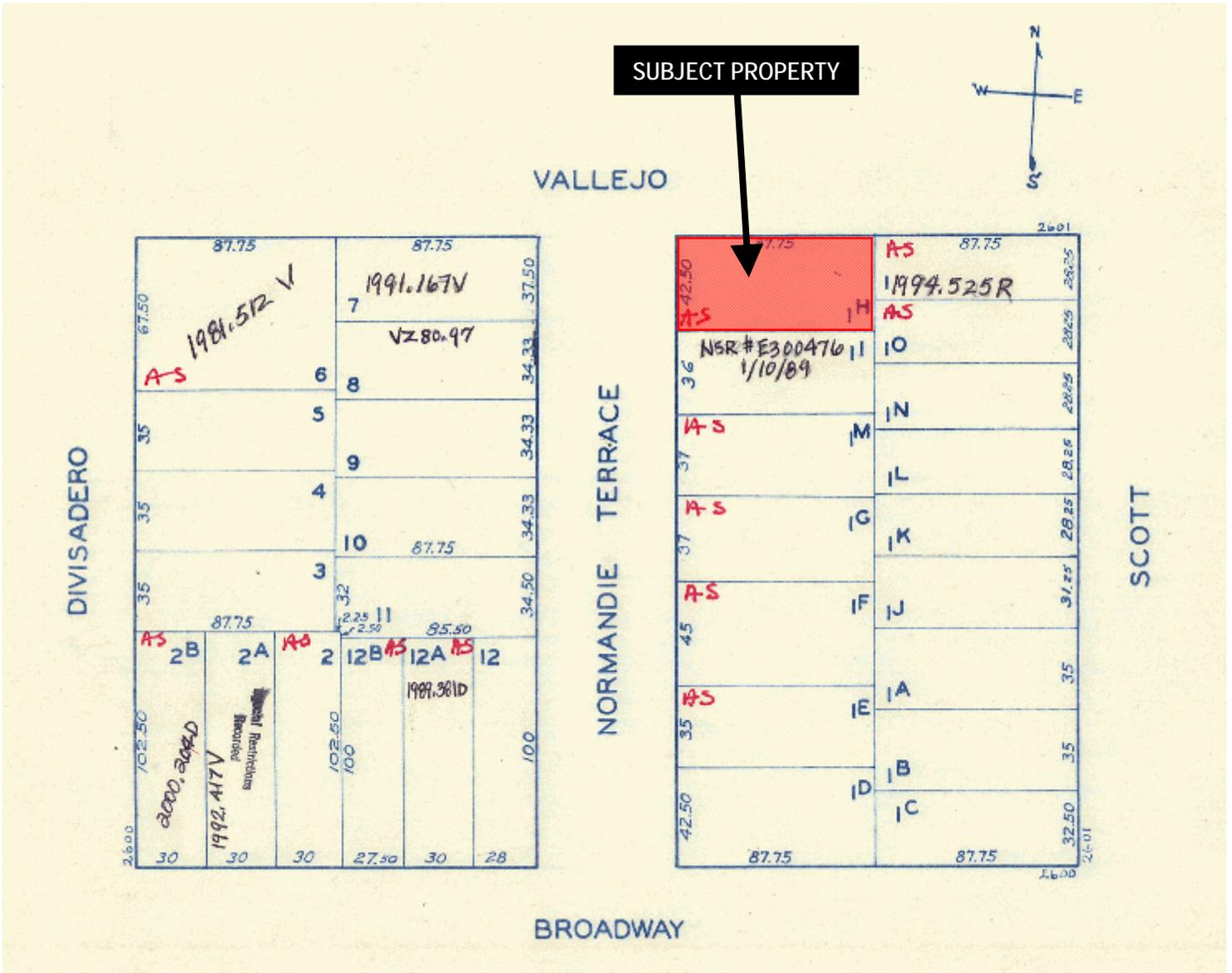
Categorical Exemption Certificate

Project Sponsor submittal:

3-D Rendering

Reduced Plans

Parcel Map



Discretionary Review Hearing
 June 10, 2010
 Case Number 2010.0126D
 60 Normandie Terrace



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
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60 Normandie Terrace

Aerial Photo 1

SUBJECT PROPERTY



Aerial Photo 2



SUBJECT PROPERTY



Aerial Photo 3



SUBJECT PROPERTY

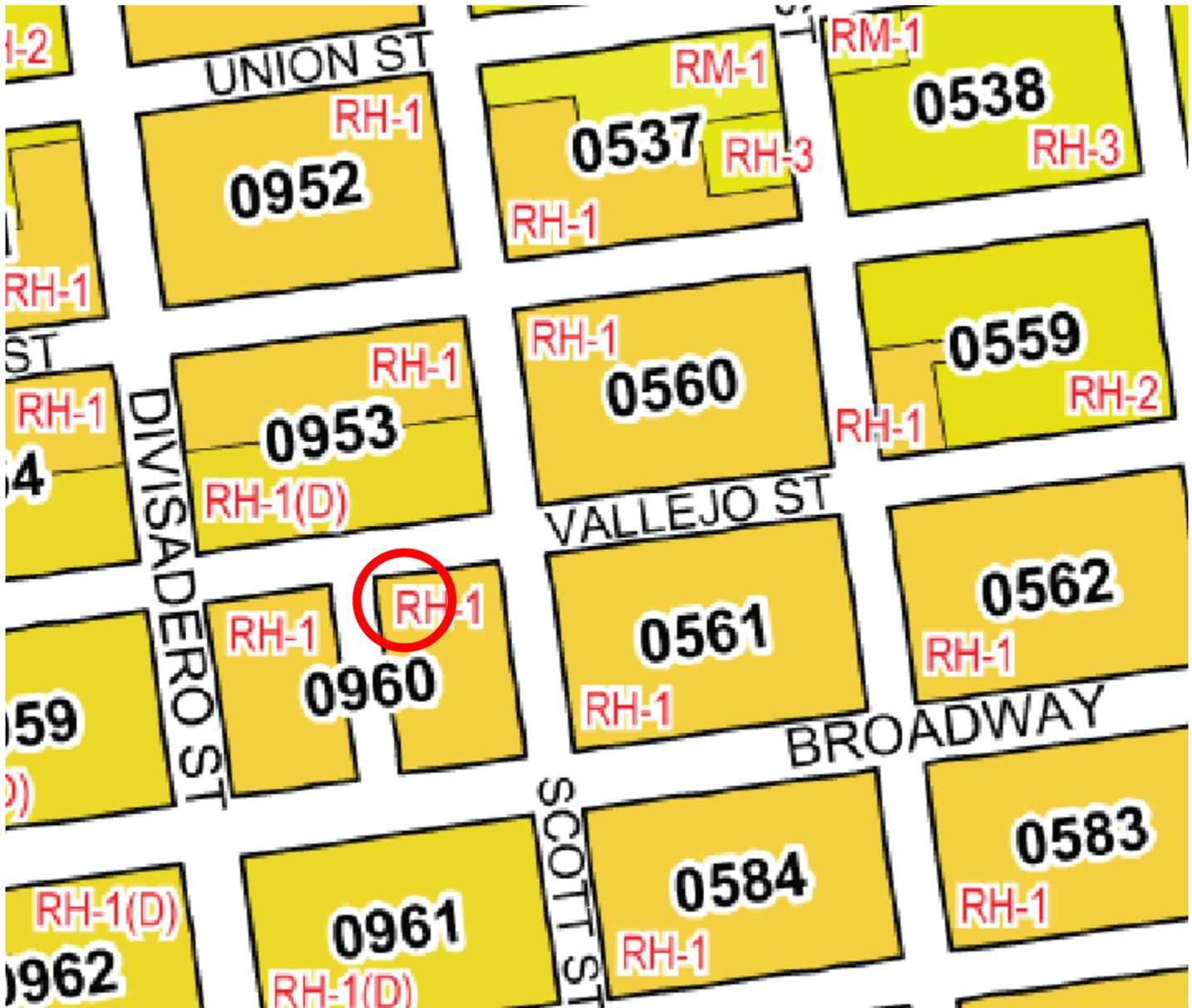


Aerial Photo 4

SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
June 10, 2010
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60 Normandie Terrace

RECEIVED

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FEB 19 2010

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Stephen Williams Telephone No : (415) 292-3656

D.R. Applicant's Address_ 1934 Divisadero Street
Number & Street (Apt. #)

San Francisco, CA 94115
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): (415) 292-3656
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name Neighbors of Normandie Terrace Telephone No : (415) 292-3656

Address: 1934 Divisadero Street
Number & Street (Apt. #)

San Francisco, CA 94115
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 60 Normandie Terrace

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: 60 Normandie Terrace LLC—Lewis Butler AIA-674-5554

Building Permit Application Number of the project for which you are requesting D.R.: 2007.04.05.8176(Alteration)

Where is your property located in relation to the permit applicant's property?
Directly adjacent to the south, east and directly across Normandie Terrace and Vallejo Street.

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? Not directly. The owner has never resided at the building and communicates only through his architect and lobbying firm.

2. Did you discuss the project with the Planning Department permit review planner? Yes.

3. Did you participate in outside mediation on this case? No

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.-- Numerous changes made to original proposal because original proposal was not legal and violated the Planning Code, Residential Design Guidelines and Cow Hollow Design Guidelines. The Planning staff requested numerous changes to the project because of these issues and some of the changes requested have been accomplished. Many of the changes requested have not been made or have not been fully embraced.

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B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

We are asking the Commission to take discretionary review in this instance because we believe that the design, mass and height of the proposed replacement structure is inconsistent with the Planning Code, the City's *Residential Design Guidelines* as well as the Cow Hollow Design Guidelines.

The project is a demolition. Therefore, it may not be reconstructed to almost 10 feet above the height limit. The height of the new building must comply with the Planning Code. Because the project is a demolition, once a non-complying structure is removed or demolished, it cannot be rebuilt even to the existing building envelope/volume. The Dept has responded with a lot of double talk that the project is an "alteration" and at the same time a "demolition" and it follows some of the procedures for each without any Code authority or reference.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

ALL the neighbors oppose this new building because of its stark and out of place design. Negative impacts include a startling appearance of a glass tower and any sense of proportionality in the exterior treatment of the building. It is inappropriate to build this overwhelming structure in an historic neighborhood and to clad the building in glass as if it were a downtown skyscraper and to add additional windows in the new floor of excavation creating the impression of a 6-7 story building on Vallejo and Scott Street. The building will stick out like a sore thumb. The new "modern" glass façades on Vallejo and Scott are not compatible with the neighborhood and the character of the existing buildings and will actively detract from the neighborhood character and historic context. The excavation to 30' is also inappropriate at the top of the hill and will re-direct the water table to the homes below.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

The traditional façades should be maintained to have some compatibility with the neighborhood. The residents of the neighborhood are offended by this design and stark modern façades. The expansion to the south is inappropriate and impacts the adjacent structure. The design should be further adjusted to be compatible with the neighborhood.

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit

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on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- x Check made payable to Planning Department (see current fee schedule).
- x Address list for nearby property owners, in label format, plus photocopy of labels.
Letter of authorization for representative/agent of D.R. applicant (if applicable).
- x Photocopy of this completed application.

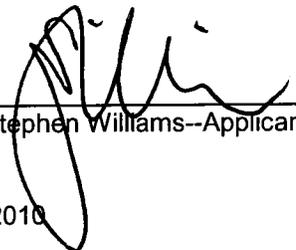
OPTIONAL:

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

File this objection in person at the Planning Information Center. If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed



Stephen Williams--Applicant

Date: February 19, 2010

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ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

PROPERTY ADDRESS: 60 Normandie Terrace
ASSESSOR'S PARCEL NO: Block 0960, Lot 001H
ZONING DISTRICT RH-1/40-X
APPLICATION NO. 2007.04.05.8176

B. DISCRETIONARY REVIEW REQUEST

1. Reasons for Requesting Discretionary Review

The Commission is urged to take Discretionary Review because this is an exceptional and extraordinary circumstance where the project is a demolition and no portion of the altered building is evident in the final design. However, the Dept is permitting the new building to be reconstructed in violation of the height limit in the Planning Code. This is further an exceptional and extraordinary circumstance in that the design, materials and massing of the proposed new structure are completely out of character with the architecture of the historic neighborhood, and clearly inconsistent with the City's Residential Design Guidelines and the Cow Hollow Guidelines. We further need the Commission's review because the Planning Department's own review and requirements for the project on this site have not been followed. Finally the excavation to up to 30' in depth will redirect the flow of water from the steep hill.

The design of this building on this site is paramount to the entire community it occupies THE most prominent position of any building for miles around. It can be seen for many miles. The Design Guidelines ask these questions—

Does the site draw attention to itself because of its topography or position on the block?

Will the project be competing for attention with neighboring structures?

Both of these questions must be answered with a resounding "YES" given the site.

DEMOLITION

The Department has now determined the project is a demolition of this architecturally significant building The inclusion of this building in the 1976 Citywide Survey by the Planning Department and its "3" rating places it in the top 2 percent of the city's architecturally significant buildings. Obviously the value of the building is well beyond the threshold permitted for demolition. However, the context of demolishing a building in this historic neighborhood and rebuilding it as a mostly glass clad monolith is startling and cannot be justified. Now that the true nature of this project has been revealed, we

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believe that much more extensive environmental review is needed to justify what will be the first demolition in this neighborhood in at least 50 years or more.

There has been no public notice of the demolition permit—which is mandatory. The Department and the developer have known that a demolition permit was needed for at least two years and public notice should have been given to the entire neighborhood. There are new families in the neighborhood who know nothing of this project and are adjacent to the site.

THE HEIGHT LIMIT ISSUES HAS NOT BEEN RESOLVED

Because the building is now acknowledged as being demolished, it must be re-built to the 30-35 absolute foot height limits. The Planner wrote a letter to the developer on August 17, 2007 and stated the Code requirement in that letter as follows:

“(o)nce a noncomplying structure is removed or demolished, it cannot be rebuilt even to the existing building envelope/volume.”

The Planner again wrote this same statement to the developer on July 10, 2008. The Dept then suddenly changed its mind and now says this is an alteration and a demolition at the same time. The building is currently a non-complying structure and exceeds the maximum height permissible under Planning Code Section 261 (b) (1) (B). Because the elevation of the rear yard is more than 20 feet lower than the elevation at Normandie Terrace the building may not exceed 30' feet in height at the front elevation.

Since the building is being voluntarily demolished, it may not be built back to the current height of 39 feet at the front façade (limit of 30) and the entire height of the new structure must be reduced to meet the Code absolute maximum of 35 feet. The developer may not demolish this building and then rebuild to the current height.

The proposed project still presents itself as nearly 60' feet tall on Vallejo Street. This is obviously a violation of the intent and spirit of the code section limiting heights to 30' feet in this RH-1(D) zoned neighborhood. Such a violation of the height limit flies in the face of the Code limit and the Department should not allow the topography of the site to create such an anomaly. It is not a “reasonable” result, given the height limits and the general prevailing heights in the neighborhood. A set-back and reduction in height to comply with the Code will help resolve this problem.

THE RESIDENTIAL DESIGN GUIDELINES AND THE COW HOLLOW GUIDELINES ARE STILL VIOLATED—THE DEPT REQUESTS ARE NOT MET

The Dept sent letters to the developer requesting changes to the project on August 17, 2007 and again on July 10, 2008. The requests made by the Dept have not been satisfied.

Scale and Overall Size—Violates the Height Limit

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The proposed building will have five occupied floors rising approximately 60-70 feet from the north side at Vallejo Street. This building will be profoundly out-of-scale with the adjacent neighboring houses and will dwarf some of the houses which comply with the mandatory 30-to-35 feet in height. Now that it is established that the building is being demolished, it must be brought into compliance with the height limit. The developer cannot have it both ways, he cannot demolish this building and reconstruct it far in excess of the height limit.

The Glass Exterior Has Not Been Removed as Requested

The most outlandish design feature of the new proposed building on Normandie Terrace is still present on this building—sky-scraper type glazing on the entire east side and at the top floor of the north side. Such a proposal violates many of the guiding design principals and Residential Design Guidelines and the Cow Hollow Guidelines.

In letters to the developer the Dept asked that the glazing be removed or at least broken up and asked that the window treatment be unified on the building and to match the neighborhood. The Planner wrote:

“Rear Façade. Although the rear façade does not face directly on a public right-of-way, the building corner created by the rear façade and Vallejo Street façade should provide a transition that does not create a disruptive element along the block face. (A similar treatment as at the corner of the Normandie Terrace façade or using stone cladding at the floorlines along the rear façade should be explored in addressing this requirement.)”

What happened? Why was the project sent out without compliance with this requirement? Even the Residential Design Team asked that this design issue be corrected in its review in August 2009. The Comment from the RDT was as follows:

“On the north (Vallejo Street) top floor, fill-in portions of the blank wall with glazing to match the adjacent window patterns”

The windows on that wall do not match the adjacent window patterns, one of the most important design guidelines in the RDG and in the CHDG. The Project is still visually disruptive and staff made it clear that the project was to be altered to comply with the mandatory design requirement that the new building “fit in” with the neighborhood. With the all glass east façade and nearly all glass north facade, this project still stands out like a sore thumb and looks loft-like or like an office tower.

Because this project is now a demolition, it may not be rebuilt back to the present height which violates the absolute height limit and zoning of the area. Further, the demolition permit may not issue without public notice required by the Code. The developer has not complied with the Notice of Planning Department Requirements sent by you in August 2007 and again in July 2008, and the building is still out of character and completely out of place in this neighborhood.

Adverse Effects on the Neighborhood-

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Normandie Terrace is a special place that should be protected.

Normandie Terrace is a narrow street, with a clear context of three-story buildings of the age and design of the historic buildings in oldest portion of Pacific Heights. Although there are other four-story structures in the area, they do not predominate. The prevalent style, consistent with the surrounding area that was constructed in the 1930's.

The subject property at 60 Normandie Terrace is located in Block 960 at the northeast end of a short cul-de-sac and at head of the historic Normandie Stairs. This is a defining block of Pacific Heights and indeed, San Francisco. The buildings were all constructed at the same time period in the 1930's and many buildings on the block, including the subject home, are considered "AS", architecturally significant by the City and are included in the 1976 city-wide survey.

The buildings in the neighborhood are generally very graceful and stately and relatively homogenous in size and scope with virtually no building over-shadowing any other building. In fact, the vast majority of all the buildings are roughly the same height with very few more than 30-feet tall at the street view. The project builder in this instance is seeking to create what will create the appearance of the largest buildings in any of the surrounding blocks.

At 7,800 square feet, the existing building at 60 Normandie Terrace is fairly large by the neighborhood standards and actually appears to presently be the largest building on Normandie Terrace. It also presents an unusual situation because the building is positioned at the very top of a high hill looming some 30-40 feet above where it fronts Vallejo Street on the north side of the property. As such, because of the natural configuration of the steep hill-side, the property is one of the most prominent and visible in the surrounding blocks.

Hazard to birds: In addition to the project's incompatibility with the character of the surrounding architecture of the neighborhood, the large expanses of glass are inconsistent with the City's guidelines for protecting birds -- the proposed all glass wall on the east and the top floors of glass, will be a hazard to the Parrots of Telegraph Hill (which fly nearly daily to the site) and will result in bird injuries and death.

Change the design to make it more compatible with the neighborhood. Eliminate the large expanses of glass and require stronger solid divisions to the design approach that features less transparency. Require the use of materials and fenestration pattern that are compatible with the predominant character of the surrounding neighborhood and will not be a hazard to birds.

The Cow Hollow Guidelines are Grossly Violated by the Design

Emphasize Corner Buildings

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street,

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setting the tone for the streetscape which follows. Design for corner buildings should recognize this by giving the building greater visual emphasis. Emphasis may be given by greater height, a more complicated form or projecting façade elements, or richer stronger decoration.

Corner buildings, which have two street facing facades, create a unique design challenge, particularly if the internal organization of the building is that of an interior building with two blind sides. Placed on a corner, one of the sides is now an exposed façade which should be fenestrated, articulated, ornamented and finished so it is comparable to the front façade.

In this instance the design completely ignores these principals and the most prominent façade, that which faces east to Scott and Vallejo Streets, is a stark glass wall without any fenestrated, articulation, ornamentation and which ignores the other sides of the building and stands as if it were alone.

Compatibility of Vertical and Horizontal Proportions

The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings.

The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.

A simple change in proportion can often have an enormous impact on how a building fits into its surroundings. A building with strong horizontal elements in an area where vertical elements predominate can be disruptive. The example below illustrates a change in window proportions. The guideline applies, however, to any element of the facade.

The change in window proportions and design is completely incompatible in this new structure.

Windows

Windows are the link between the inside, private space and the outside, public space. Windows mark the rhythm along the block face and contribute to the sense of mass of the facades. They emphasize the proportions of a building, can contribute to its ornamentation, and help define its texture.

• Is the choice of windows-their configuration, proportions, details and material appropriate?

Compatibility of Windows

The proportion, size and detailing of windows must relate to that of existing adjacent buildings. Most residential buildings have a vertical orientation, while horizontally oriented or even square window shapes are found in commercial and industrial areas. The proportion of window (void)

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to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.

Since windows in most older buildings are framed by a variety of elements such as sash, stained glass, lintels, sills, shutters, pediments, or heads, new structures should avoid designing windows which are not differentiated from the wall plane. Wood window frames are more harmonious with surrounding structures than steel or aluminum frames. Generally, older buildings have inset windows with a generous reveal. Individual windows should be consistent with pane divisions on neighboring buildings, which are often double-hung or casement sash.

Obviously this all important concept was completely ignored.

10.0126D



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On April 5, 2007, the Applicant named below filed Building Permit Application No. 2007.04.05.8176 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Federico Engel Butler Armsden Architects	Project Address:	60 Normandie Terrace
Address:	2849 California Street	Cross Streets:	Vallejo Street / Broadway
City, State:	San Francisco, CA 94115	Assessor's Block /Lot No.:	0960/001H
Telephone:	(415) 674-5554	Zoning Districts:	RH-1/40-X

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 type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	No Change
FRONT SETBACK	3 feet	No Change
SIDE SETBACKS	13 feet (south side)	3 feet 6 inches
BUILDING DEPTH	63 feet	No Change
REAR YARD	25 feet	No Change
HEIGHT OF BUILDING	39 feet	No Change
NUMBER OF STORIES	4 over basement.....	3 over basement
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	3	No Change

PROJECT DESCRIPTION

The proposal is for a major alteration of the existing single-family residence to include re-cladding all exterior facades, a side horizontal addition at the south elevation and interior alterations including excavation for additional basement space. The amount of alterations proposed is equivalent to a *de facto* demolition per Section 317 of the Planning Code. As such, the applicant has submitted a Planning Department demolition application, filed under Discretionary Review Case No. 2006.0995D. At the time of this notice, a public hearing is not required, unless a request for Discretionary Review is filed by a member of the public. No changes are proposed to the existing building depth and height, rear yard depth and front setback. See attached plans.

PLANNER'S NAME: Glenn Cabreros

PHONE NUMBER: (415) 558-6169

EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE:

EXPIRATION DATE:

1/20/10
2/19/10



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2006.0995E
Project Title: 60 Normandie Terrace
Zoning: RH-1 District (Residential House, One Family)
40-X Height and Bulk District
Block/Lot: Block 0960, Lot 001H
Lot Size: 3,728 square feet
Project Sponsor: Lewis Butler, Butler Armsden Architects
415-674-5554
Staff Contact: Andrea Contreras – (415) 575-9031
Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the east side of Normandie Terrace between Broadway and Vallejo Streets, in San Francisco's Cow Hollow neighborhood. Normandie Terrace is a dead end street fronting on Broadway and terminating in a cul-de-sac. The cul-de-sac connects to Vallejo Street, approximately 30' lower in elevation than Normandie Terrace, with a concrete stair. The existing 7,813-square-foot building

(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

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

Date

cc: Lewis Butler, Project Sponsor
Andrea Contreras, MEA Division
Glenn Cabrerros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner

Supervisor Michela Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

on the site, which was constructed in 1939, is a four-story-over-basement, single-family residential building, with three off-street parking spaces located in a ground floor garage accessed through Normandie Terrace. The proposed project includes re-cladding the building with stone panels, installation of new windows in the existing concrete retaining wall along the Vallejo Street façade; a horizontal addition at a height of approximately 30' at the south elevation; and internal reconfiguration. The horizontal addition would add about 530 square feet to the building square footage; the addition would be largest at the first floor (about 246 square feet), where it would be set back 3'-6" from the side property line. At the second and third levels, the addition would add about 183 square feet and 101 square feet respectively, and would be set back 6'-0" from the side property line. The proposed project would reconfigure the structure from four stories to three stories through internal alteration of the structure. The project would expand the existing basement to include the kitchen, dining area, and two bedrooms. The building height of 38'-11" would not change, but the below-grade addition would increase the square footage of the basement area by approximately 2,225 square feet. The below-grade addition would include further excavation of the existing basement for a full basement and excavation of a partial second basement. A mechanical vault would be placed below the existing basement in the newly excavated space.

Excavation for the basement levels would include site preparation, foundation work, waterproofing, shoring, underpinning, slope cuts, and permanent basement wall design. The foundation would be supported on spread footings bottomed in undisturbed Franciscan Complex bedrock. Shoring for excavation would consist of a soldier pile and wood-lagging system laterally restrained using tiebacks. Underpinning of the residence would be done using hand-dug underpinning piers or micropiles.¹ Groundwater, if encountered, would be directed into drains and piping which discharge through an approved drainage system.

Overall the proposed project would remove about 1,705 square feet and add about 3,139 square feet to the 7,813 square foot residence. The proposed project would add a net total of about 1,071 square feet to the existing building for a new total of 8,884 square feet. Although classified as an alteration by the Department of Building Inspection, the proposed project would be considered a *de facto* demolition as defined by *Planning Code* Section 317(2)(b) and (c) because it is a major alteration of a residential building that removes more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as well as more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building.²

¹ Site observation, Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

² *Planning Code* Section 317 states that a demolition of residential building includes any major alteration of the building that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area, or a major alteration that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area.

REMARKS:

Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject building is an historical resource as defined by CEQA. In a memorandum dated July 14, 2008, the Planning Department determined that the existing structure on the project site, which was included on the 1976 Citywide Architectural survey with a rating of "3" on a scale of "-2" to "5", is not an historical resource as defined by CEQA.³

The subject property was designed by Frederick Confer in the Bay Area Moderne-style and constructed in 1938. Confer was a notable East bay architect working in the 1930s and 1940s. However, this building is not representative of the architect's significant body of work. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001 the exterior was redesigned in the Renaissance Revival Style. The front façade is currently two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace. Although the subject building retains integrity with respect to location, setting, association, and feeling, it lacks integrity with respect to design, materials, and workmanship. The subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture. For all of these reasons, the subject building was determined not to be an historic resource for the purposes of CEQA.⁴

The subject property is located on the northeast corner of Normandie Terrace between Broadway and Vallejo Street, and is situated atop a retaining wall approximately 30' above Vallejo Street. The Cow Hollow neighborhood was developed in three phases between 1850 and 1950. The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. Subdivision occurred in 1936, the same year the retaining wall and stairs down to Vallejo Street were constructed. Twelve structures were constructed between 1937 and 1941 with the remaining homes constructed by 1950. Although the subject building does not appear eligible as an individual historical resource nor as a contributing resource in an historic district, the building appears to be located within a potential historic district eligible for listing on the California Register of Historical Resources.⁵ The district is historically significant as defined by Criterion 1, Events, for its association with the 1937–1950 period of development in Cow Hollow, as well as Criterion 3, Architecture, as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. The Planning Department has determined that the proposed project at 60 Normandie Terrace would not have any adverse impacts to the potential historic district that surrounds the site as the altered building no longer contributes to the district's significance. The proposed contemporary building design would be compatible with the district, specifically the following features; three-story scale and height of the proposed addition to match the primary scale of the block; rectangular form and simple massing of the proposed addition that compliments the forms of historic buildings; contemporary use of building forms and materials such as the projecting cornice, framed window and door openings, and use of cladding materials; restrained architectural ornamentation in keeping with the

³ Historic Resource Evaluation Response Memorandum for 60 Normandie Terrace from Shelley Caltagirone, Preservation Planner, to Andrea Contreras, Major Environmental Analysis. March 29, 2010. A copy of this memorandum is attached.

⁴ *ibid.*

⁵ *ibid.*

block's subtle ornamentation. The proposed project would also punctuate the historic concrete retaining wall beneath the building along the Vallejo Street façade for the purpose of creating new window openings. The proposed alteration to this wall would not result in the removal of any significant historic material or harm the character of the historic feature. Given the reasons above, the proposed project would not have an adverse impact to any adjacent or off-site historical resources.

Archeological Resources: The proposed development includes the reconfiguration of the four-story-over basement residential structure into a three-story structure; expansion of the existing basement to include a kitchen, dining area, and bedrooms; and excavation of a partial second basement level. A mechanical vault would be placed below the existing basement in the newly excavated space. The lowest basement level would extend to approximately 23'-6" below the existing sidewalk grade. Shoring and underpinning would be required to make the excavation beneath the existing structure. The total required excavation would be approximately 261 cubic yards of material to a depth of 23'-6", which is 14'-6" below the existing basement. The proposed foundation would be concrete mat slab with a 14"-16" mat slab. A geotechnical investigation was complete by Treadwell and Rollo (dated August 21, 2007), which states that the project may be supported on a series of continuous and isolated shallow footings bearing on bedrock. Bedrock was encountered at 24'-27' below ground surface (bgs.) The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁶ Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Geotechnical Resources: The project site has an average slope of approximately 19 percent. The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4) or in an area subject to potential landslide hazard (Map 5) per the Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology.

The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and available for public review as part of the project file. The geotechnical investigation report⁷ found the project site suitable for development. The investigation included two borings that were drilled, logged, and sampled at the front and rear of the project site. The borings were drilled to a depth of 40'-3" and 31'-6". The results of the investigation showed the project site is underlain by fill (below pavement to up to 13'-6"), Colma

⁶ Memorandum from Debra Dwyer/Randall Dean to File for 60 Normandie Terrace, Case No 2006.0995E, September 13, 2007. This document is on file and available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.0995E.

⁷ Geotechnical Investigation Report for 60 Normandie Terrace, San Francisco California, prepared by Treadwell & Rollo Environmental and Geotechnical Consultants, August 21, 2007. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

Formation sand and clay (to a depth of 20'), and Franciscan Complex bedrock (encountered at 24'). Groundwater was not encountered during drilling. Given the geotechnical character encountered in the area, it is likely that groundwater is confined to fractures and seams within the bedrock. Although not encountered, perched water could be encountered between fill and Colma Formation during the rainy season or after excessive irrigation upslope of the project site.

A memorandum⁸ was prepared in response to neighborhood concern regarding several issues as follows: land stability, soil erosion, sink holes, and earth movement; subsidence on Scott Street and Normandie Terrace Stairs; sewage back-up; downhill flooding and mold growth; and water pressure from "damming" of subterranean water flows. Treadwell & Rollo has concluded that based on site investigation and analysis, the stability of the project site would be improved by the proposed construction of the foundation bearing in bedrock. Weaker sand would be removed or drilled with piers which would reduce the risk of slope instability. Soil erosion would not be an issue as there would be no exposed soil that could be eroded. Any areas of weak soil (and subsidence) adjacent to the project site would be improved with the removal of weak soil as part of the proposed excavation. Any voids would be backfilled according to current standards. The concern regarding sewage back-up is not related to the geotechnical aspect of the proposed project. There is no record that the project area has flooded in the past or could flood in the future; it is not in a Flood Prone Area as identified by the Public Utilities Commission, nor is it in a FEMA Flood Hazard Area. The surrounding street grade is steep, allowing for stormwater run-off to move quickly, and drainage would be improved with the addition of below grade drains, which would be connected to an acceptable outlet. No "damming" of water would occur due to the design of below grade walls, which would be back drained. Although not encountered during project sample boring, groundwater, if encountered during project construction, would be directed into drains and piping which discharge through an approved drainage system. Excavation for the proposed project would be shored. The risk of sinkholes and potential earth movements would be minimized by use of state-of-the-art shoring practices under the direct supervision of the geotechnical and structural engineers and shoring designer for the project. Given the proposed design, the project would be suitable for the site and not pose any risk to the health and safety of the surrounding area's residents.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

⁸ Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

Exempt Status:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of a single-family residence. In urbanized areas, up to three single-family residences may be demolished. The *Planning Code* defines the proposed alteration project as a *de facto* demolition per Section 317. Class 3(a), or Class 3, consists of construction of a single-family residence, or a second unit in a residential zone. In urbanized areas up to three single-family residences may be constructed or converted under this exemption. The proposed project would result in the alteration of a single-family dwelling, specifically the reconfiguration of a four-story structure to a three-story structure with façade and fenestration modifications; a 30'-tall horizontal addition of 530 square feet; expansion of the existing basement by approximately 2,225 square feet, and placement of a mechanical vault below the existing basement in the newly excavated space. The proposed project therefore, meets the criteria of Class 3.

Conclusion:

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. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, 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: Andrea Contreras
Project Address: 60 Normandie Terrace
Block/Lot: 0960/001H
Case No.: 2006.0995E
Date of Review: March 29, 2010
Planning Dept. Reviewer: Shelley Caltagirone
 (415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposed project is for a major alteration of the existing single-family residence to include re-cladding all exterior facades, a side horizontal addition at the south elevation, fenestration alterations and window replacement, and interior alterations including excavation for additional basement space. For the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures, the amount of work proposed under the alteration permit application project is tantamount to a demolition as defined in Planning Code Section 1005. Please refer to plans A0.0-A2.12, prepared by Butler Armsden Architects, dated revised August 31, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

60 Normandie Terrace is listed in the 1976 Citywide Architectural Survey with a rating of “3” (on a scale of “-2” to “5”, with “5” being most significant). The building is considered a “Category B” (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department’s CEQA review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

60 Normandie Terrace is located at the northeast corner of Normandie Terrace between Broadway and Vallejo Streets in the Cow Hollow Neighborhood. The property is situated approximately 30 feet above Vallejo Street and rests on top of a retaining wall. The house is surrounded primarily by residential land uses.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The neighborhood includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1950. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1870 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and increase accessibility to the area. Between 1900 and 1930, the area witnessed a second wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes.

The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. The land bounded by Vallejo, Scott, Broadway and Divisadero Streets remained undeveloped until 1936 when the block was subdivided and sold to various individuals. The terrace stairs and retaining wall at Vallejo Street were constructed by the City in the same year. The twelve structures along the cul-de-sac were constructed between 1937 and 1941, while the remaining homes on the block were completed by 1950. Raycliff Terrace, located within an adjacent block, was developed contemporaneously with the Normandie Terrace block. The development of these large blocks of land significantly shaped the architectural character of the Cow Hollow neighborhood.

The houses at Normandie Terrace and the nearby Raycliff Terrace were largely designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in this section of Cow Hollow (Dailey designed 44 Normandie Terrace in 1939 and Wurster designed 2560 Divisadero Street in 1939).

-
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:

60 Normandie Terrace is a four-story-over-basement, wood-frame house constructed in 1938 and designed by Frederick Confer in the Bay Area Moderne-style. Although Confer was a notable East Bay architect working in the 1930s and 1940s, 60 Normandie is not representative of the architect's significant body of work. The building was originally clad in smooth stucco and featured full height continuous windows, spandrel panels of wood siding on the second and third stories, and

continuous band molding. The fourth story featured horizontal wood siding across the width of the façade. The residence was capped by a prominent hip roof with a central chimney. The building was characterized by a prominent vertical expression and a minimal amount of trim. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001, the building exterior was redesigned in the Renaissance Revival style. Currently, the front façade is two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace.

Although 60 Normandie Terrace does not appear eligible as an individual resource nor a contributing resource in an historic district, the building appears to be located in a potential historic district eligible for listing on the California Register of Historical Resources. The district is historically significant as defined by Criteria 1 (Event) for its association with the 1937-1950 period of development in Cow Hollow and as defined by Criteria 3 (Architecture) as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. Although the building no longer contributes to the potential district due to the accumulated effect of its alterations, inappropriate alterations to the building would be detrimental to the surrounding potential district.

-
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 type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks			

60 Normandie Terrace does not retain a high degree of integrity, having undergone major exterior alterations during its lifetime. Historic details such as original cladding, decorative elements, and window sashes have been removed and the penthouse level has been enlarged. However, the building has generally maintained its massing, scale, window configuration, roofline, location, and setting. The maintenance of these characteristics has retained the building's association with the buildings on the block.

-
3. **Determination:** 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.)*
-

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.**

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

Notes: The proposed project at 60 Normandie Terrace would not have any adverse impacts to any off-site historic resources. As noted above, the area surrounding Normandie and Raycliff Terraces contains a high concentration of Bay Area Moderne/Second Bay Tradition-style buildings constructed between 1937 and 1950, which appear to be an eligible California Register historic district located in this portion of the Cow Hollow neighborhood. The area retains a high degree of architectural harmony which would be maintained by the proposed building. Specifically, the features of the proposed design that are compatible with the district are:

- The three-story scale and height of the proposed addition, which matches the primarily three-story scale of the buildings on the block;
- The rectangular form and simple massing of the proposed addition, which compliments the spare, rectilinear forms of the historic buildings;
- The contemporary translation of traditional building forms and materials found on the block in the new façade design, including the articulation and hierarchy of floor levels, the projecting cornice, the framed window and door openings, the divided-light windows, and the use of stone and concrete stucco cladding; and,
- The use of restrained architectural ornamentation throughout the project, which is in keeping with the subtle ornamentation used for the historic buildings on the street.

The proposed design also calls for punctuating the historic concrete retaining wall beneath the building along the Vallejo Street façade to create new window openings. This wall flanks the balustraded staircase that leads from Normandie Terrace to Vallejo Street. The proposed alterations to the wall will not cause the removal of any significant historic material or harm the character of the historic feature. For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

PRESERVATION COORDINATOR REVIEW

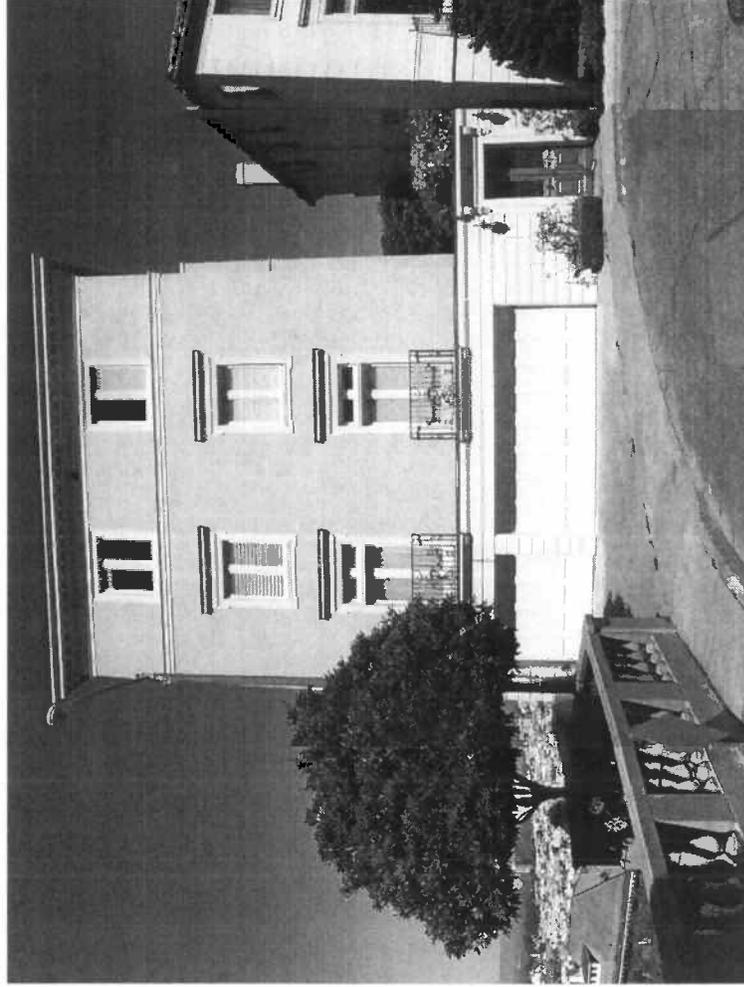
Signature: 
Tina Tam, *Preservation Coordinator*

Date: 3-30-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros / Neighborhood Planning- Northwest Quadrant

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2006.0995E_60 Normandie Terrace_3.29.10.doc

60 Normandie Terrace
Case No. 2006.0995E



Above: Photo of front, from Normandie Terrace



Above: Photo of rear, from Vallejo Street



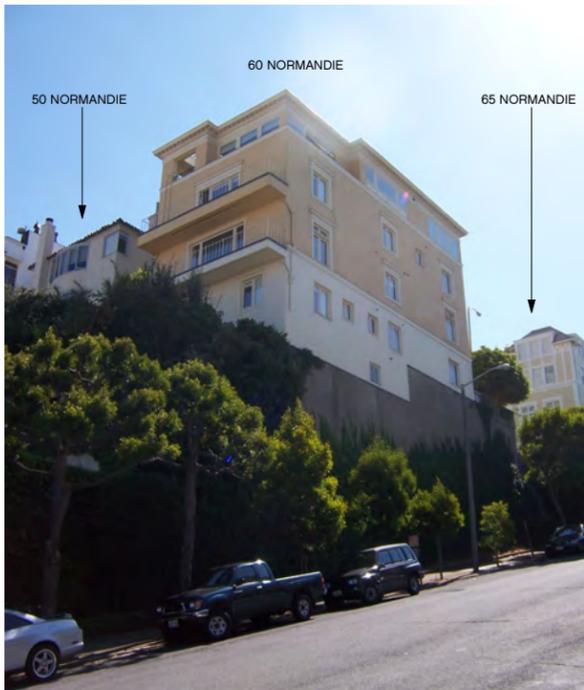
5 PHOTO OF OPPOSITE SIDE, VALLEJO ST



4 PHOTO OF OPPOSITE SIDE OF NORMANDIE



3 PHOTO OF NORTH PROPERTY SIDE, FROM VALLEJO



2 PHOTO OF REAR, FROM VALLEJO

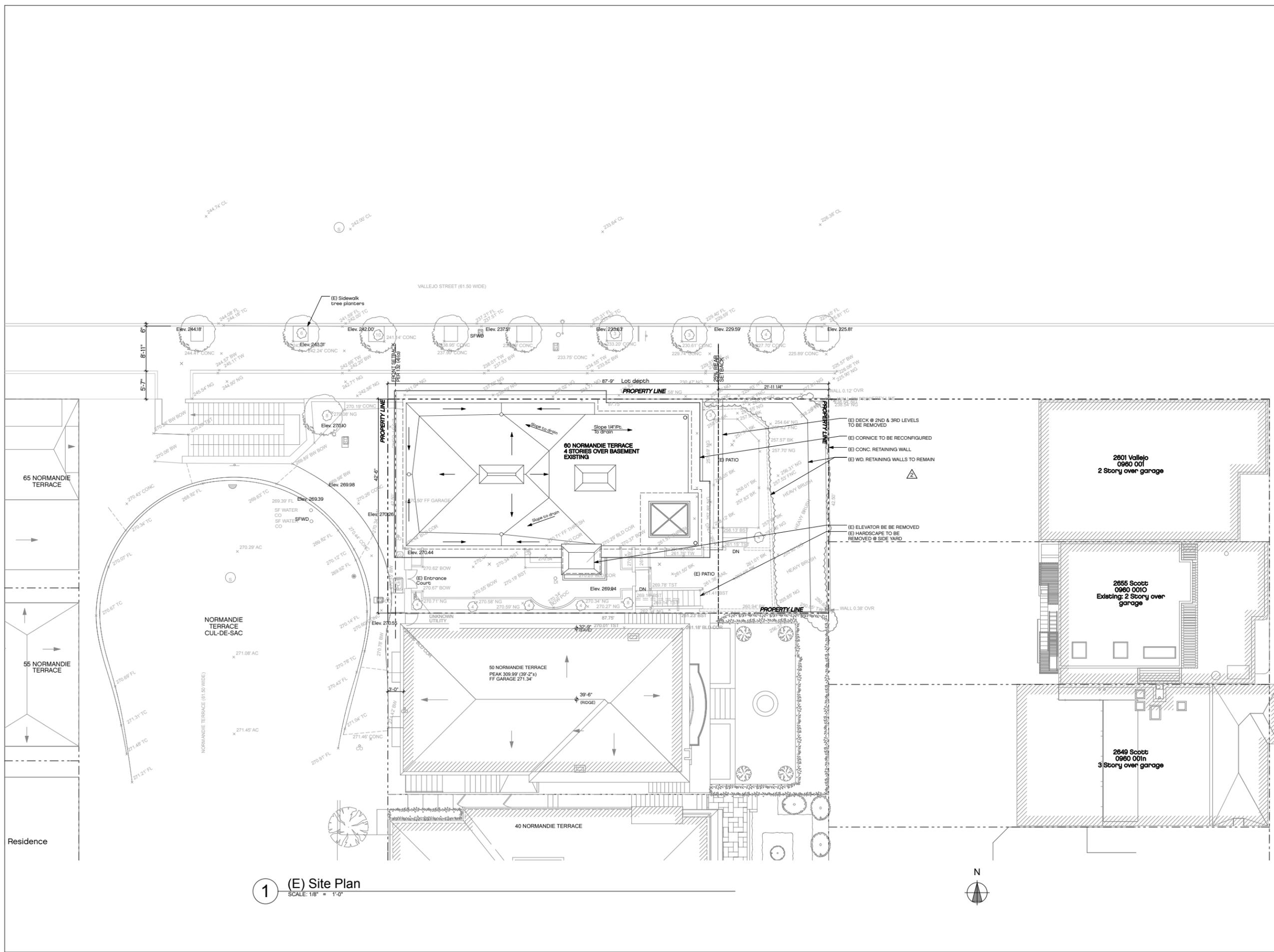


1 PHOTO OF FRONT, FROM NORMANDIE

PLANNING SET

REVISIONS	BY:
▲ PLANNING, FEB. 15, 2008	-
	-
	-
	-
	-

job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	



RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

revisions	by:
▲ PLANNING, FEB. 15, 2008	
▲ PLANNING, FEB. 28, 2009	

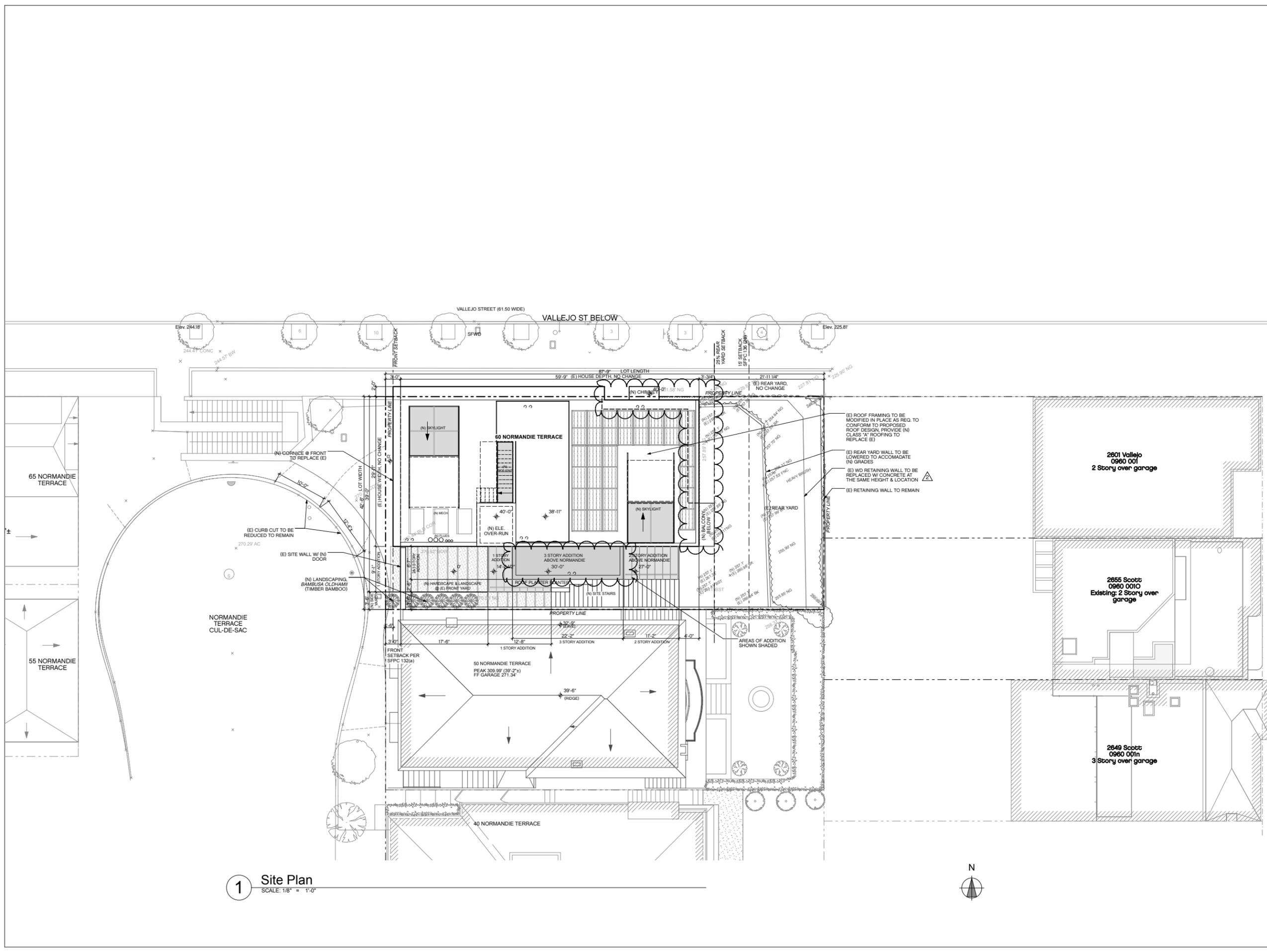
job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

1 (E) Site Plan
SCALE: 1/8" = 1'-0"



(E) Site Plan

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



PLANNING SET

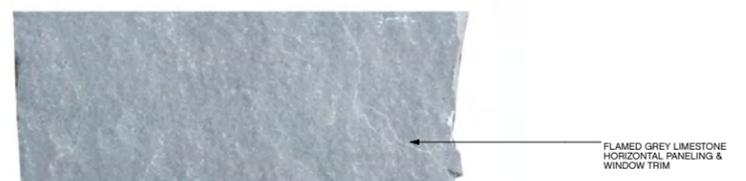
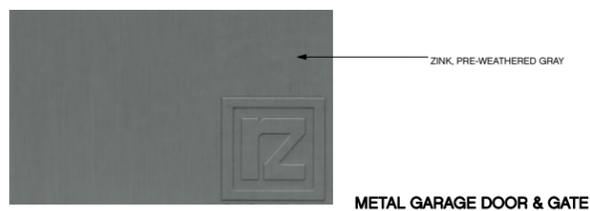
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▲ PLANNING, AUG. 31, 2009	
▲ PLANNING, MAR. 29, 2010	

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1 Site Plan
SCALE: 1/8" = 1'-0"



(N) Site Plan



NOTE: RENDERINGS ARE INTENDED TO SHOW COLORS & MATERIALS; REFER TO PLANS & ELEVATIONS FOR HEIGHTS, DIMENSIONS, AND ALL OTHER INFORMATION



2 NORMANDIE TERRACE, PROPOSED
SCALE: 1" = 1'-0"



1 NORMANDIE TERRACE, EXISTING
SCALE: 1:0.72

4 MATERIAL BOARD
SCALE: 1:0.91



6 RENDERINGS



RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

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Job #:	0606
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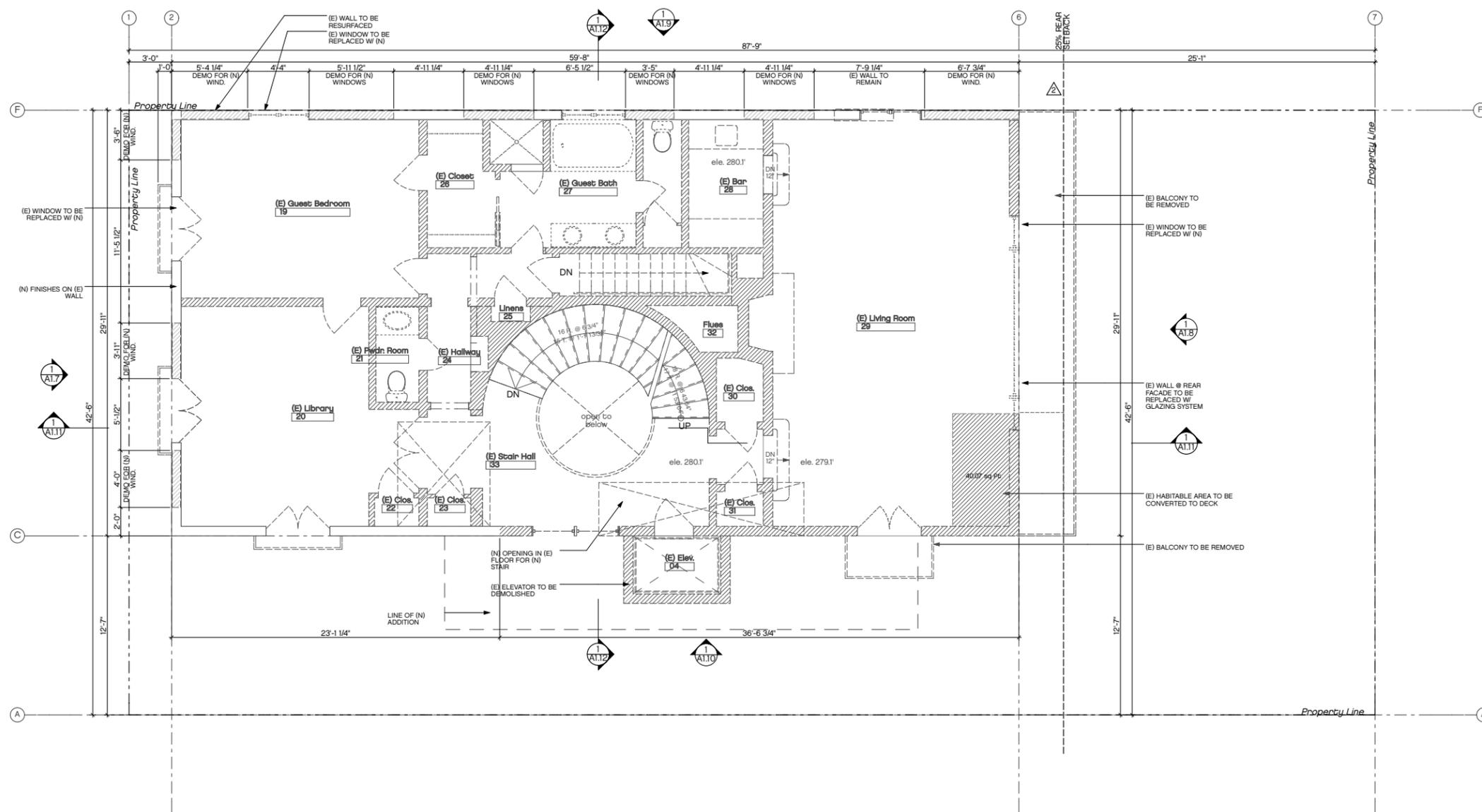
Renderings &
Materials

DEMOLITION CALCULATIONS- SECOND LEVEL			
	EXISTING	DEMO	% DEMO
EXTERIOR WALL LENGTH	188.67 L. FT.	104.5 L. FT.	55.4 %
EXTERIOR WALL AREA	1886.7 SQFT	1045.0 SQFT	55.4 %
FLOOR AREA	1730 SQFT	1730 ¹ SQFT	100 %

¹ FLOOR IS TO BE RELOCATED TO NEW HEIGHT. PER SFPC 317 AREA IS INCLUDED AS DEMOLITION

LEGEND

 (E) WALL TO REMAIN
 (E) WALL/ AREA TO BE DEMOLISHED/ REMOVED



RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

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scale:	

1 Second Floor Plan
1/4" = 1'-0"



DEMOLITION NOTES:
 ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION ON THESE PLANS.
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 FOR DEMOLITION CALCULATION TABLES, SEE SHEETS A1.1, A1.2, A1.3, A1.4, A1.5, AND A1.6.

Existing Floor Plan

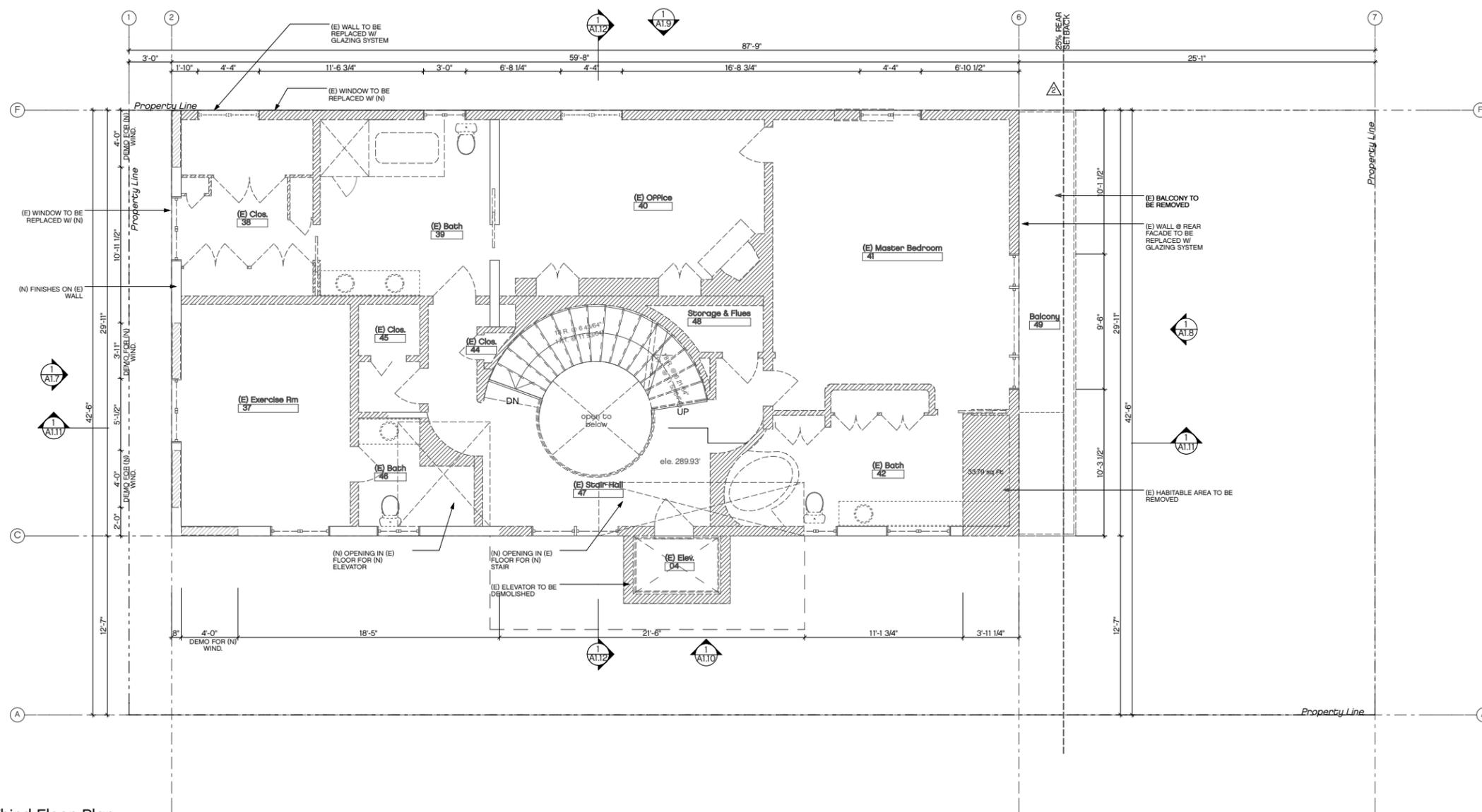
A1.3

LEGEND
 (E) WALL TO REMAIN
 (E) WALL/ AREA TO BE DEMOLISHED/ REMOVED

DEMOLITION CALCULATIONS- THIRD LEVEL

	EXISTING	DEMO	% DEMO
EXTERIOR WALL LENGTH	188.67 L. FT.	114.92 L. FT.	61 %
EXTERIOR WALL AREA	1792.4 SQFT	1093.4 SQFT	61 %
FLOOR AREA	1730 SQFT	1730 SQFT	100 %

¹ FLOOR IS TO BE RELOCATED TO NEW HEIGHT. PER SFPC 317 AREA IS INCLUDED AS DEMOLITION



1 Third Floor Plan
1/4" = 1'-0"



DEMOLITION NOTES:
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RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

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scale:	

Existing Floor Plan

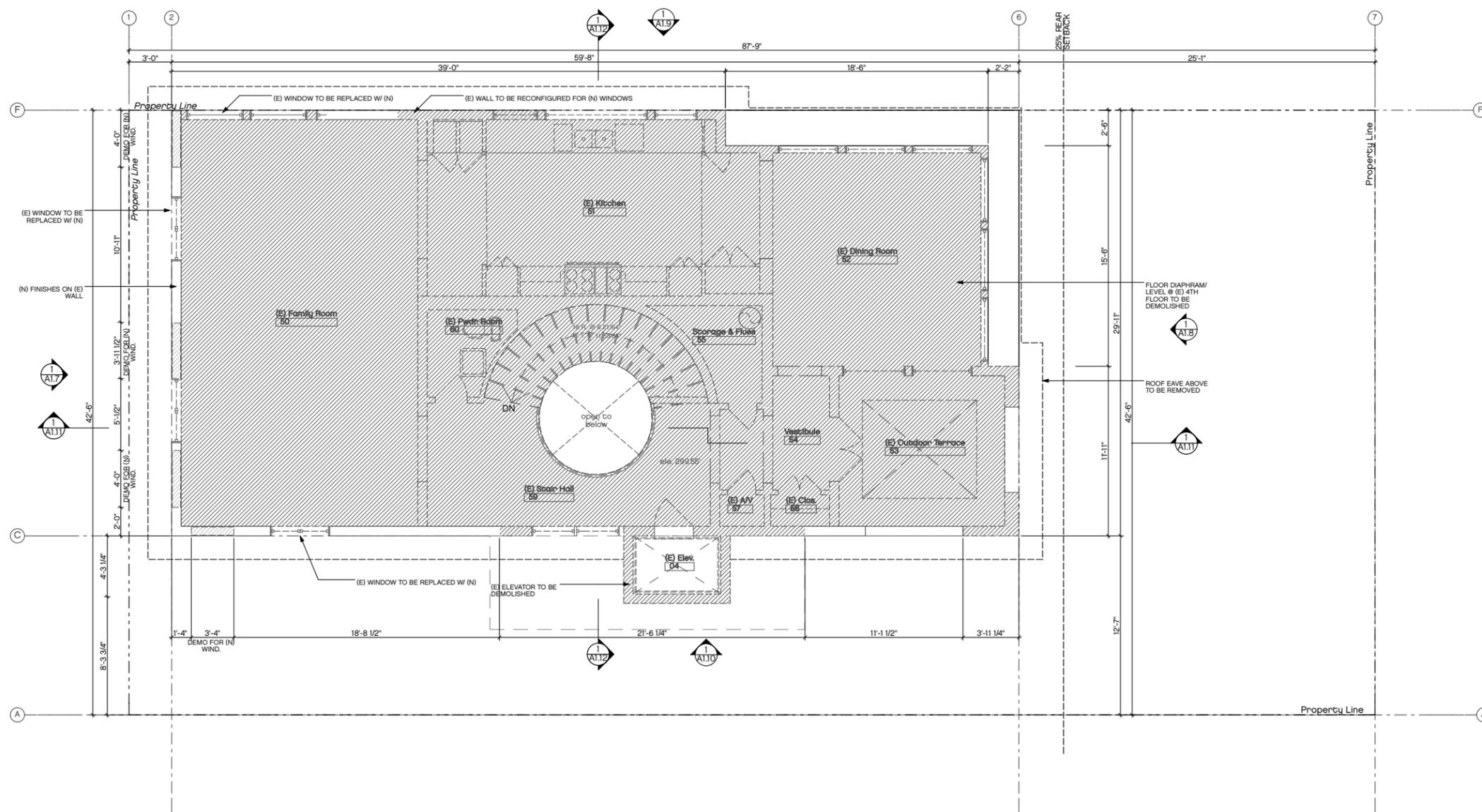
A1.4

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

LEGEND

DEMOLITION CALCULATIONS- FOURTH LEVEL

	EXISTING	DEMO	% DEMO
EXTERIOR WALL LENGTH	184.33 L. FT.	111.67 L. FT.	61 %
EXTERIOR WALL AREA	1659 SQFT	1012 SQFT	61 %
FLOOR AREA	1492 SQFT	1492 SQFT	100 %



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scale:	

1 Fourth Floor Plan
1/4" = 1'-0"



DEMOLITION NOTES:
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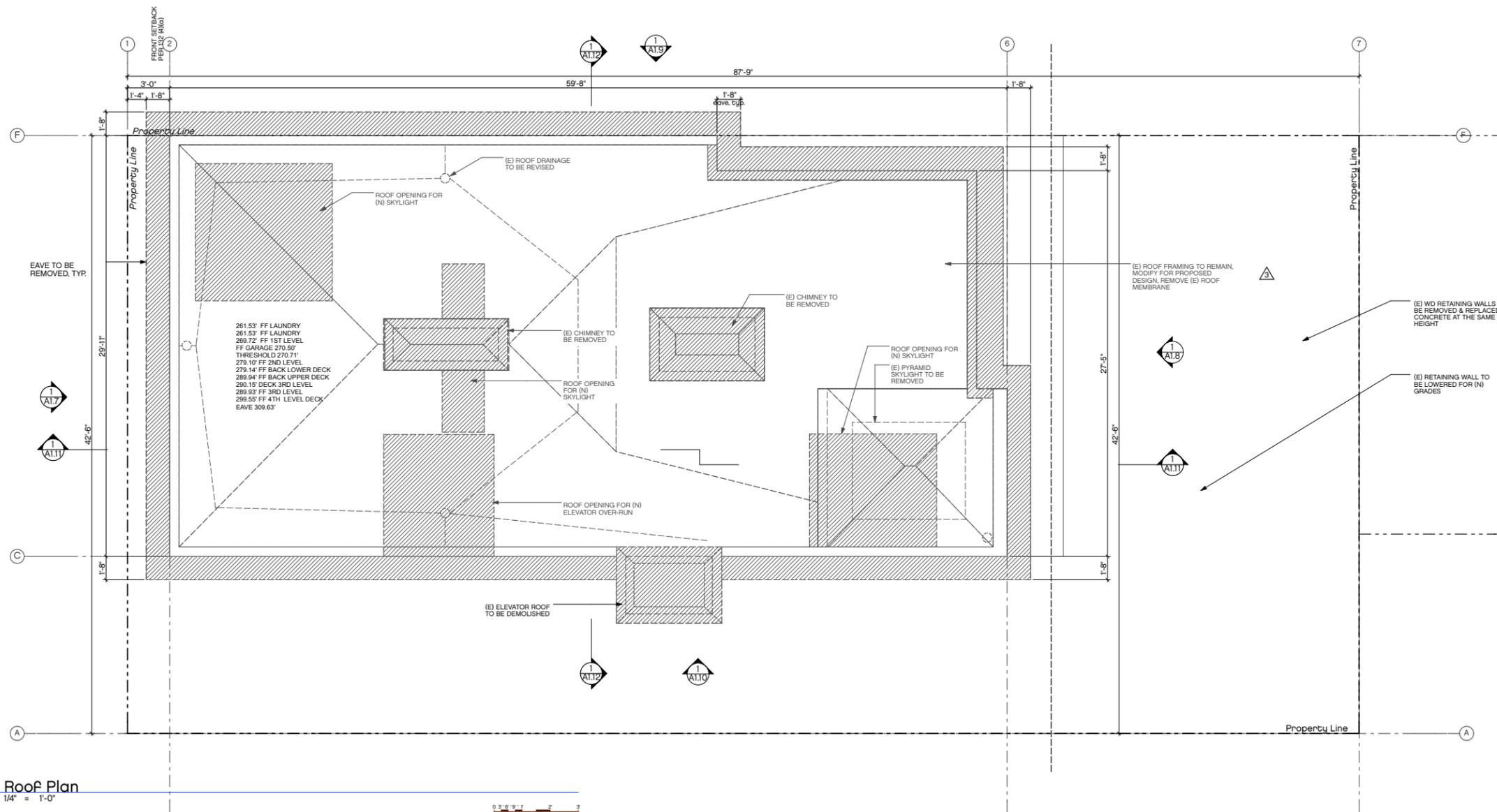
Existing Floor Plan

A1.5

LEGEND

 (E) WALL TO REMAIN
 (E) WALL/ AREA TO BE DEMOLISHED/ REMOVED

DEMOLITION CALCULATIONS- ROOF			
	EXISTING	DEMO	% DEMO
ROOF AREA	2036 SQ FT	687.8 SQ FT	33.8 %



1 Roof Plan
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

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scale:	

DEMOLITION NOTES:

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FOR DEMOLITION CALCULATION TABLES, SEE SHEETS A1.1, A1.2, A1.3, A1.4, A1.5, AND A1.6.

Existing Roof Plan

A1.6

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



FAÇADE VERTICAL ELEMENTS CALCULATION:
(E) VERTICAL ELEMENTS: 1164.75 SQFT
PROPOSED DEMOLITION: 280.60 SQFT

ELEVATOR SHAFT
AREAS ADDED TO SOUTH
FAÇADE CALCULATIONS

PLANNING SET

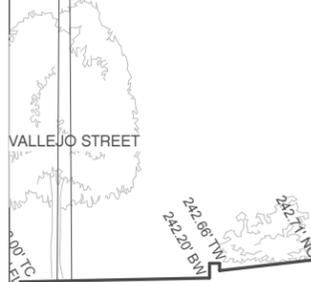
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job #:	0606
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scale:	

DEMOLITION NOTES:
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▲ Existing
Elevation

1 (E) WEST ELEVATION
1/4" = 1'-0"



California Street
San Francisco CA 94115
t 415 • 674 • 5554
f 415 • 674 • 5558
e architects@butlerarmsden.com
www.butlerarmsden.com

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



FAÇADE VERTICAL ELEMENTS CALCULATION:
(E) VERTICAL ELEMENTS: 1433.3 SQFT
PROPOSED DEMOLITION: 964.28 SQFT

ELEVATOR SHAFT
AREAS ADDED TO SOUTH
FAÇADE CALCULATIONS

PLANNING SET

Revisions	by:
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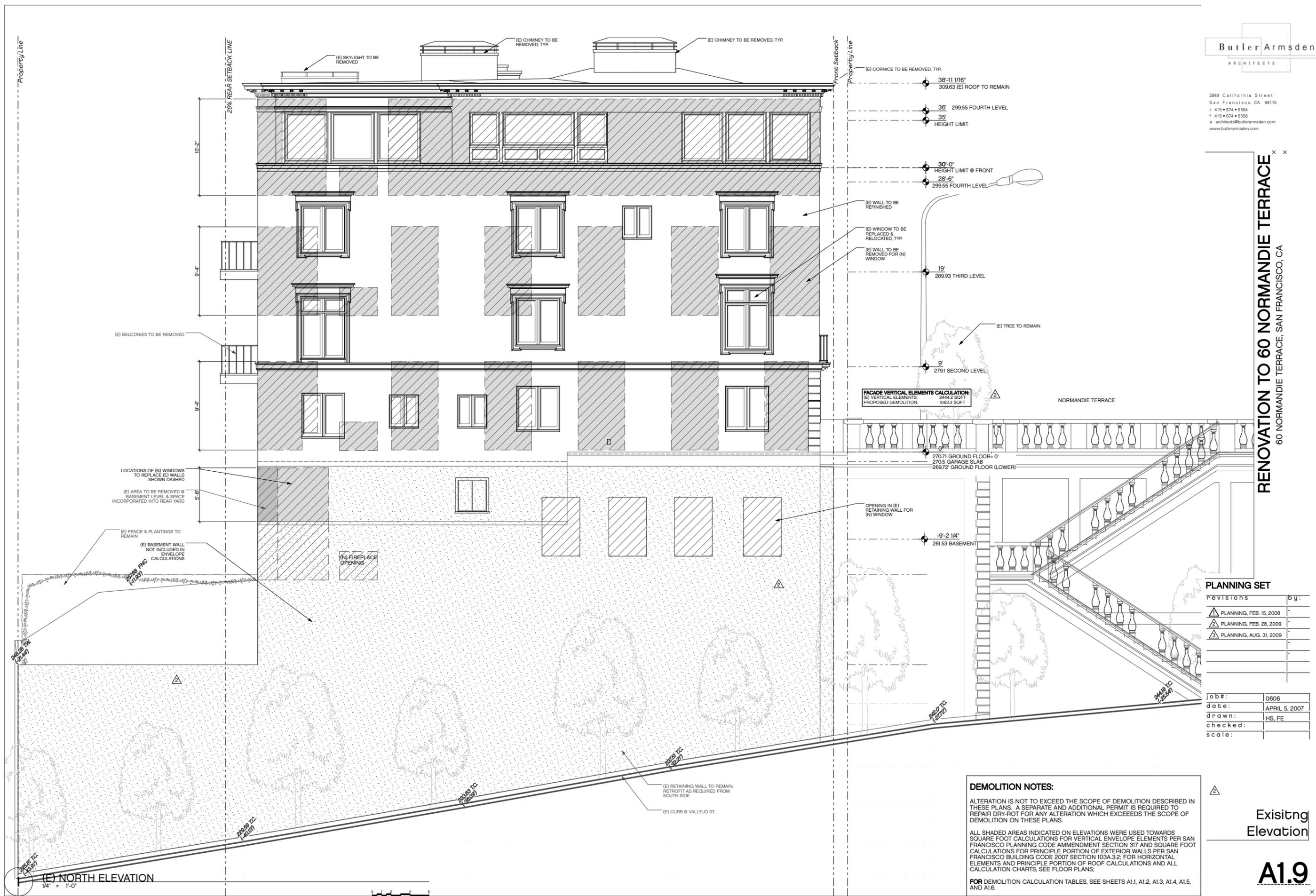
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DEMOLITION NOTES:
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Existing
Elevation

A1.8

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



FACADE VERTICAL ELEMENTS CALCULATION:

(E) VERTICAL ELEMENTS:	2444.2 SQFT
PROPOSED DEMOLITION:	1063.3 SQFT

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DEMOLITION NOTES:

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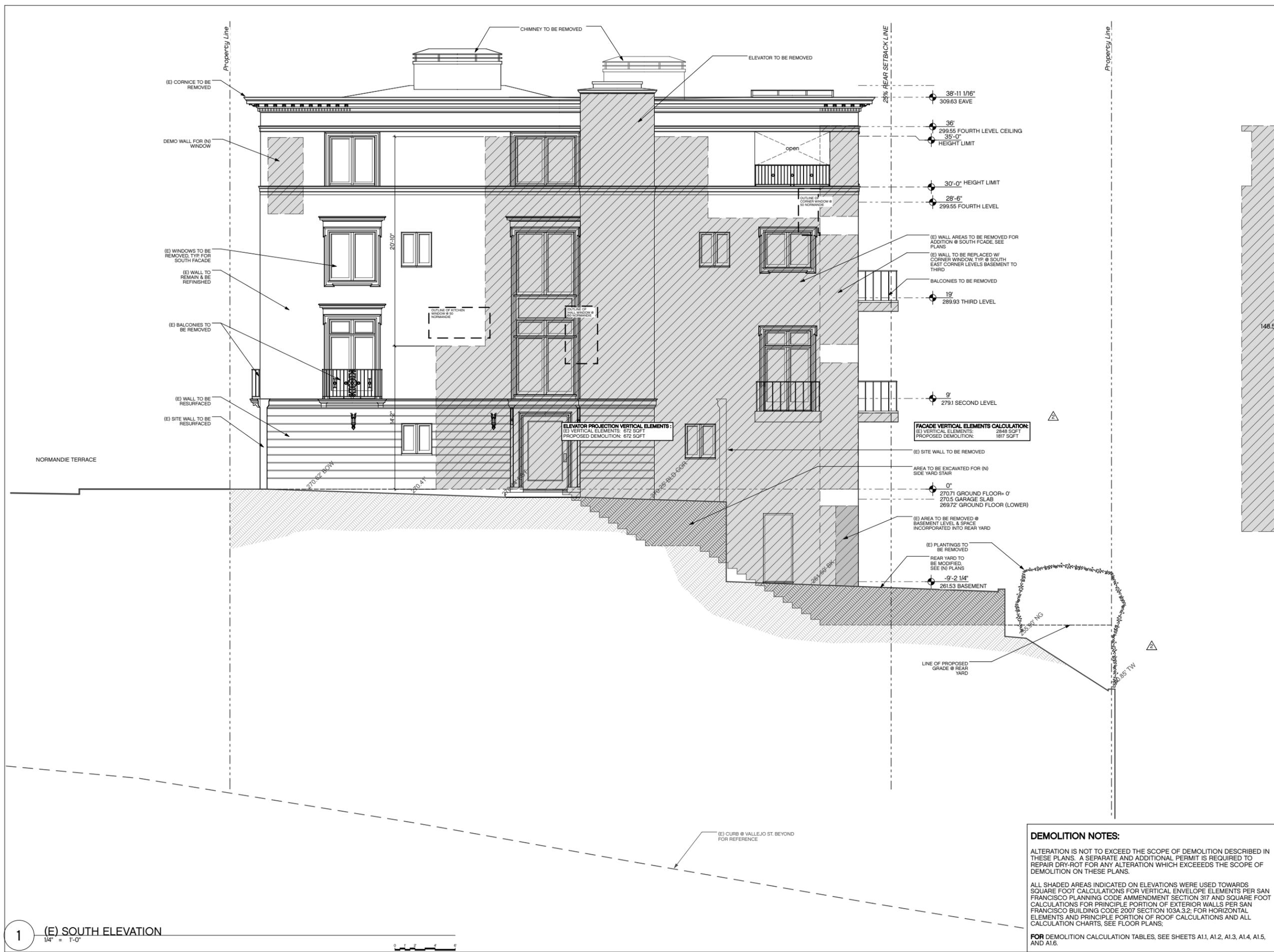
FOR DEMOLITION CALCULATION TABLES, SEE SHEETS A1.1, A1.2, A1.3, A1.4, A1.5, AND A1.6.

Existing
Elevation

A1.9

(E) NORTH ELEVATION
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



FACADE VERTICAL ELEMENTS CALCULATION:
(E) VERTICAL ELEMENTS: 2949 SQFT
PROPOSED DEMOLITION: 1817 SQFT

ELEVATOR PROJECTION VERTICAL ELEMENTS:
(E) VERTICAL ELEMENTS: 672 SQFT
PROPOSED DEMOLITION: 672 SQFT

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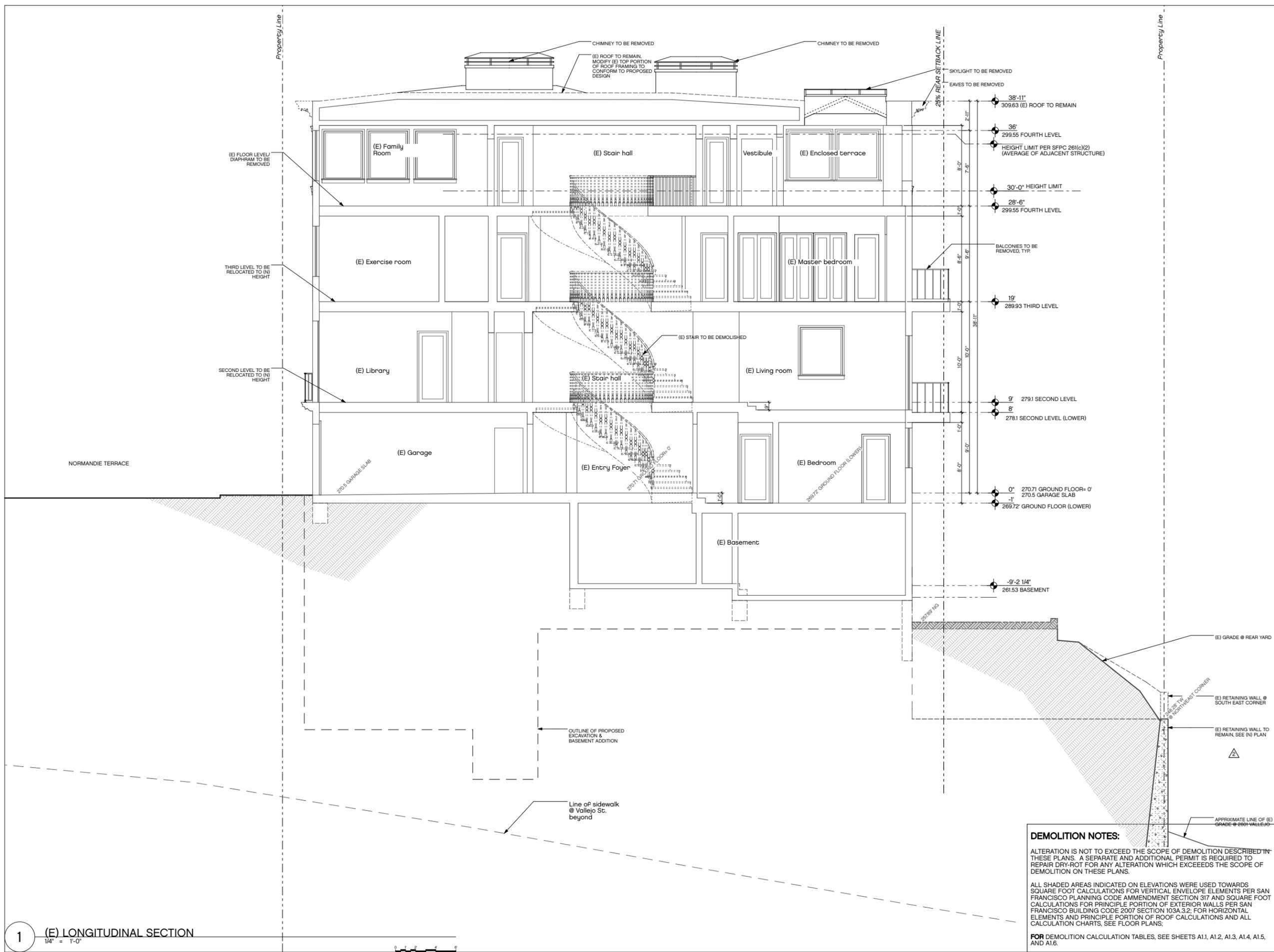
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Existing
Elevation

A1.10

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



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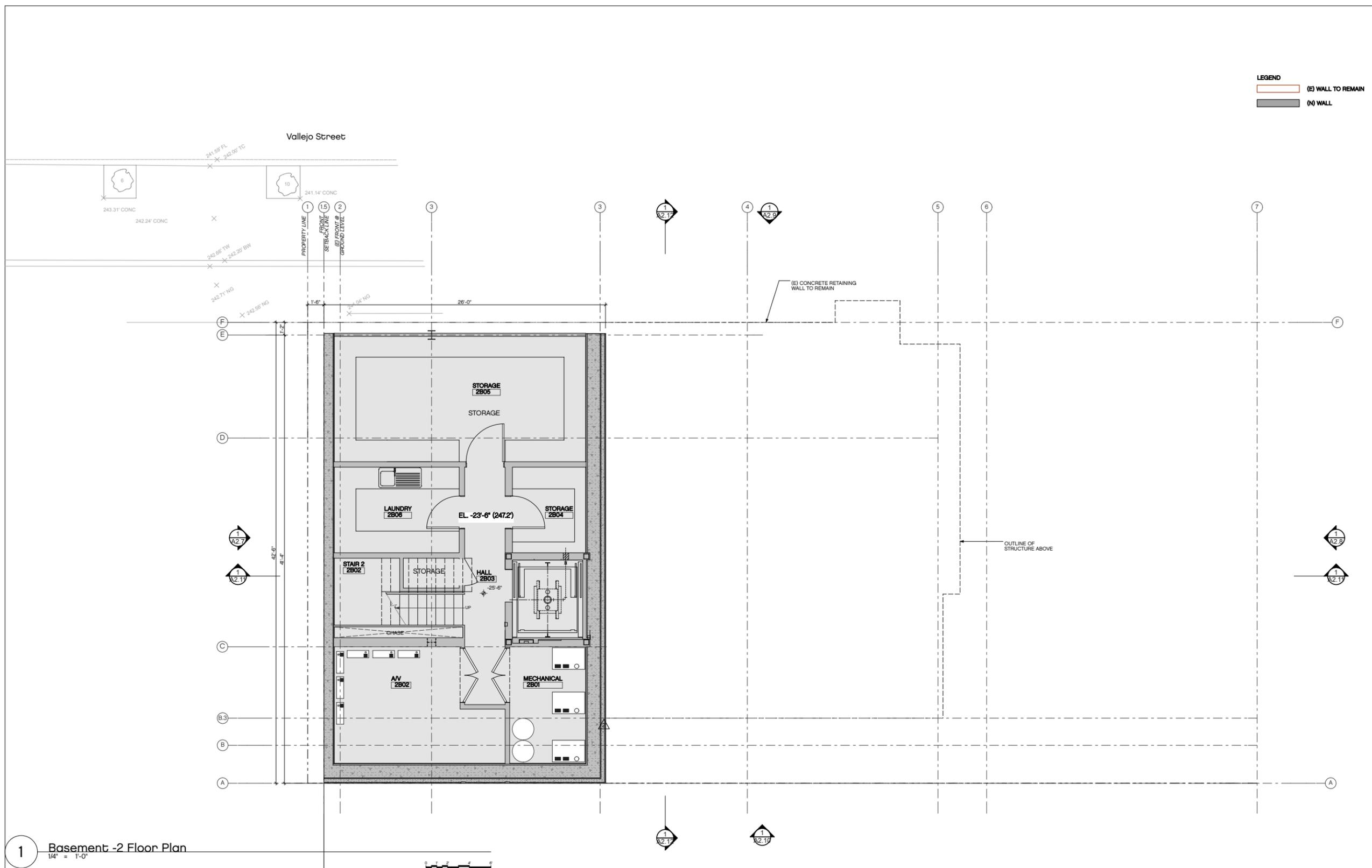
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Existing Building Section
A1.11

1 (E) LONGITUDINAL SECTION
1/4" = 1'-0"

LEGEND
 (E) WALL TO REMAIN
 (N) WALL



RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

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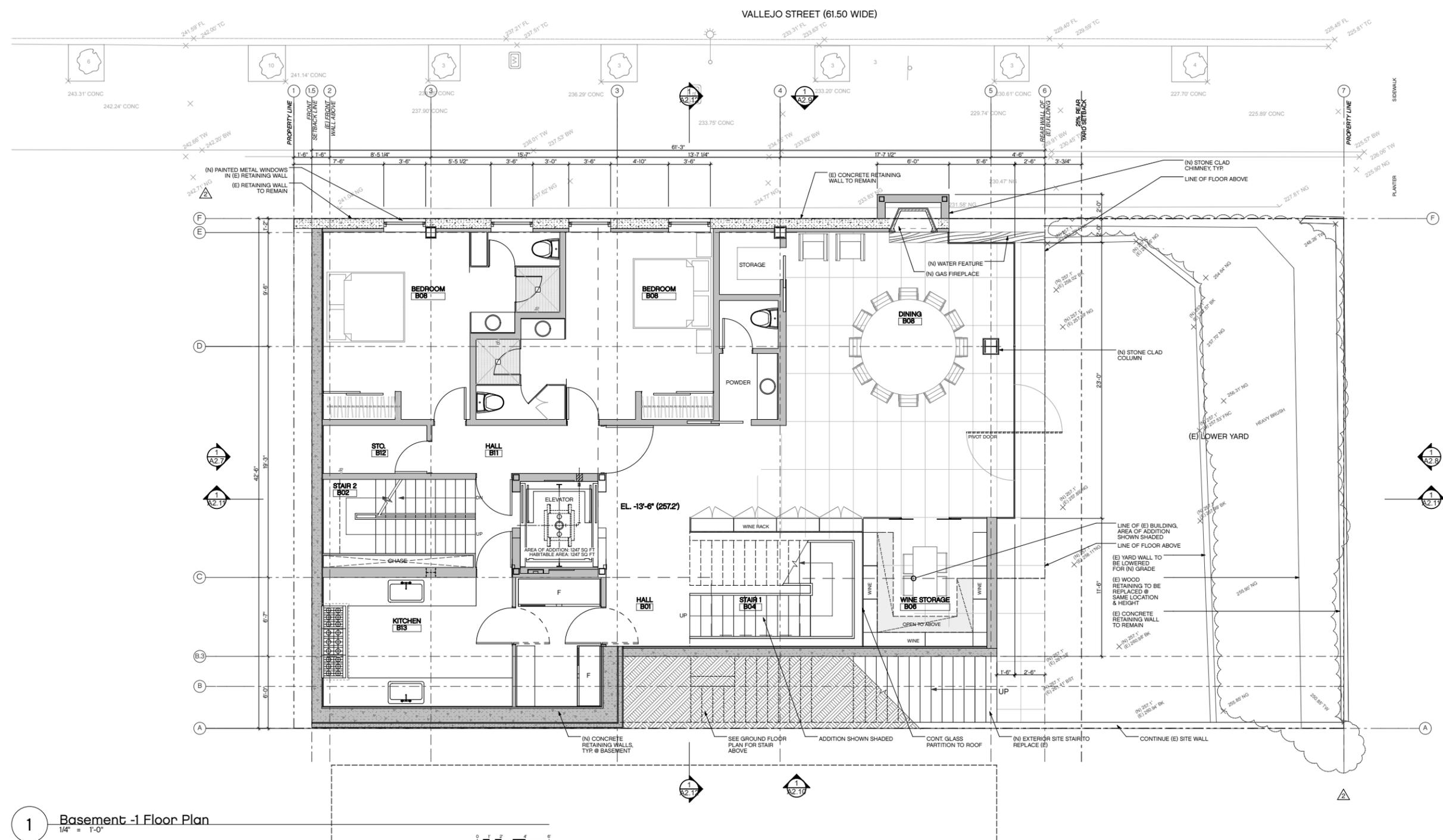
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scale:	-

1 Basement -2 Floor Plan
1/4" = 1'-0"

Proposed
Floor Plan

A2.0

LEGEND
 (E) WALL TO REMAIN
 (N) WALL



1 Basement -1 Floor Plan
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

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Proposed
Floor Plan

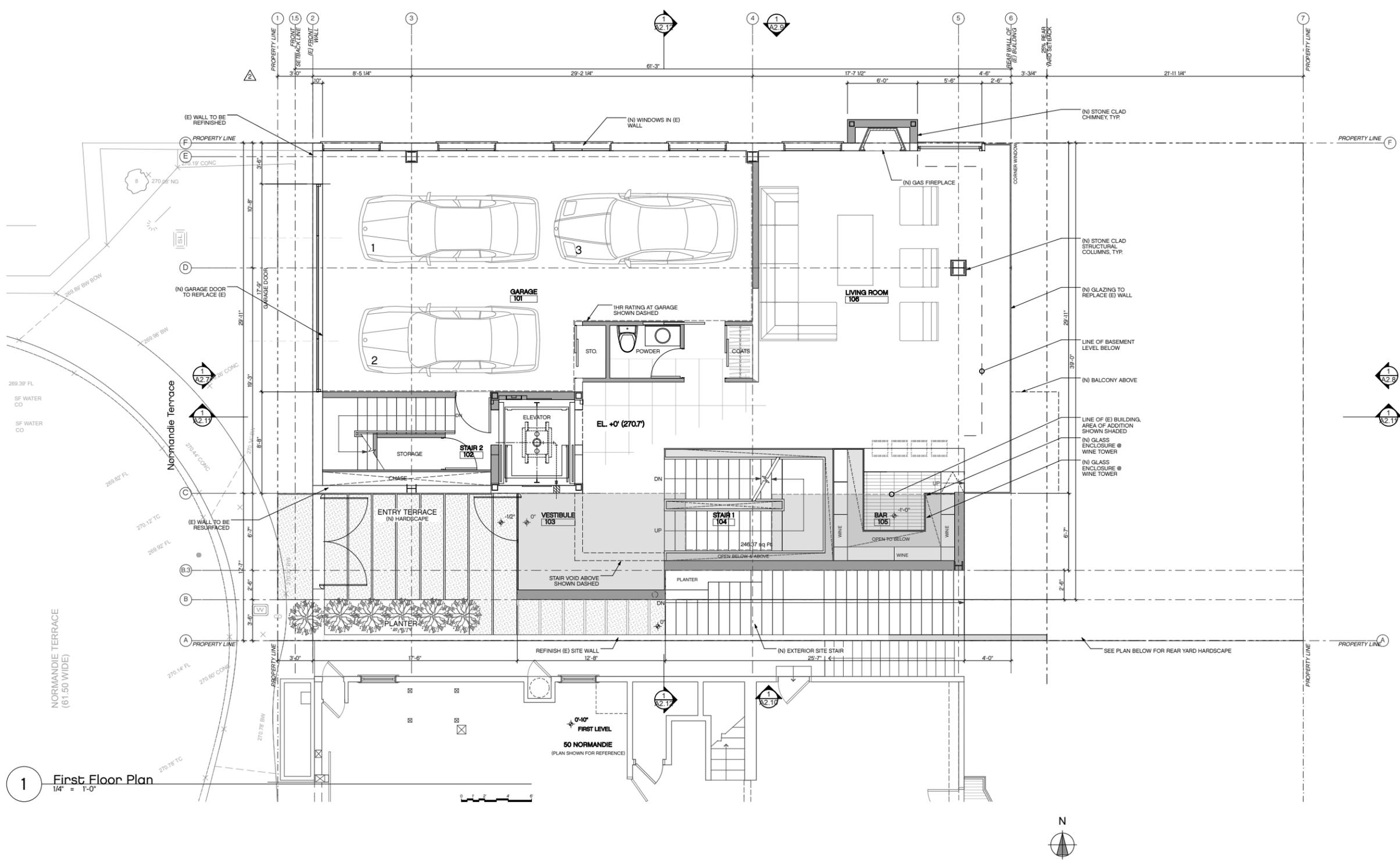
LEGEND
 (E) WALL TO REMAIN
 (N) WALL

RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

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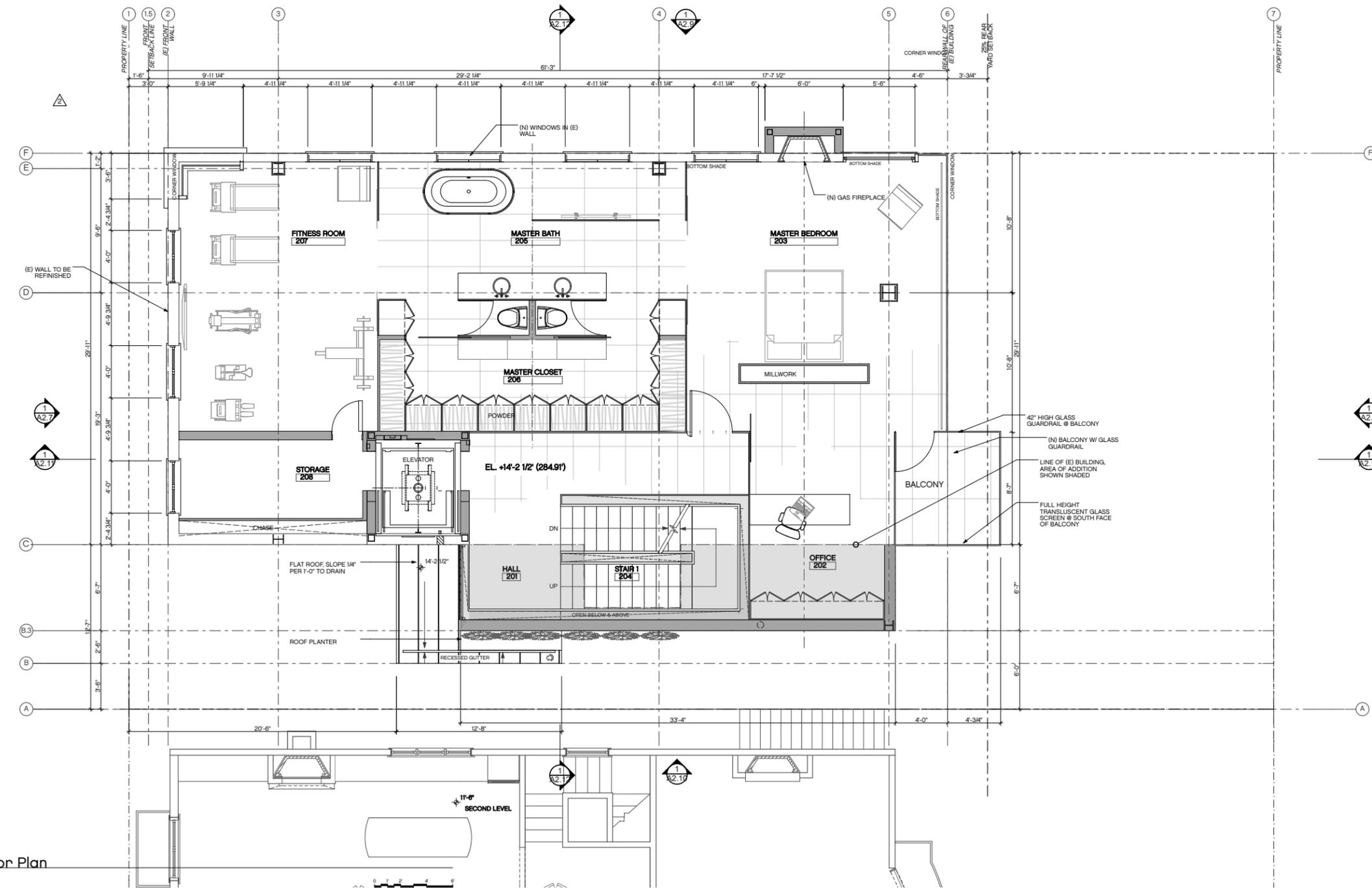
1 First Floor Plan
1/4" = 1'-0"

Proposed
Floor Plan

A2.2

LEGEND
 (E) WALL TO REMAIN
 (N) WALL

VALLEJO ST BELOW



1 Second Floor Plan
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

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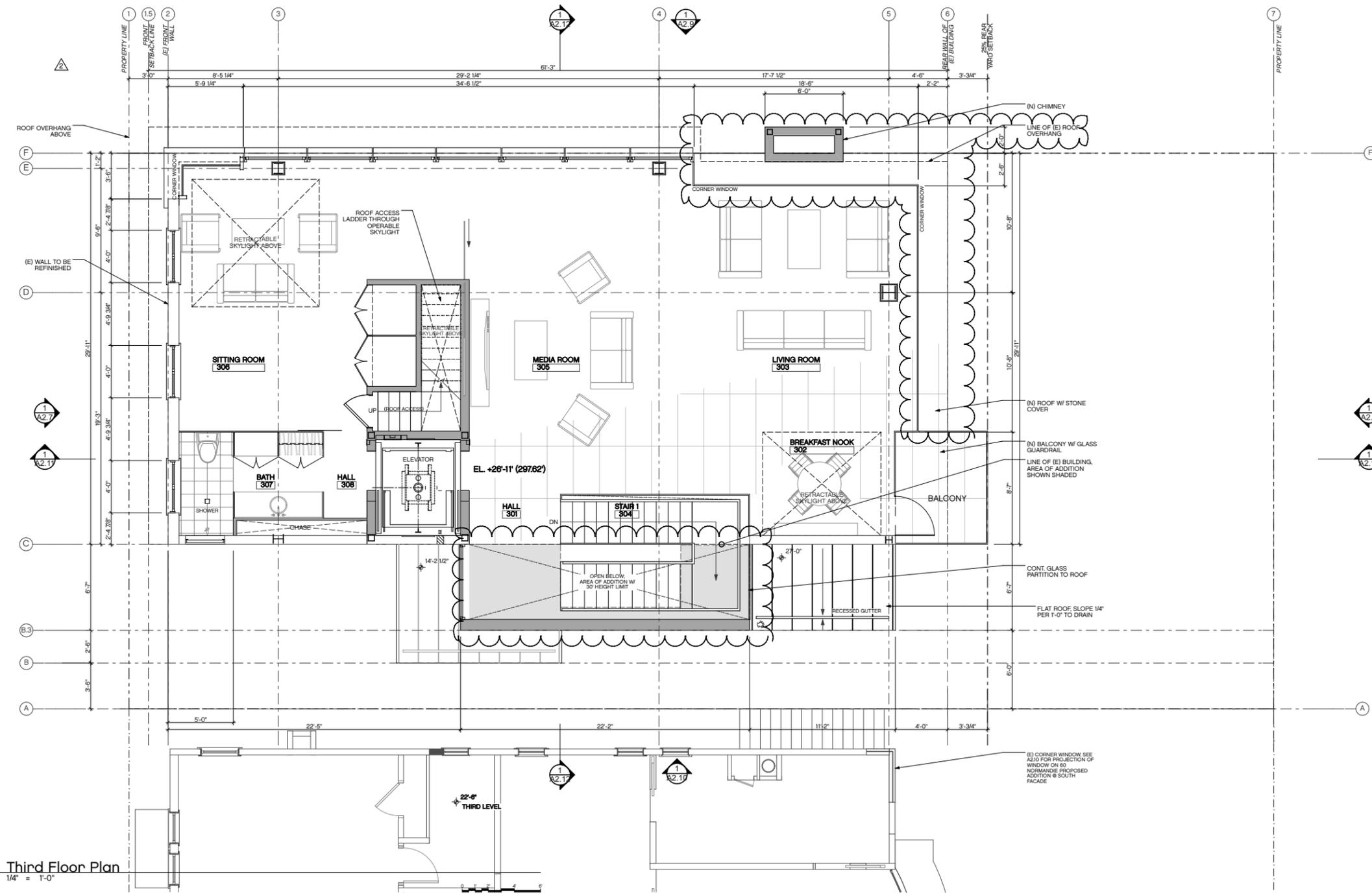
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drawn:	HS, FE
checked:	
scale:	

Proposed
Floor Plan

A2.3

LEGEND
 (E) WALL TO REMAIN
 (N) WALL

VALLEJO ST BELOW



1 Third Floor Plan
1/4" = 1'-0"

LEGEND:



RENOVATION TO 60 NORMANDIE TERRACE
 60 NORMANDIE TERRACE, SAN FRANCISCO, CA

PLANNING SET

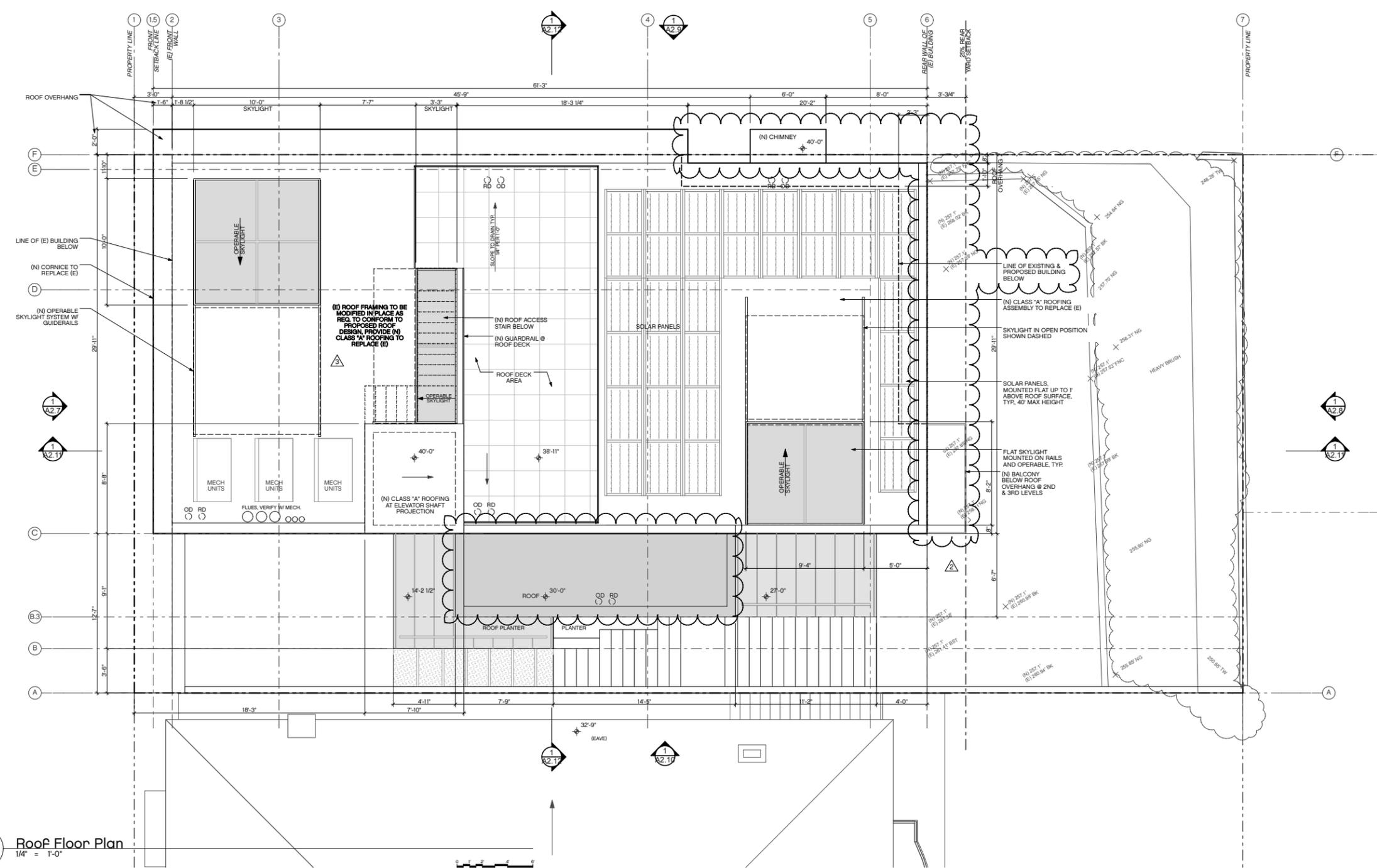
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Proposed
Floor Plan

A2.4

VALLEJO ST BELOW



1 Roof Floor Plan
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

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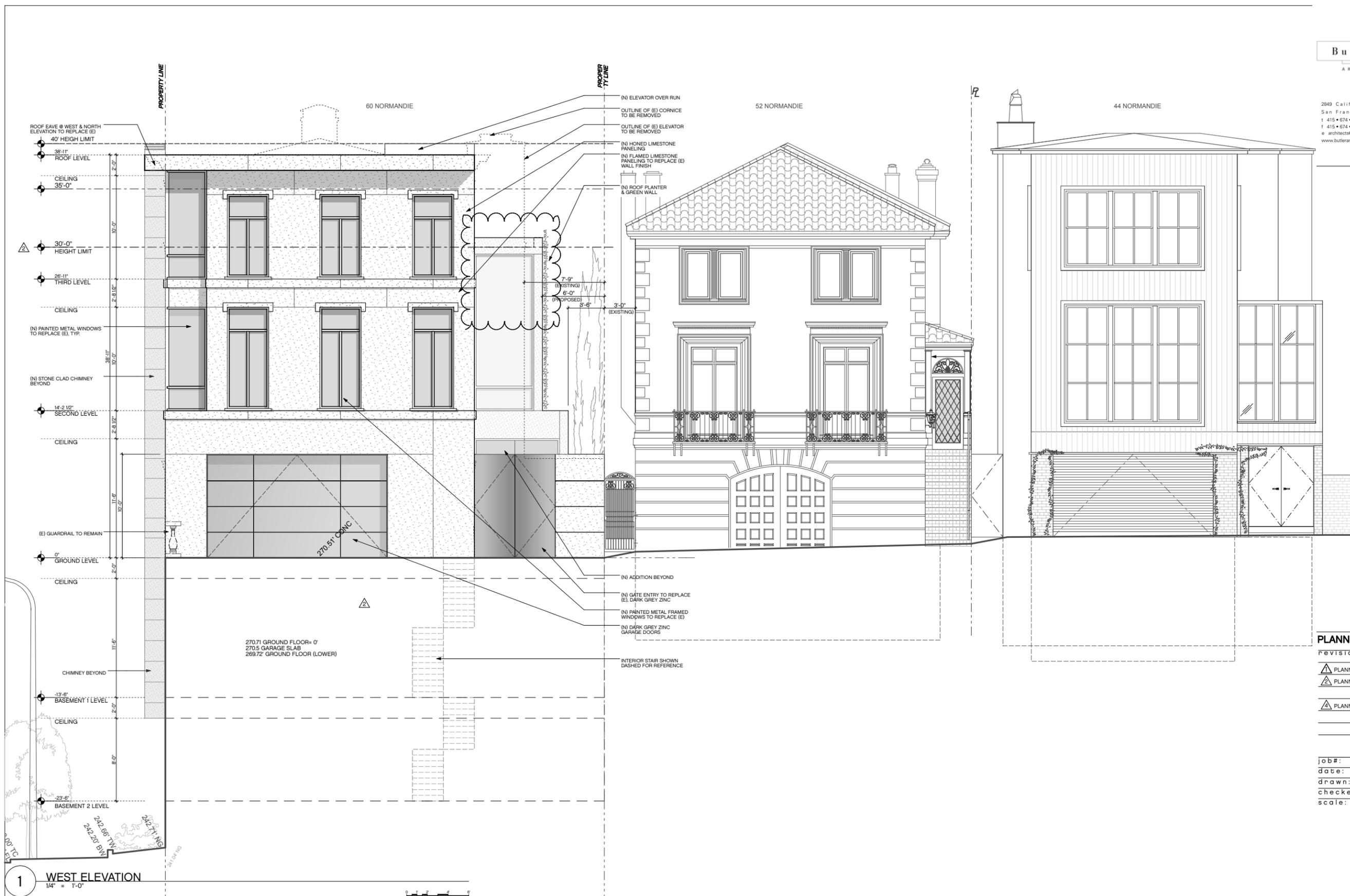
ROOF PLAN CALCULATIONS				
SKYLIGHT AREA	CHIMNEY AREA	ELEV. PENTHOUSE	MECHANICAL	TOTAL ROOF AREA
202.6 SQ FT	16 SQ FT	67.9 SQ FT	60 SQ FT	2127.5 SQ FT

346.5 SQ FT / 2127.5 SQ FT = 16.3% < 20%
PER SFPC SECTION 260(b)(2) SUM OF HORIZONTAL FEATURES MAY NOT EXCEED 20%
OF THE TOTAL HORIZONTAL AREA PERMITTED FOR BUILDINGS

Proposed Roof Plan

A2.6

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



PLANNING SET

REVISIONS	BY
△ PLANNING, FEB. 15, 2008	
△ PLANNING, FEB. 28, 2009	
△ PLANNING, MAR. 29, 2010	

job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

1 WEST ELEVATION
1/4" = 1'-0"

Proposed
Elevation

A2.7

2650 California Street
San Francisco CA 94115
t 415 • 674 • 5554
f 415 • 674 • 5558
terarnsden.com
en.com

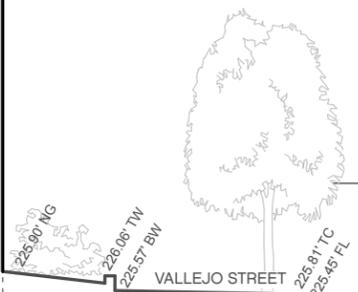
RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



PLANNING SET

Revisions	by:
▲ PLANNING, FEB. 15, 2008	
▲ PLANNING, FEB. 28, 2009	
▲ PLANNING, MAR. 29, 2010	

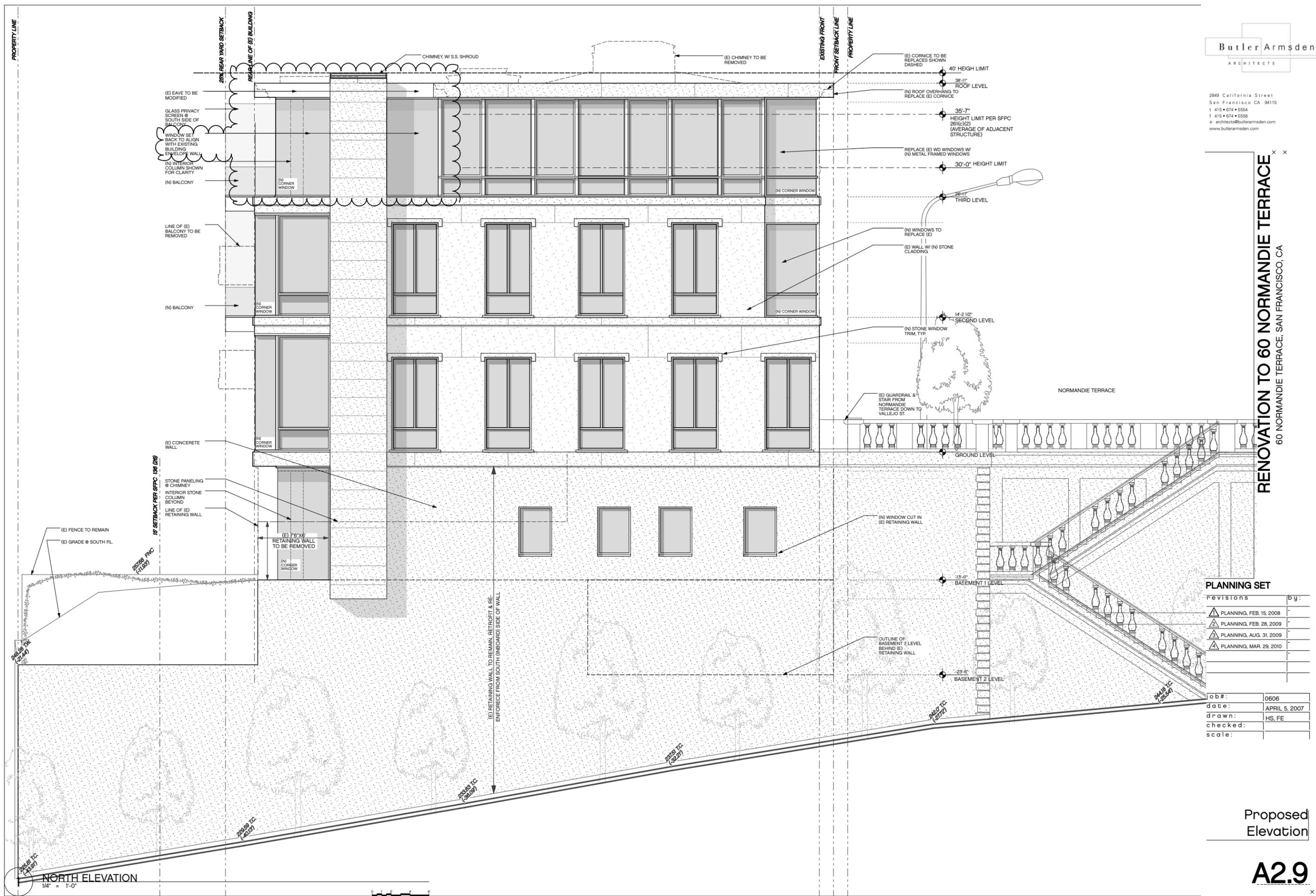
job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	



Proposed
Elevation

A2.8

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



PLANNING SET

revisions	by:
△ PLANNING, FEB. 15, 2008	
△ PLANNING, FEB. 28, 2009	
△ PLANNING, AUG. 31, 2009	
△ PLANNING, MAR. 29, 2010	

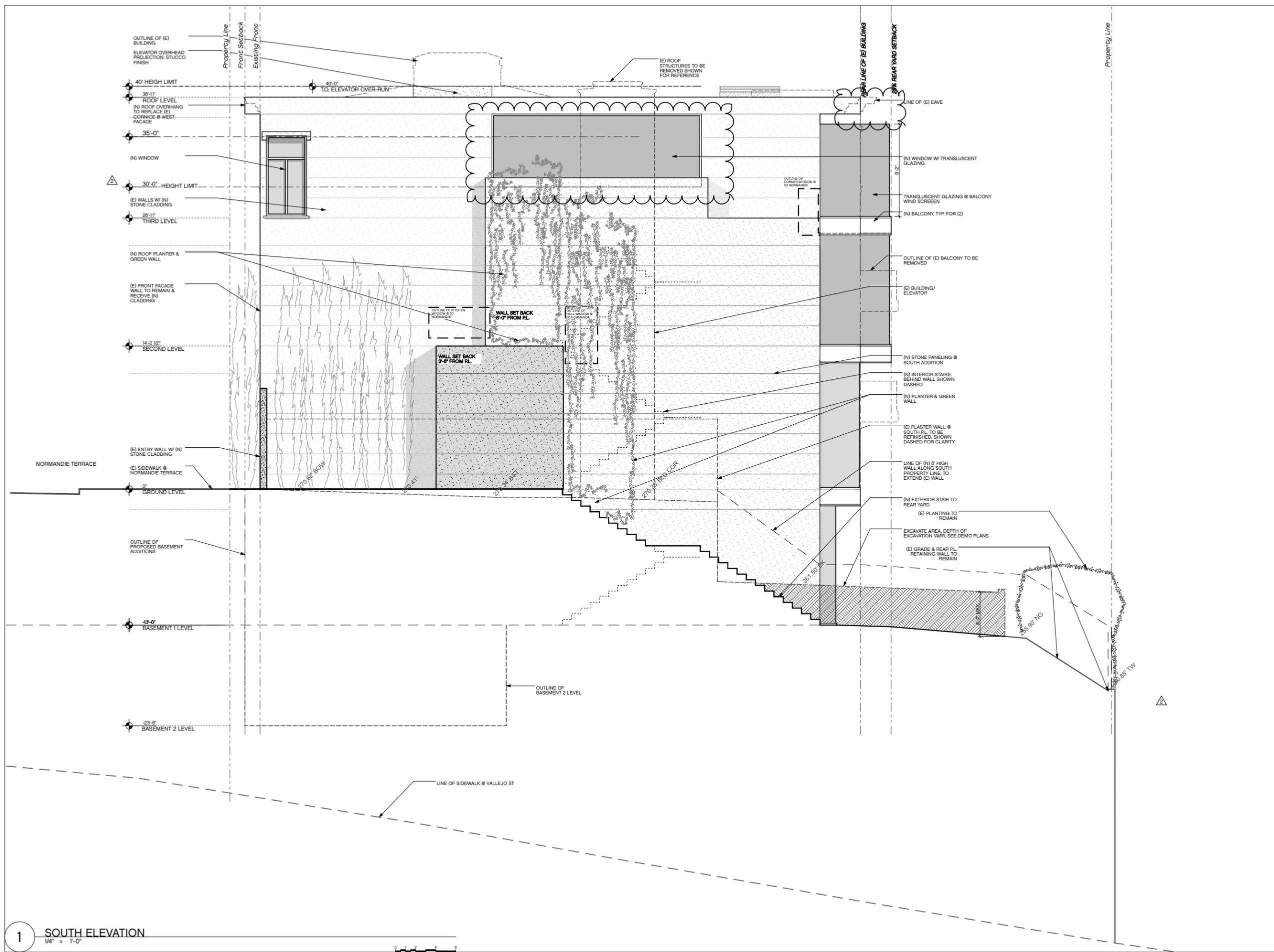
job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

Proposed
Elevation

A2.9

NORTH ELEVATION
1/4" = 1'-0"

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA



PLANNING SET

REVISIONS	BY:
△ PLANNING, FEB. 15, 2008	-
△ PLANNING, FEB. 28, 2009	-
△ PLANNING, MAR. 29, 2010	-

job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

Proposed
Elevation

A2.10

RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

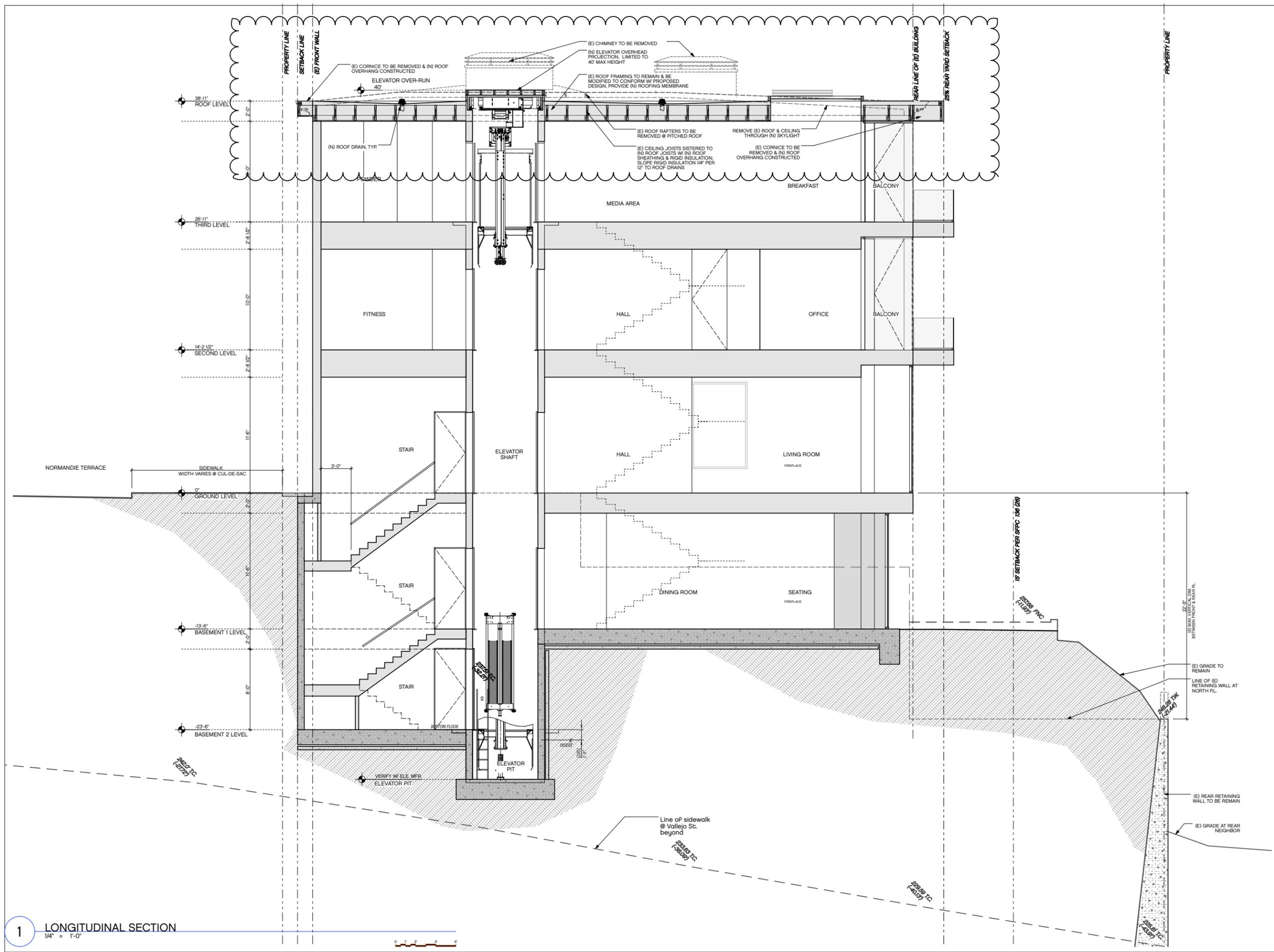
PLANNING SET

REVISIONS	BY:
▲ PLANNING, FEB. 15, 2008	
▲ PLANNING, FEB. 28, 2009	
▲ PLANNING, AUG. 31, 2009	
ROOF CLARIFICATION 3/12/10	

job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

Proposed
Building
Section

A2.11



1 LONGITUDINAL SECTION
1/4" = 1'-0"



RENOVATION TO 60 NORMANDIE TERRACE
60 NORMANDIE TERRACE, SAN FRANCISCO, CA

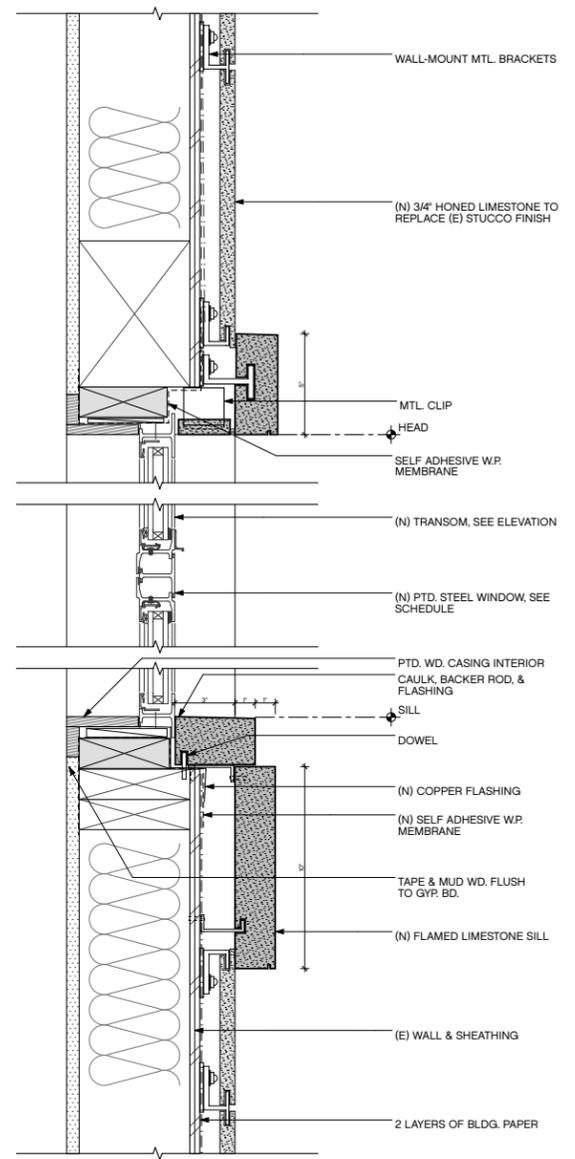
PLANNING SET

Revisions	by:
△ PLANNING, FEB. 15, 2008	
△ PLANNING, FEB. 28, 2009	
ROOF CLARIFICATION 3/12/10	
△ PLANNING, MAR. 29, 2010	

job #:	0606
date:	APRIL 5, 2007
drawn:	HS, FE
checked:	
scale:	

Proposed
Building
Section

A2.12



2 WINDOW DETAIL
SCALE: 3" = 1'-0"

