SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 4, 2018

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Filing Date:	January 12, 2018
Case No.:	**2017-013687COA**
Permit Application No.:	2017.10.18.1620
Project Addresses:	**930 GROVE STREET**
Historic Landmark:	Alamo Square Landmark District
Zoning:	RH-3 – Residential – House, Three Family 40-X Height and Bulk District
Block/Lots:	0798 / 031
Project Sponsor:	Goldman Architects, 172 Russ Street San Francisco, CA, 94103
Staff Contact:	Alexandra Kirby - (415) 575-9133 alexandra.kirby@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

930 Grove Street, north side between Steiner and Fillmore Streets, Assessor's Block 0798, Lot 031. The two-story-over-basement residence is the work of the prominent architectural firm of Martens & Coffey. The building was constructed in 1897 with Classical Revival detailing as an expansive single-family house for John L. Koster, a successful South Carolina-born industrialist. The property was subdivided into 12 studio apartments at an unknown date during the Second World War, therefore the property's current legally status is as a 12-unit building. The subject property is a contributing building within the San Francisco Alamo Square Landmark District, and is adjacent to Alamo Square Park and "Postcard Row," located to the immediate west. It is located in a RH-3 (Residential, House, Three-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.

The Department concurs with the list of exterior character-defining features of the property provided in the HSR:

- Freestanding, two-story-over-basement massing with attic;
- Wood frame construction set on a concrete foundation with scored surface;
- Generally rectangular plan with prominent curved or turret bays at southeast and northeast corners;
- Hipped roof with several arched-roof dormer windows and pedimented east cross gable;
- Richly ornamented Classical Revival style, featuring the following: molded concrete water table; molded wood frieze and cornice with dentils, scrolled modillions, and egg and dart detail; composite columns and composite pilasters;
- Wood sash windows of several varieties, typically double-hung with ogee lugs;
- Turrets featuring tripartite and Palladian windows with richly ornamented trim, including the following: surrounds with egg and dart detail; denticulated sills; segmental pediments with wreath detail console bracketed lintels and urn shaped pinnacles; decorative paneled aprons with cartouches; and colonettes;
- Balanced fenestration along primary façade and south façade with irregular fenestration along west and south facades;
- Masonry chimneys at center and northwest corner of hipped roof (secondary significance as noted on attached diagrams);

Basement Level

- Channeled wood siding at basement level, designed to appear as rusticated stone along turreted bays;
- Massive entry stairways with side walls leading to portico;

1st Story

- Flush, horizontal wood siding cladding the first and second stories;
- Curved portico entry and landing, featuring Ionic columns, entablature with egg and dart detailing, modillions, wood balustrades, coffered ceiling;
- Ornate flooring and stone step in front of main entrance;
- Wood framed entry door with leaded glass window, richly ornamented wood surround with windows and inset marble panels;
- Rear sunroom addition (constructed within period of significance, although windows and louvers appear to be replacements);
- Recessed side entry at west façade with pilasters and pier;
- Additional wood entry steps and side walls;

2nd Story

- Arched stained glass window at west façade with lead caning (between 1st and 2nd story);
- Balcony with curved, wood balustrade above entry portico;

PROJECT BACKGROUND

The property has been vacant since approximately 2012 and is currently listed on the Department of Building Inspections Vacant Building Registry for inspections. The current condition of the building was brought to the attention of the Planning Department as a referral from a Task Force inspection involving the City Attorney's Office, Department of Building Inspections, Police Department and Fire Department, as numerous complaints had been filed with DBI pertaining to the security of the site.

An enforcement case was opened by the Department to monitor the restoration of the property on February 13, 2017 (Case no. 2017-001791ENF). Pursuant to Planning Code Section 1008, Compliance with Maintenance Requirements, "*The owner… of a structure in a historic district, shall comply with all applicable codes, laws and regulations governing the maintenance of the property. It is the intent of this Section to preserve from deliberate or inadvertent neglect the exterior portions of such landmark or structure, the interior portions thereof when subject to control as specified in the designating ordinance, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior portion*." In light of the severity of disrepair and architectural quality of the building, Planning staff required that a Historic Structures Report ("HSR," completed by Page & Turnbull on August 30, 2017, attached) be prepared by a qualified preservation consultant to guide all future restoration work at both the interior and exterior of the property prior to issuance of any new permits, as the owner was seeking to renovate the interiors in 2016 without addressing the exterior conditions. Additionally, staff required that the sponsor file a building permit and Certificate of Appropriateness in conformance with the standards in the HSR be submitted in a timely fashion. To date, all requirements have been met by the project architect and property owner and there are no outstanding penalties. Mothballing recommendations were provided in the HSR as an alternative if full rehabilitation is not immediately feasible.

In coordination with the City Attorney's Office, staff administratively approved a Certificate of Appropriateness (2017-012408COA) to install solar powered motion sensor lights as a temporary measure to reduce vagrancy at the site, as well as installing "No Trespassing" signs with clearance for police and fire to access the building without owner permission, as advised by various City agencies. The site is now regularly monitored by a security firm.

PROJECT DESCRIPTION

The proposed project qualifies for administrative review under the delegated scopes of minor work, as all of the proposed work is strictly rehabilitative in nature; however, in consideration of the extensive scope of work and enforcement history, staff exercised discretion as permitted through the delegation, Motion No. 0289, to require a full Certificate of Appropriateness and hearing before the Historic Preservation Commission.

The proposed exterior work would include preservation of the following features:

- Concrete retaining wall and exterior foundation features;
- Stone detailing;
- Wood siding and decorative detailing;
- Wood windows;
- Wood doors;
- Stained glass at west stair;
- Sheet metal flashing and gutters.

The above listed features would be cleaned and repaired to the greatest extent possible, in compliance with the *Secretary of the Interior's Standards for Rehabilitation*. All specified treatments are outlined in the HSR with treatment guidelines from the National Parks Service noted for reference.

The HSR delineates interior areas of primary and secondary significance, and non-historic portions of the first and second stories based on interventions that took place during WWII and later renovations (sheet A1.1). The identified significant portions of the building will be restored and retained, including the entry portico, entry vestibule and grand stair, and intact residential spaces.

OTHER ACTIONS REQUIRED

The proposed scope of work will not require additional neighborhood notification or entitlements as proposed. 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.

While the property is historically a single-family residence, the project will retain the 12-unit residential use of the building and does not require significant changes to the distinctive elements of the building or of the landmark district. This intensification of the property's use has been in effect for over 70 years.

Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The proposed project will retain and preserve all exterior features and identified interior features to the greatest extent possible. No removal of character-defining features is proposed.

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 or conjectural elements are proposed to be added to the historic building that may confuse its historical development as the proposed project is to retain and preserve all character-defining features.

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 exterior features appear to be from later periods of development, nor are any features proposed to be altered or removed. While the previously altered interior living spaces will be upgraded, the project proposes to retain the historic ceiling heights and some of the non-historic features such as fireplaces.

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.

Distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be rehabilitated and repaired by the proposed project as outlined in the Historic Structures Report:

- *Concrete retaining wall and exterior foundation features (page 68);*

- *Stone detailing (page 68);*
- *Wood siding and decorative detailing (page 69);*
- *Wood windows, including curved sashes (page 69);*
- *Wood doors (pages 69-70);*
- *Stained glass at west stair (page 70);*
- *Sheet metal flashing and gutters (page70).*

Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project would repair deteriorated features to the greatest extent possible. If needed, any features that may require replacement shall match the original in design, color, texture, and materials.

Lab analysis may be required to test mortars. All destructive testing will take place at minimally visible locations, will be conducted by a qualified specialist, and will be repaired as necessary.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No harmful chemical or physical treatments are proposed for the exterior rehabilitation. All original wood siding and detailing will be cleaned by the gentlest means possible and construction administration will be conducted as necessary by preservation specialists. The HSR clearly notes all materials where chemical or destructive cleaning methods, such as sandblasting, are not appropriate.

Therefore, the proposed project complies with Rehabilitation Standard 7.

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 does not propose any new exterior additions or alterations.

Therefore, the proposed project complies with Rehabilitation Standard 9.

PUBLIC/NEIGHBORHOOD INPUT

While the Department has received no public input on the proposed project scope at the date of this report, Department staff has been continuously working with the Department of Building Inspections to address ongoing complaints from neighbors about the condition of the historic property and occasional trespassing issues. A meeting was held with neighbors concerned about the ongoing security issues at the property in conjunction with Supervisor Breed's office on February 23rd, 2018, which the Planning Department participated in and the project architect provided a full set of plans for neighbors to review.

STAFF ANAYLSIS

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. Feature-specific recommendations are outlined below:

- Concrete retaining wall and exterior foundation features shall be lab tested to determine material composition and repaired in-kind. Minor cracks may be filled with epoxy as deemed appropriate by engineer (HSR, page 68).
- Stone detailing at entry portico shall be cleaned with non-acidic treatments following patch testing (HSR, page 68).
- Wood siding and decorative detailing shall be gently cleaned, prepped and repainted; if minimal replacement is required, new wood should match existing in species, particularly for Dutchman repairs; wood filler may be used for minimal repairs. The collapsed newel post at the north (rear) side of the entry portico will be reconstructed to match the existing dimensions, some features, such as the ball top on the newel, will be salvageable. (HSR, page 69).
- Wood windows, including curved sashes, should be repaired to operability in conformance with *Preservation Brief 9: The Repair of Historic Wooden Windows*; windows shall not be fully replaced (HSR, page 69);
- The wood entry door shall be refinished and stained (HSR, pages 69-70);
- The stained glass window at the west stair shall be restored by Helios Art Glass, a qualified specialist (HSR, page 70);
- Sheet metal flashing and gutters shall be gently cleaned and treated with a zinc-rich primer to mitigate further deterioration; any sites of perforation shall be patched or replaced in-kind (HSR, page 70).

Summary
Department staff finds that proposed work will be in conformance with the *Secretary's Standards for Rehabilitation* and requirements of Article 10, as the proposed work shall restore the special character and special historical, architectural, or aesthetic interest or value of the landmark and its site. Lab testing, window repairs, stained glass restoration, and cast stone repairs shall all be completed by qualified specialists and construction administration shall be provided by the project architect and preservation consultants as necessary. All exterior materials shall be retained to the greatest extent possible to retain the high integrity of the subject property, and specifications on the following features shall be incorporated into the construction document for on-site application:

- Historic Removal and Dismantling
- Brick Masonry Repointing
- Historic Decorative Metal Repair
- Historic Wood Repair
- Exterior Finish Carpentry
- Sheet Metal Flashing and Trim
- Historic Treatment of Wood Windows
- Decorative Glass Glazing (Repair of stained glass windows)
- Historic Treatment of Wood Doors
- Historic Treatment of Plaster
- Cement Plastering
- Exterior Painting

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 accommodate monthly site visits with Department preservation staff to verify ongoing compliance with the approved project description and conditions of approval.
    - In addition to monthly site visits, mockups of repairs for the following features will be provided prior to completion of work for Planning Department review and approval:
        1. Curved window sashes;
        2. Wood ornamentation at east façade (pilasters and columns);
        3. Stripping of wood siding, to be conducted on rear (north) façade for mockup.

- Site permit specifications will be provided by a qualified consultant for restoration of all historic features to include in the building permit to guide construction processes.

- A qualified preservation consultant will provide construction administration to supervise rehabilitation of specified features from the above mentioned document, and shall be present at mock ups and site visits.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans
Historic Structures Report, Page & Turnbull, August 30, 2017
Planning Enforcement notifications

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SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Draft Motion XXXXX

HEARING DATE: APRIL 4, 2018

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Case No.:	**2017-013687COA**
Project Address:	**930 Grove Street**
Landmark District:	Alamo Square
Zoning:	RH-3 (Residential, House, Three-Family) 40-X Height and Bulk District
Block/Lot:	0798/031
Applicant:	Goldman Architects, 172 Russ Street San Francisco, CA, 94103
Staff Contact	Alexandra Kirby - (415) 575-9133 alexandra.kirby@sfgov.org
Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

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 031 IN ASSESSOR'S BLOCK 0798, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on January 12, 2018, John Goldman of Goldman Architects, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate the vacant twelve-unit residence located on the subject property on lot 031 in Assessor's Block 0798 for continued use as a multi-family residence. The work includes extensive rehabilitation of the property exteriors, including the wood siding and detailing, wood sash windows, stone detailing at the entryway, stained glass, cast stone finish on the foundation and retaining walls, and restoration of the historic entry portico and historic portions of the interior.

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 April 4, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-013687COA ("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 September 18, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-013687COA based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor shall accommodate monthly site visits with Department preservation staff to verify ongoing compliance with the approved project description and conditions of approval.
    - In addition to monthly site visits, mockups of repairs for the following features will be provided prior to completion of work for Planning Department review and approval:
        1. Curved window sashes;
        2. Wood ornamentation at east façade (pilasters and columns);
        3. Stripping of wood siding, to be conducted on rear (north) façade for mockup.

- Site permit specifications will be provided by a qualified consultant for restoration of all historic features to include in the building permit to guide construction processes.
- A qualified preservation consultant will provide construction administration to supervise rehabilitation of specified features from the above mentioned document, and shall be present at mock ups and site visits.

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 existing residential use.

   - The proposed project will retain and preserve all exterior features and identified interior features to the greatest extent possible. No removal of character-defining features is proposed.

- No new or conjectural elements are proposed to be added to the historic building that may confuse its historical development as the proposed project is to retain and preserve all character-defining features

- No exterior features appear to be from later periods of development, nor are any features proposed to be altered or removed. While the previously altered interior living spaces will be upgraded, the project proposes to retain the historic ceiling heights and some of the non-historic features such as fireplaces.

- Distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be rehabilitated and repaired by the proposed project as outlined in the Historic Structures Report.

- The proposed project would repair deteriorated features to the greatest extent possible. If needed, any features that may require replacement shall match the original in design, color, texture, and materials.

- No harmful chemical or physical treatments are proposed for the exterior rehabilitation. All original wood siding and detailing will be cleaned by the gentlest means possible and construction administration will be conducted as necessary by preservation specialists. The HSR clearly notes all materials where chemical or destructive cleaning methods, such as sandblasting, are not appropriate.

- The project does not propose any new exterior additions or alterations.

- 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.

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 restoring and preserving the character-defining features of 930 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 rehabilitation 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 preserving 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 twelve units at the property are uninhabitable and will be restored.

   D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed 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.

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 031 in Assessor's Block 0798 for proposed work in conformance with the renderings and architectural sketches dated September 18, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-013687COA.

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 April 4, 2018

Jonas P. Ionin
Commission Secretary

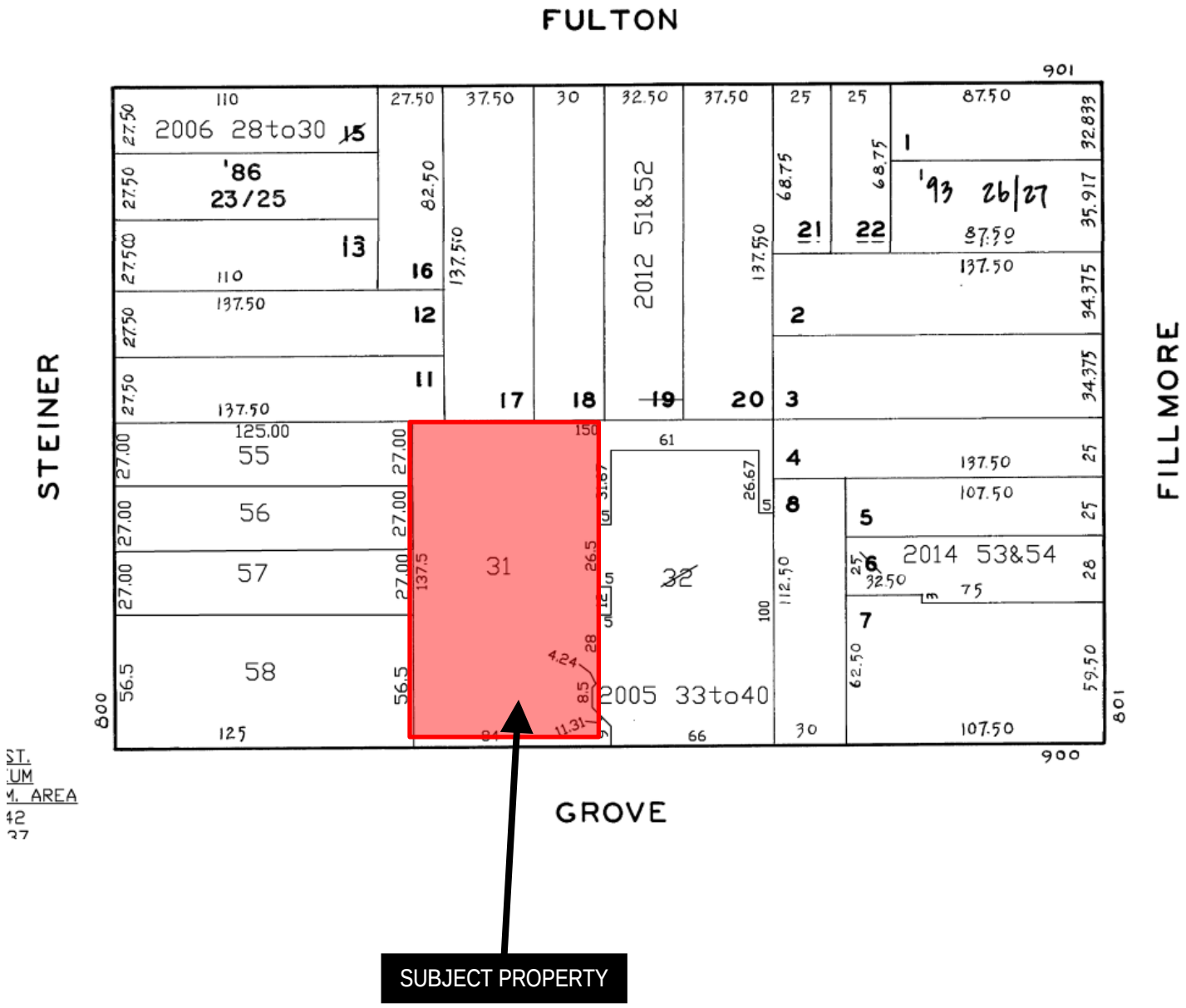
AYES: X

NAYS: X

ABSENT: X

ADOPTED: April 4, 2018

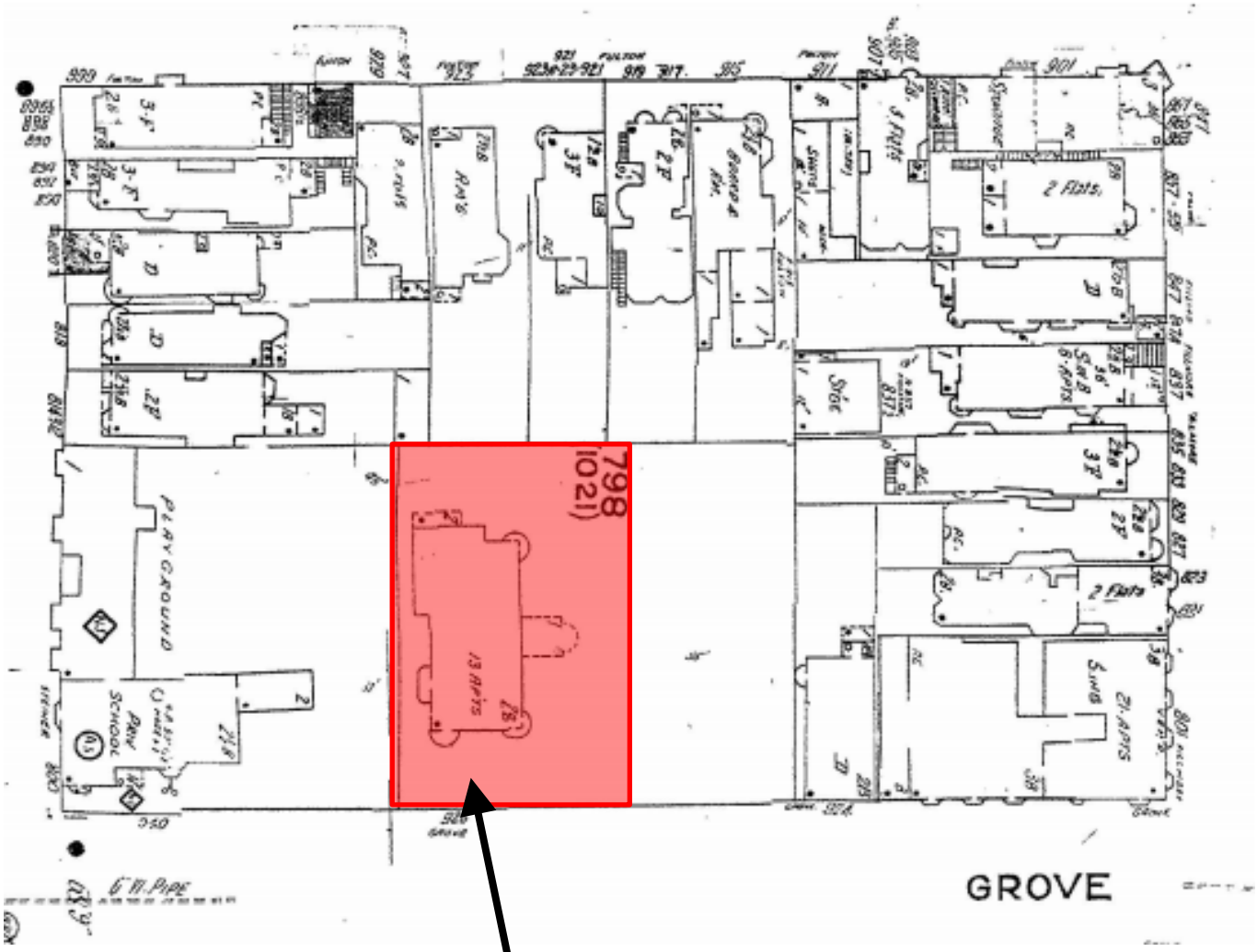
Parcel Map



Certificate of Appropriateness Hearing
Case Number 2017-013687COA
930 Grove Street
Block 0798 Lot 031

SAN FRANCISCO
PLANNING DEPARTMENT

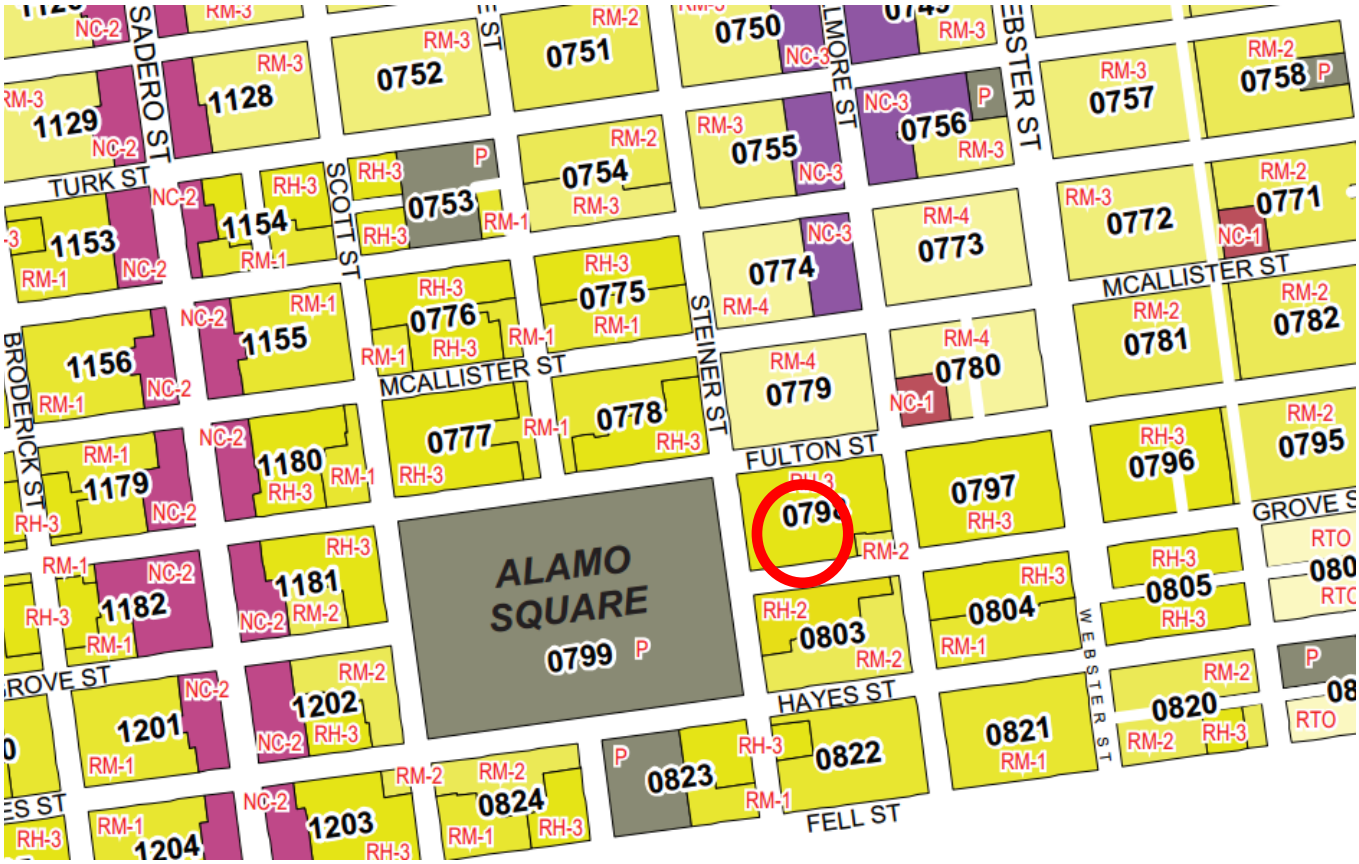
Sanborn Map*



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

Certificate of Appropriateness Hearing
Case Number 2017-013687COA
930 Grove Street
Block 0798 Lot 031

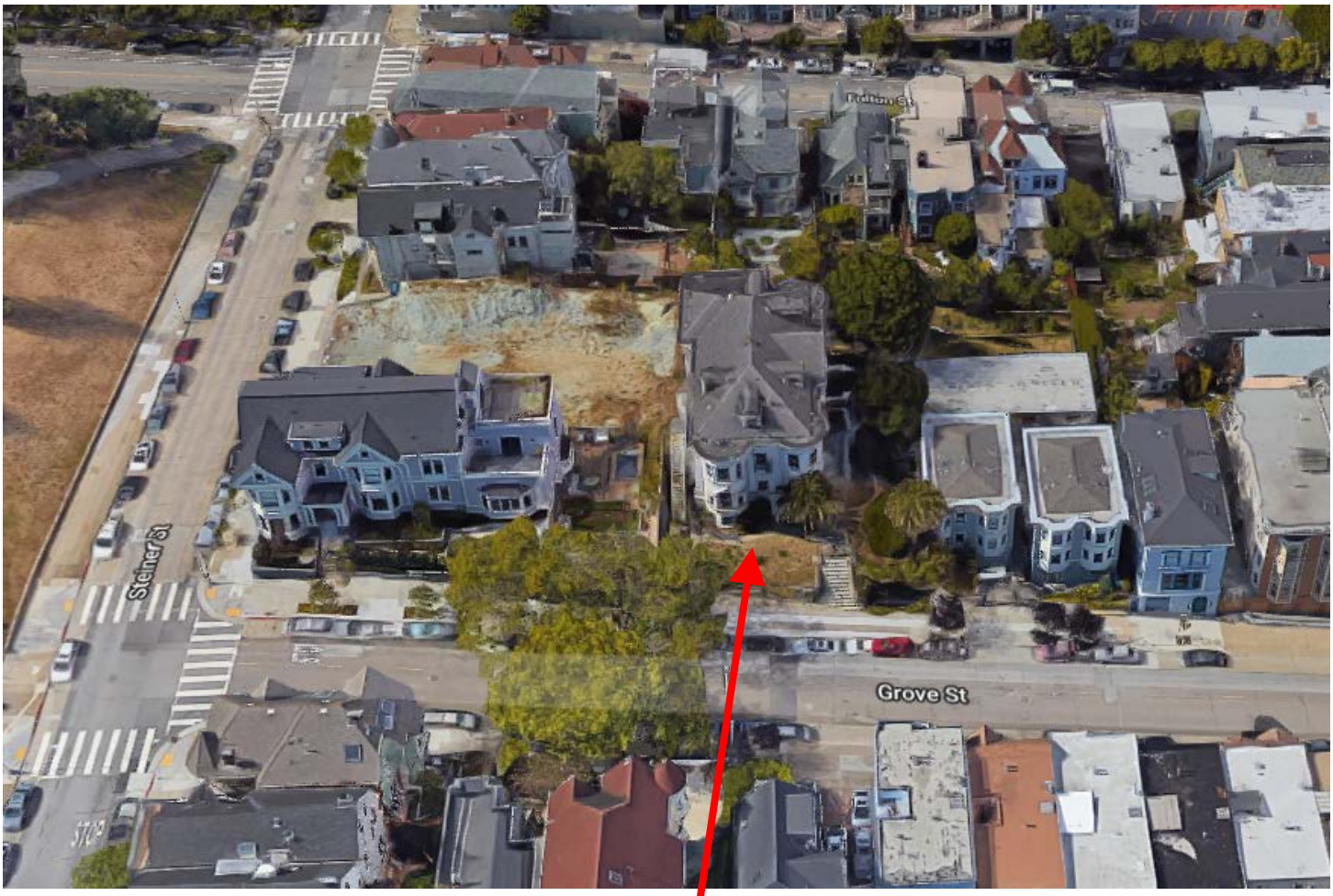
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2017-013687COA
930 Grove Street
Block 0798 Lot 031

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo
(looking north)



SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Appropriateness Hearing
Case Number 2017-013687COA
930 Grove Street
Block 0798 Lot 031

Site Photo

Certificate of Appropriateness Hearing
Case Number 2017-013687COA
930 Grove Street
Block 0798 Lot 031

PROJECT DIRECTORY

PROJECT ADDRESS
930 GROVE STREET
SAN FRANCISCO, CA 94117

GENERAL CONTRACTOR
NOT YET SELECTED

OWNER
PHU PHAM
1738 44TH AVE.
SAN FRANCISCO, CA 94122
PH: (415) 753-3000

ARCHITECT
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO, CA 94103
JOHN GOLDMAN
PH: (415) 391-1339
FAX: (415) 621-3393

HISTORIC STRUCTURE REPORT
PAGE & TURNBULL
417 MONTGOMERY STREET, 8TH FLOOR
SAN FRANCISCO, CA 94104
TOM DUFURRENA
PH: (415) 593-3219
FAX: (415) 362-5560

Pham Residence Exterior and Interior Rehabilitation and Interior Remodel

PERMIT SET

930 Grove Street, San Francisco, CA 94117

VICINITY MAP

SITE 930 GROVE STREET

ALAMO SQUARE HISTORIC DISTRICT MAP

PROJECT INFORMATION

EXISTING BUILDING:	THE RESIDENCE IS A THREE STORY HOUSE + ATTIC BUILT IN 1887. DURING WORLD WAR II, THE HOUSE WAS CONVERTED INTO 12 UNITS OF HOUSING FOR MILITARY PERSONNEL. IN 2004 THE RESIDENCE WAS PURCHASED BY THE PHAM FAMILY. CURRENT STATUS UNOCCUPIED.	
BLOCK/LOT	0798/031	
ZONING:	RH-3	
OCCUPANCY:	R-2 APARTMENT HOUSE	
EXISTING BLDG HEIGHT:	3 STORIES + ATTIC / STORAGE (43'-9")	
EXISTING BLDG AREA:	1ST FLOOR - 2,888 SF 2ND FLOOR - 2,766 SF 3RD FLOOR - 2,834 SF ATTIC FLOOR - 1,635 SF. (UNOCCUPIED) NOT INCLUDED IN TOTAL TOTAL- 8,488 SF (NOT INCLUDING UNOCCUPIED ATTIC SPACE)	
PROPOSED BLDG AREA:	TOTAL-	8,488 SF (NO CHANGE)
ALLOWABLE BLDG AREA:	TYPE V-A	12,000 SF/PER STORY
ALLOWABLE BLDG HEIGHT:	V-A 3 STORIES (50 FEET)	
PROPOSED BLDG HEIGHT:	3 STORIES + ATTIC / STORAGE (43'-9") (NO CHANGE IN BLDG HEIGHT)	
NUMBER OF UNITS:	EXISTING:	1ST FLR - 3 UNITS 2ND FLR - 4 UNITS 3RD FLR - 5 UNITS 12 TOTAL
	PROPOSED :	1ST FLR - 3 UNITS 2ND FLR - 4 UNITS 3RD FLR - 5 UNITS 12 TOTAL
CONSTRUCTION TYPE:	TYPE V-A	

APPLICABLE CODES

2016 SAN FRANCISCO BUILDING CODE
2016 SAN FRANCISCO ELECTRICAL CODE
2016 SAN FRANCISCO MECHANICAL CODE
2016 SAN FRANCISCO PLUMBING CODE
2016 SAN FRANCISCO GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE
2016 SAN FRANCISCO HOUSING CODE

SCOPE OF WORK

EXTERIOR /BUILDING ENVELOPE WORK:	REHABILITATION TREATMENT OF THE EXISTING BUILDING, PER A3.1-A3.5 DRAWINGS AND NOTES.
INTERIOR WORK:	PER PERMIT # 201601268022: REMODEL EXISTING FLOORS 1, 2 AND 3.
REMOVE:	DOORS, NON BEARING PARTITION WALLS, BATHROOM & KITCHEN FIXTURES, FURNISHINGS AND EQUIPMENT PER A1.2, A1.3 AND A1.4 DEMOLITION PLANS.
CONSTRUCT:	NEW DOORS, PARTITION WALLS, BATHROOM & KITCHEN FIXTURES, FURNISHINGS AND EQUIPMENT PER PROPOSED 1ST, 2ND AND 3RD FLOOR PLANS A2.1, A2.2 AND A2.3. ALL BATHROOMS AND KITCHENS ARE NEW.
STRUCTURAL WORK:	NONE
MECHANICAL WORK:	MEP UNDER SEPARATE PERMIT.
NOTE:	NO CHANGE TO EGRESS, OCCUPANCY TYPE, OR GROSS SQUARE FOOTAGE OF THE BUILDING.

Secretary of the Interior Standards for Rehabilitation

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.
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.
3. EACH PROPERTY SHALL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE, AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS, SHALL NOT BE UNDERTAKEN.
4. MOST PROPERTIES CHANGE OVER TIME; THOSE CHANGES THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT SHALL BE RETAINED AND PRESERVED.
5. DISTINCTIVE FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY SHALL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL, OR PICTORIAL EVIDENCE.
7. CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.
8. SIGNIFICANT ARCHEOLOGICAL RESOURCES AFFECTED BY A PROJECT SHALL BE PROTECTED AND PRESERVED. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES SHALL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES TO PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

DRAWING INDEX

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

TITLE SHEET

Date:	09-18-17
Scale:	1/8"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A0.0

Pham Residence Rehabilitation

930 Grove Street
San Francisco, CA 94117

EXISTING
EXTERIOR IMAGES

A0.1

Date:	09-18-17
Scale:	1/8"=1'-0"
Drawn:	GDG
Job:	0404
Sheet:	

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339 t
415-621-3393 f

930 GROVE STREET REAR YARD VIEW (NORTH ELEVATION)

930 GROVE STREET SIDE VIEW (WEST ELEVATION)

930 GROVE STREET MAIN ENTRY VIEW (EAST ELEVATION)

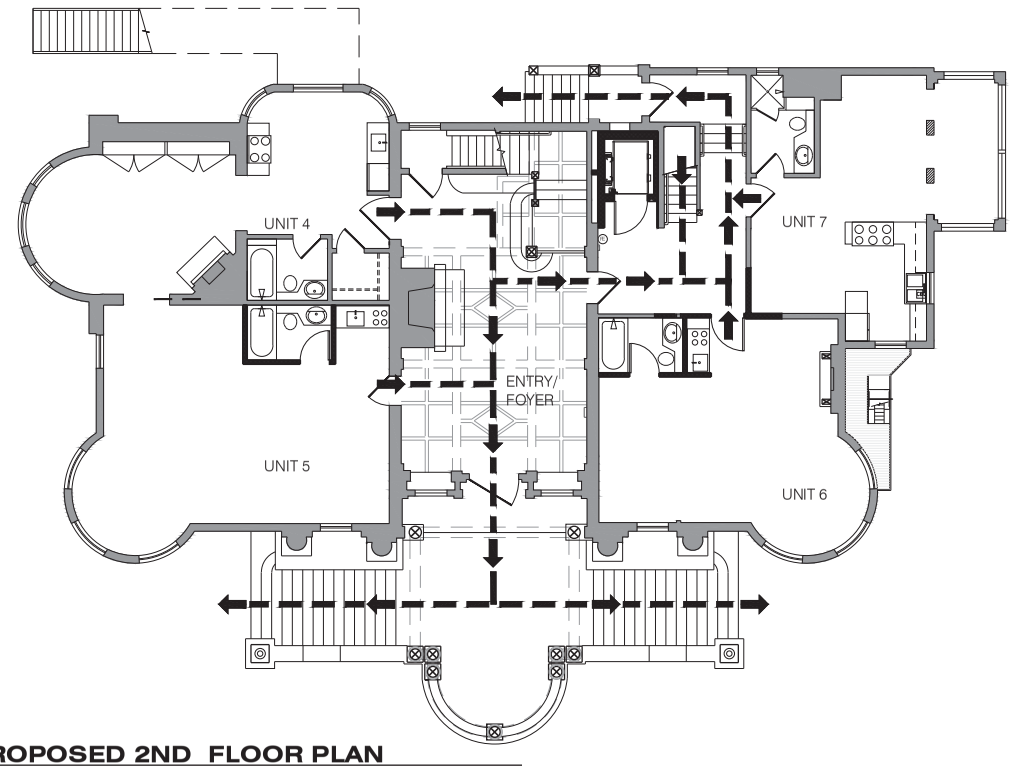
930 GROVE STREET VIEW (SOUTH ELEVATION)

EXISTING & PROPOSED UNITS COMPARISON TABLE PER SECTION 317 (7)

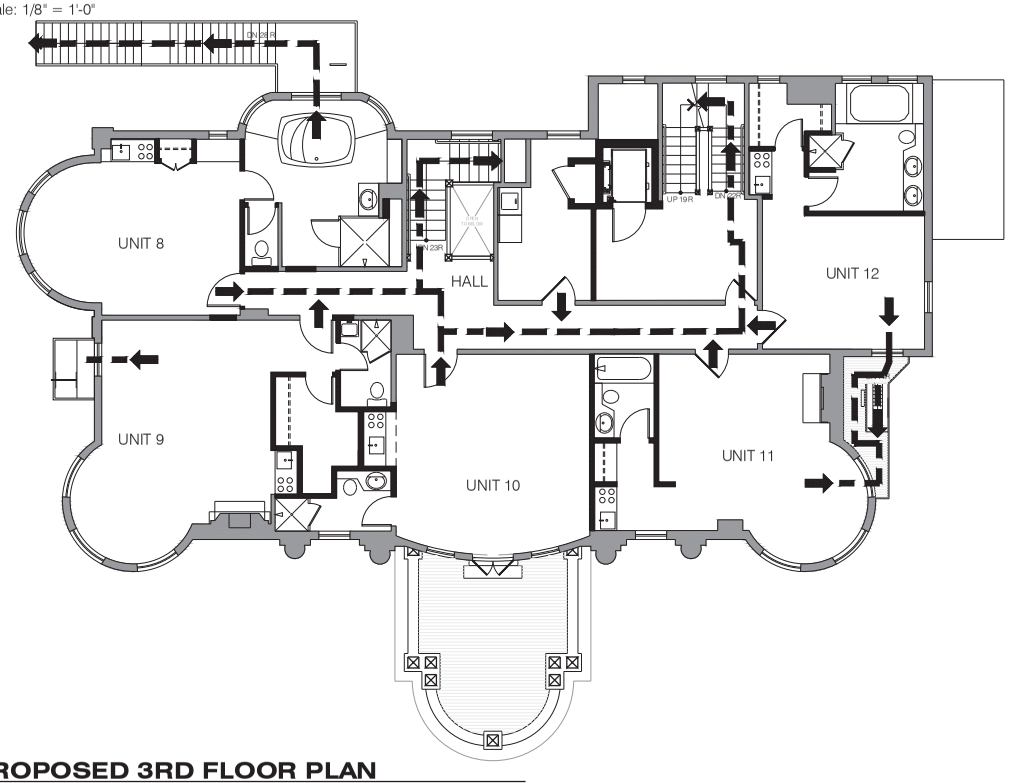
UNITS	EXISTING UNITS (SF)	PROPOSED UNITS (SF)	PROPOSED/EXISTING %	PROPOSED REDUCTION OR ENLARGEMENT %
1	463	450.6	97%	-3%
2	540.4	618.2	114%	14%
3	542.2	665.8	123%	23%
4	494.8	475.6	96%	-4%
5	554.8	570.7	103%	3%
6	462.1	419.9	91%	-9%
7	434.8	458.3	105%	5%
8	516.2	485.3	94%	-6%
9	458.2	477.4	104%	4%
10	402.3	366.5	91%	-9%
11	369.6	441.6	119%	19%
12	359	399.3	111%	11%
TOTAL SF	**5597.4**	**5829.2**	**104%**	**4%**

FLOORS	TOTAL EXISTING WALLS TO REMAIN (SF)	TOTAL EXISTING WALLS AREA TO BE DEMOLISHED (SF)	TOTAL EXISTING WALLS AREA (SF)	AREA OF DEMOLISHED WALLS/AREA OF EXISTING WALLS %
1	125	54.6	179.6	30%
2	140.4	30	170.4	18%
3	78.3	74.4	152.7	49%
TOTAL	**343.7**	**159**	**502.7**	**32%**

EXISTING & DEMO WALLS CALCULATION TABLE PER ARTICLE 10 (4):

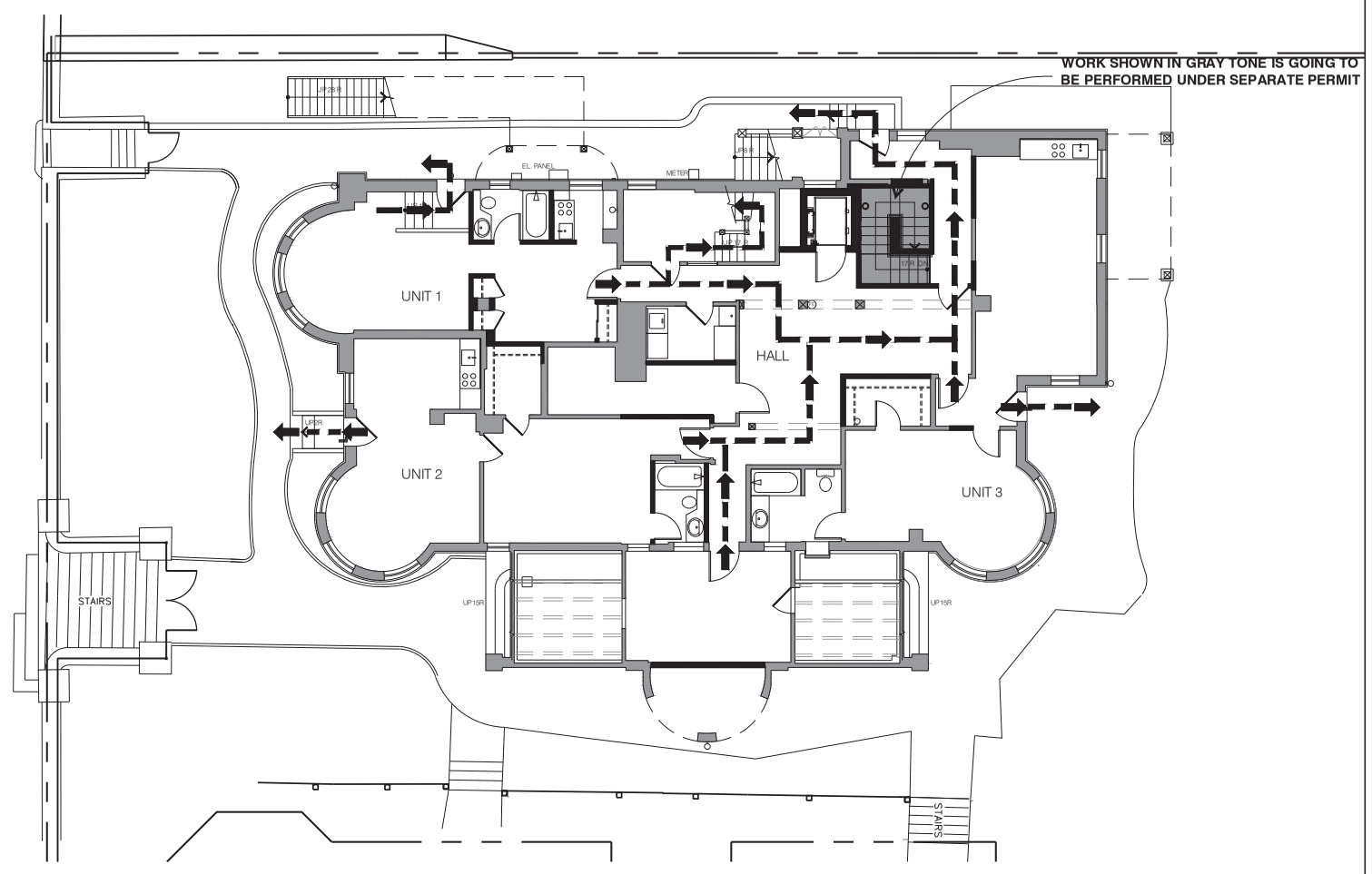


3 A0.3 **PROPOSED 2ND FLOOR PLAN**
Scale: 1/8" = 1'-0"



4 A0.3 **PROPOSED 3RD FLOOR PLAN**
Scale: 1/8" = 1'-0"

GROVE STREET



2 A0.3 **PROPOSED 1ST FLOOR PLAN**
Scale: 1/8" = 1'-0"

LEGEND

EGRESS PATH

0' 2' 4' 8' 16' 24'
GRAPHIC SCALE

True North

Plan North

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
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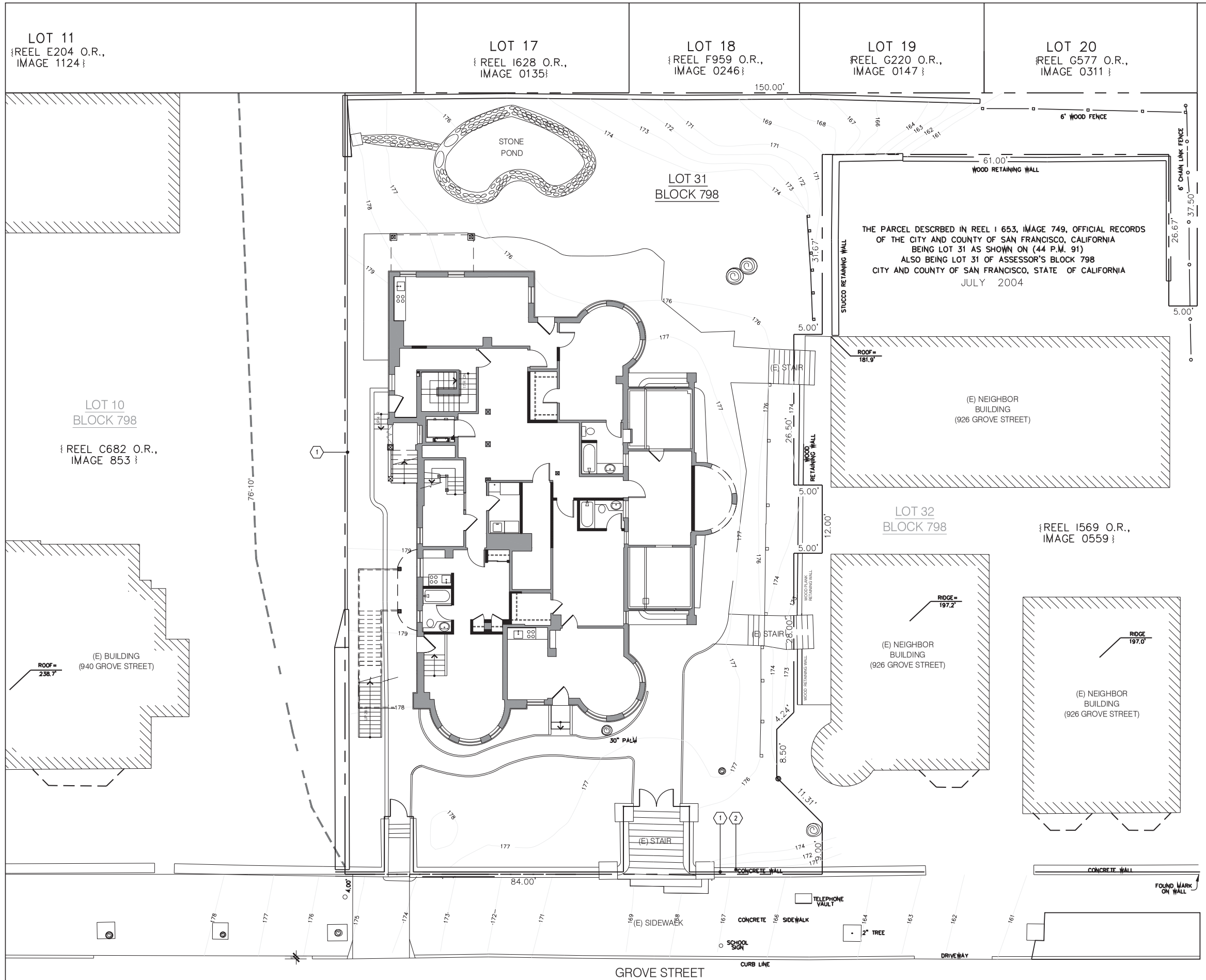
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

TABLES & EXITING PLANS

Date: 09-18-17
Scale: 1/8"=1'-0"
Drawn: GDG
Job: 0404
Sheet A0.3



REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

(1) • CAST AND ROLLED STEEL - FENCE

CLEAN, REMOVING AREAS OF DELAMINATING PAINT AND RUST. TREAT WITH ZINC-RICH PAINT COATING.ELEMENTS SHOULD BE PAINTED WITH A ZINC-RICH PAINT TO INHIBIT DETERIORATION. ANCHORS SHOULD BE OF COMPATIBLE METALLIC MATERIAL (TO PREVENT GALVANIC CORROSION) AND LIKEWISE TREATED. ANCHORAGE INTO THE GROUND OR CONCRETE RETAINING WALL SHOULD INCLUDE A SEALANT WHICH CAN MOVE WITH THE CONCRETE AND/OR WROUGHT IRON; THIS SEALANT SHOULD BE NON-STAINING AND THE COLOR MATCHED TO THE SURROUNDING CONCRETE.

SALVAGE SECTIONS OF THE FENCING THAT ARE NOT STANDING OR ARE INAPPROPRIATELY ATTACHED TO OTHER AREAS OF THE FENCE LINE. KEEP SALVAGED SECTIONS IN A PROTECTED AREA, IDEALLY INDOORS OUT OF THE ELEMENTS.

(2) • CONCRETE - RETAINING WALL

REPAIR CRACKS IN THE WALL REINFORCING THE WALL AS NECESSARY TO PREVENT FUTURE CRACKS OR BOWING. AREAS OF SPALLING OR MATERIAL LOSS SHOULD BE PATCHED, REFORMING THE RUSTICATED COURSES. PATCH AND CRACK INFILL MATERIAL SHOULD MATCH THE EXISTING CONCRETE IN FORM, COLOR, COMPOSITION, AND TEXTURE.

THE CONCRETE RETAINING WALL IS FORMED FROM TWO DIFFERENT INSTALLATIONS OF THE CONCRETE: ONE FOR THE PRIMARY MASS OF THE WALL, AND ANOTHER FOR THE FACE RUSTICATION AND DETAIL. AS A CHARACTER-DEFINING FEATURE, THOUGH UTILITARIAN, THE WALL SHOULD BE TREATED WITH THE SAME CARE AND INTENTION AS OTHER HISTORIC MATERIALS ON THE SITE. LAB ANALYSIS SHOULD BE USED TO MATCH THE EXISTING FACE CONCRETE AT THE WALL, INCLUDING THE AGGREGATE SHAPE, SIZE, AND COLOR AND MIX PROPORTION (EXCEPT WHERE DIRECTED BY A STRUCTURAL ENGINEER; EPOXY IS OFTEN USED FOR STRUCTURAL REINFORCEMENTS AT CRACKS, FOR EXAMPLE). PORTLAND CEMENT SHOULD NOT BE USED IF IT IS NOT PRESENT IN THE ORIGINAL MIX; ITS PRESENCE CAN CAUSE HISTORIC CONCRETE TO PREFERENTIALLY DETERIORATE.

SHORE UP ANY AREAS OF SAGGING OR LEANING CONCRETE USING NETTING AND BRACING AS NEEDED. TAKE CARE NOT TO DRILL INTO OR AFFECT THE REMAINING CONCRETE. COLLECT ANY SPALLED PIECES AND SALVAGE FOR LATER REPLACEMENT OR MATERIAL TESTING OR PATCH MIXES. STORE SALVAGE ITEMS IN A CLEAN, DRY LOCATION AND MARK WHERE THE ITEM WAS SALVAGED FROM ON A LOCATOR MAP. OVERGROWN VEGETATION SHOULD BE REMOVED, AND GROWTHS CUT BACK TO PREVENT THEIR QUICK RETURN.

NOTE:
NO WORK @ SITE PLAN OTHER THAN REQUIRED PER REHABILITATION NOTES

(1/A1.0) **EXISTING SITE PLAN**
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'
GRAPHIC SCALE

True North Plan North

ISSUES:
10-10-17 PERMIT SET

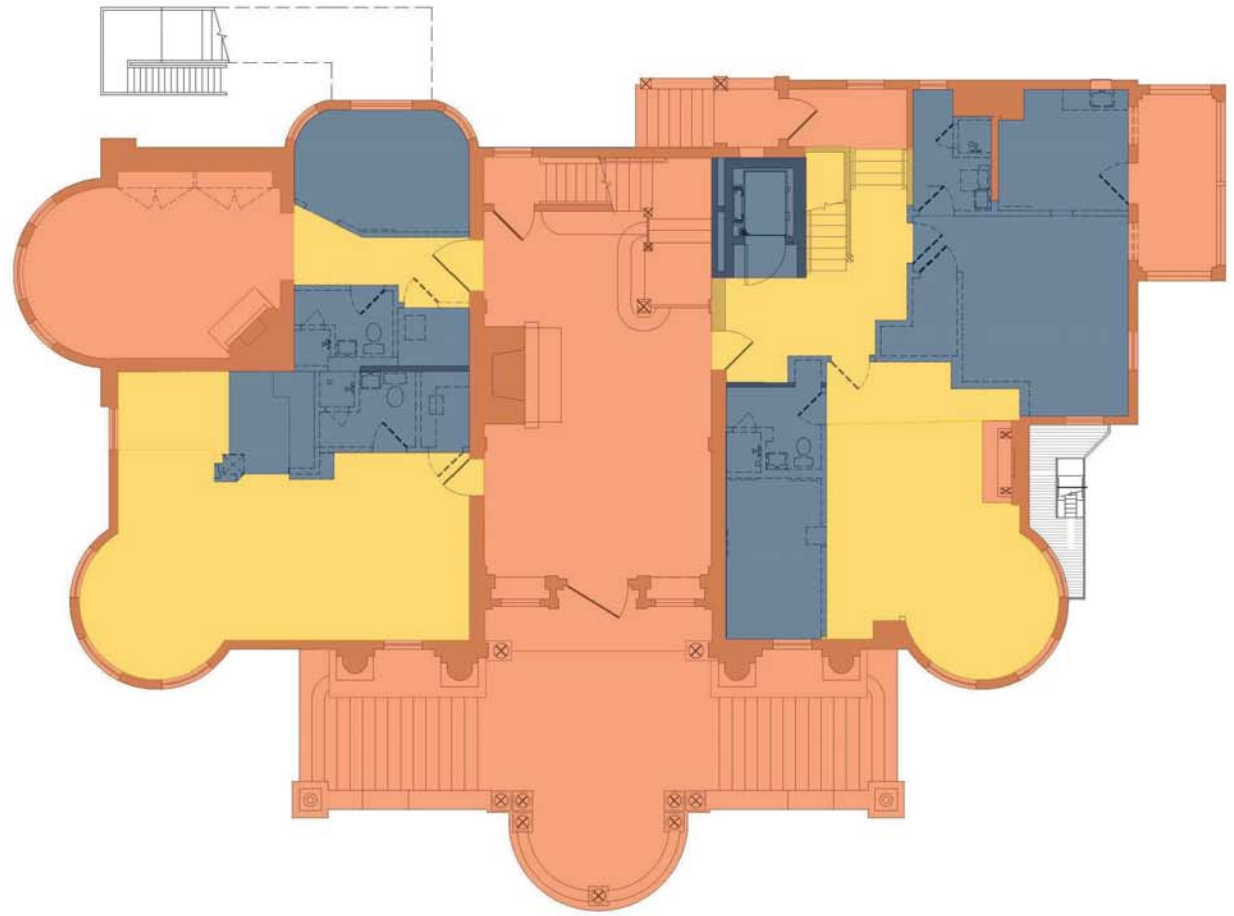
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

EXISTING SITE PLAN

Date:	09-18-17
Scale:	1/8"=1'-0"
Drawn:	GD
Job:	0404
Sheet:	A1.0

1st Story



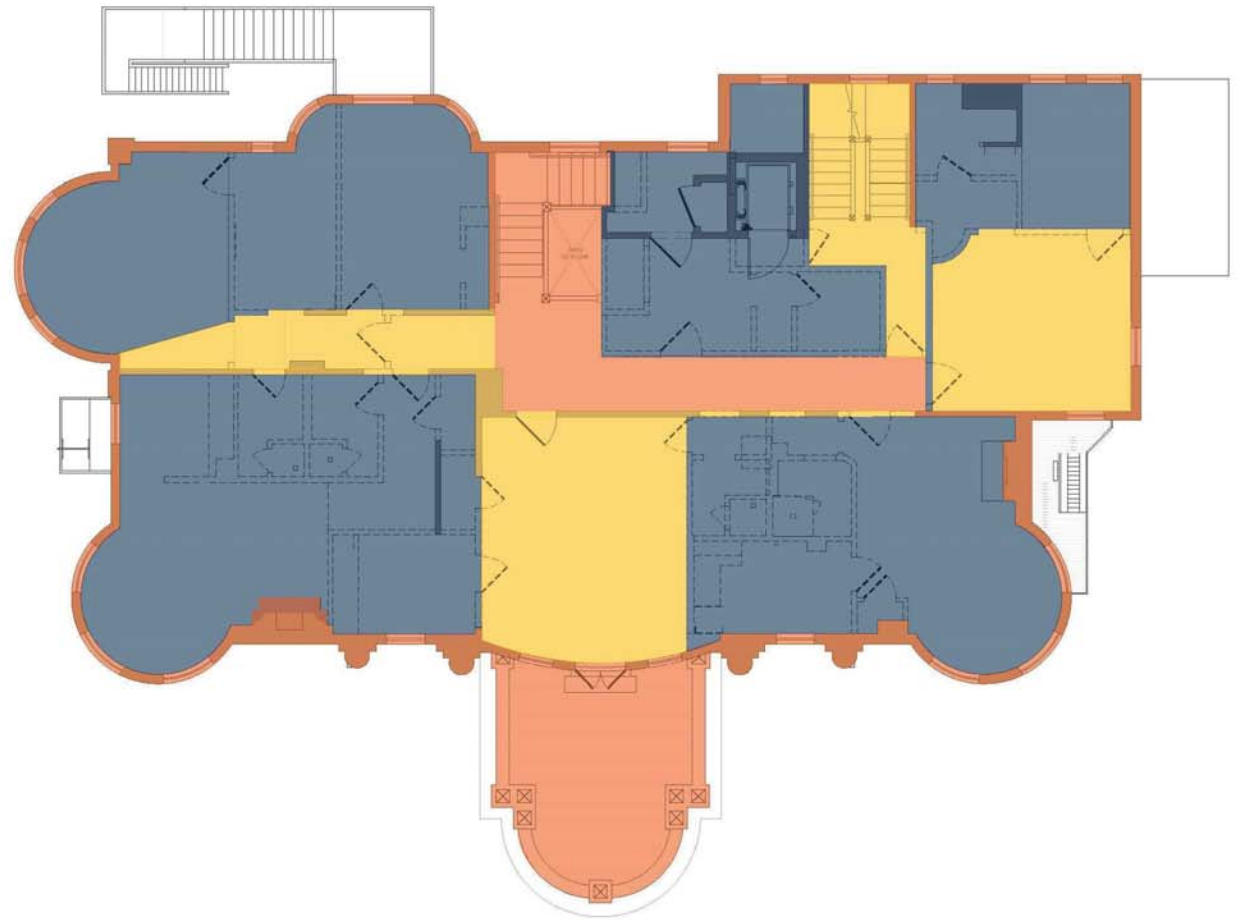
LEGEND

Primary Significance delineates features or spaces that date to the period of significance (POS) and are the most historically significant components of the building.

Secondary Significance delineates features of spaces that date to the POS and cumulatively contribute to the overall historic character of the building.

Features that are *Not Significant* were constructed after the POS, have been significantly altered, or do not contribute to the overall historic character of the building. These features are not considered historic.

2nd Story



LEGEND

Primary Significance delineates features or spaces that date to the period of significance (POS) and are the most historically significant components of the building.

Secondary Significance delineates features of spaces that date to the POS and cumulatively contribute to the overall historic character of the building.

Features that are *Not Significant* were constructed after the POS, have been significantly altered, or do not contribute to the overall historic character of the building. These features are not considered historic.

True North Plan North

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
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CALIFORNIA 94103
415-391-1339
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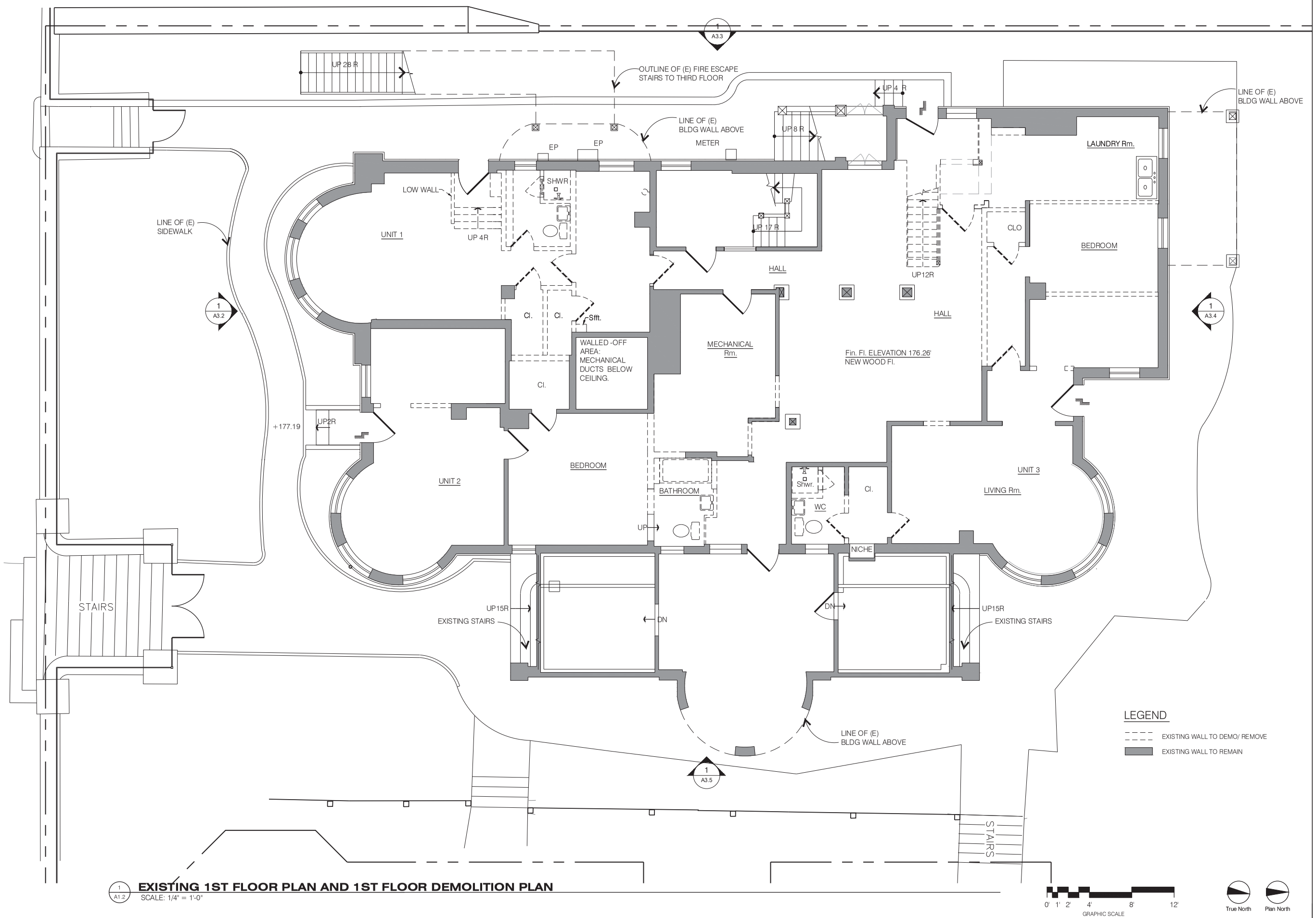
930 Grove Street
San Francisco, CA 94117

EXISTING FLOORS 1ST & 2ND
HISTORIC SIGNIFICANCE

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet A1.1



1 A1.2 **EXISTING 1ST FLOOR PLAN AND 1ST FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
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930 Grove Street
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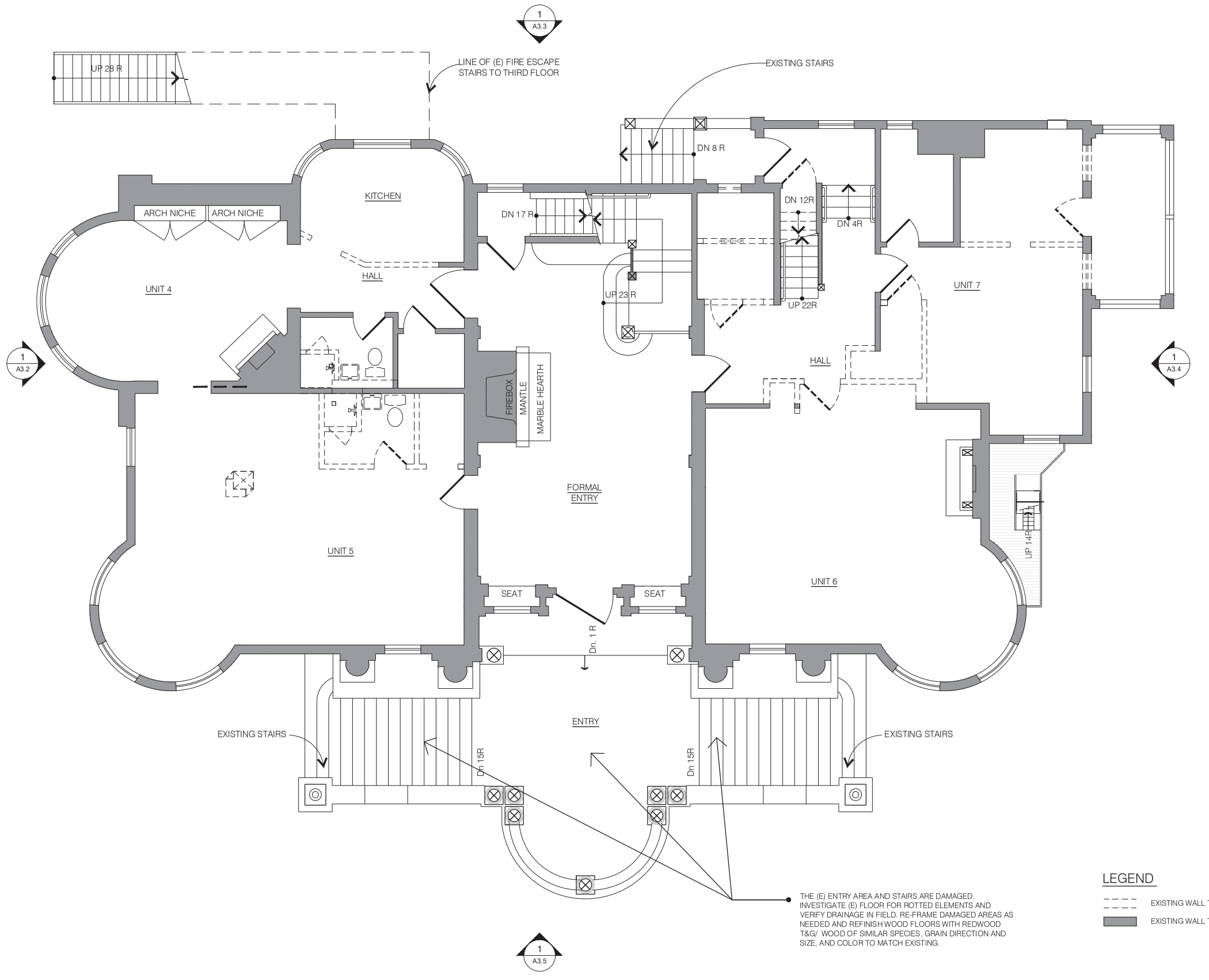
EXISTING 1ST FLOOR PLAN
AND 1ST FLOOR DEMOLITION PLAN

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GD
Job: 0404
Sheet: A1.2



LEGEND

- EXISTING WALL TO DEMO/ REMOVE
- EXISTING WALL TO REMAIN

1 / A1.3 EXISTING 2ND FLOOR PLAN AND 2ND FLOOR DEMOLITION PLAN

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

True North Plan North

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS

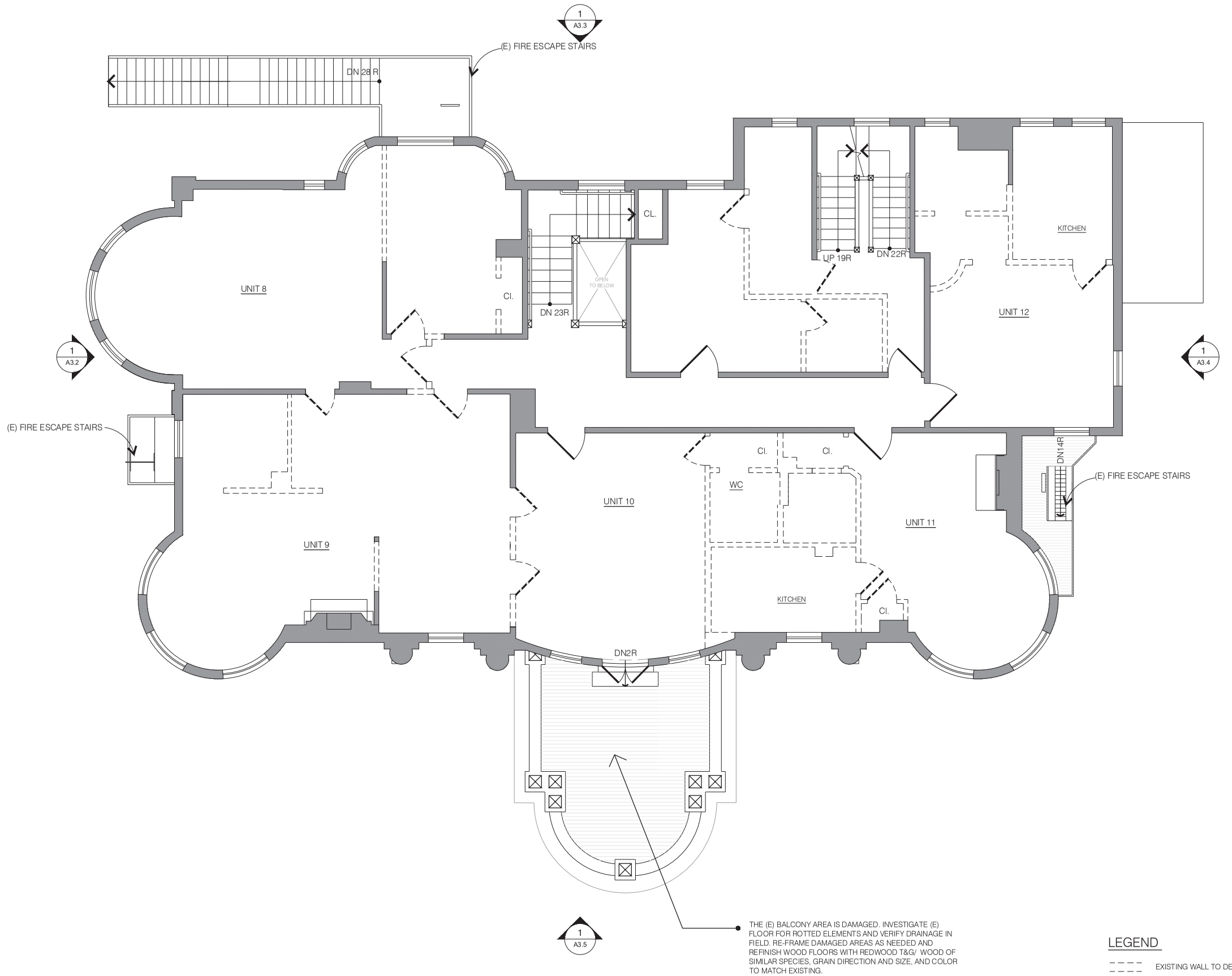
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

930 Grove Street
San Francisco, CA 94117

EXISTING 2ND FLOOR PLAN
AND 2ND FLOOR DEMOLITION PLAN

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GD
Job:	0404
Sheet	A1.3



1 A1.4 **EXISTING 3RD FLOOR PLAN AND 3RD FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

True North Plan North

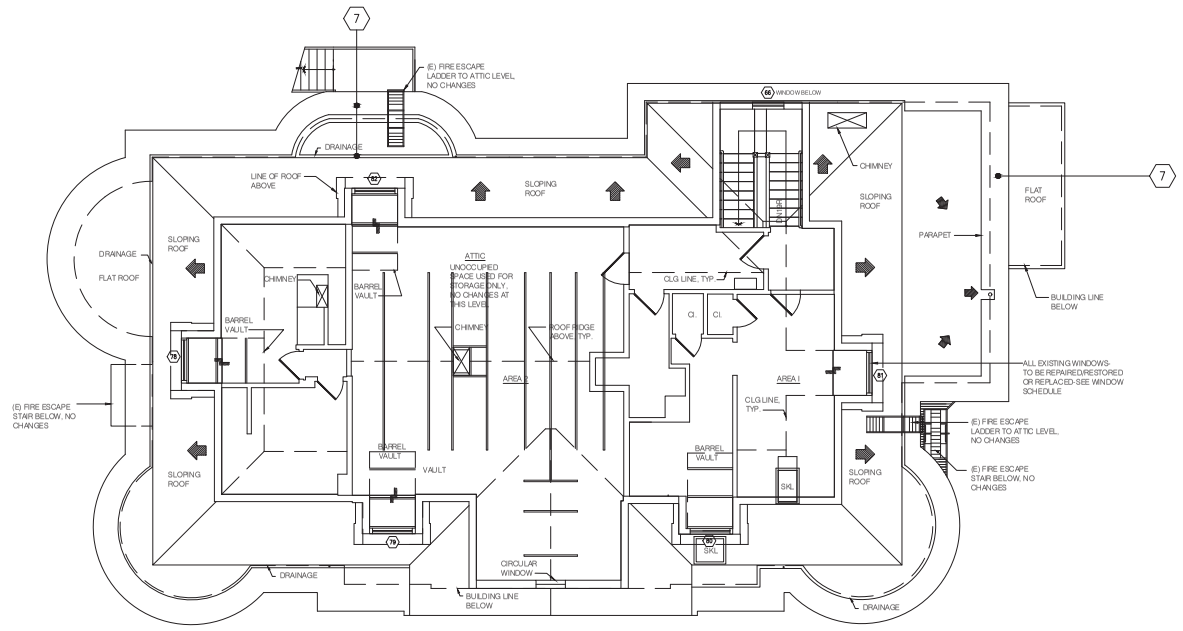
ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

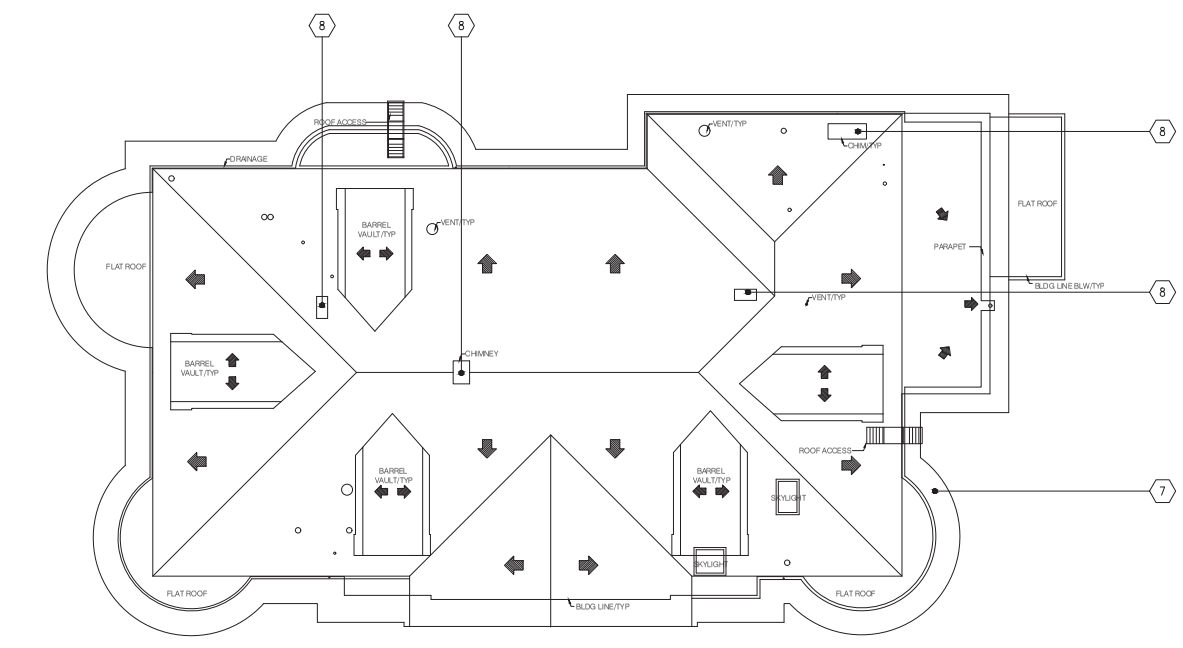
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

EXISTING 3RD FLOOR PLAN
3RD FLOOR DEMOLITION PLAN

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GD
Job:	0404
Sheet	A1.4



(E) ATTIC PLAN



(E) ROOF PLAN

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS

CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.

THE SHEET METAL FLASHING USED AT THE WATER TABLES, CORNICE, GUTTERS AND DOWNSPOUTS PROTECT THE WOOD ELEMENTS OF THE BUILDING FROM WATER. THE VISIBLE RUSTING IN SOME LOCATIONS SUGGESTS INSUFFICIENT PAINT PROTECTION AND PINHOLES OR LARGER DAMAGE IN OTHER AREAS. SHEET METAL SHOULD BE CLEANED (BUT NOT SAND-BLASTED OR MEDIA TREATED), PREPPED, AND REPAINTED WITH A ZINC-RICH PRIMER TO MITIGATE CONTINUED DETERIORATION. ANY SITES OF PERFORATION SHOULD BE PATCHED OR REPLACED IN KIND.

DURING CONSTRUCTION: LOCATIONS OF APPARENT RUST SHOULD BE EVALUATED CLOSELY AT EXTERIOR AND INTERIOR LOCATIONS TO ENSURE THAT NO WATER IS ABLE TO INFILTRATE IN THOSE AREAS AND CAUSE ROT TO THE WOOD MEMBERS THE SHEET METAL IS MEANT TO PROTECT. SHOULD WATER INTRUSION BE A PROBLEM, A SHEET METAL PATCH SHOULD BE SENSITIVELY APPLIED TO PROTECT THE AREA. A MORE THOROUGH EVALUATION AND REPAIR WILL BE REQUIRED DURING REHABILITATION. ADD ADDITIONAL DOWNSPOUT SLEEVES TO GUTTER DOWNSPOUTS TO DIRECT ALL WATER FLOW AWAY FROM THE STRUCTURE.

8 • MASONRY - CHIMNEYS

REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.

REUSE THE EXISTING BRICKS IN USE AT THE EXTERIOR OF 930 GROVE STREET AS THEIR CONDITION ALLOWS; BRICKS MAY REQUIRE REPOINTING TO RE-SECURE THEM AND TO PREVENT ANY WATER INTRUSION. MORTAR USED FOR REPOINTING SHOULD MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, COMPOSITION, AND PROFILE. LAB ANALYSIS WOULD BE REQUIRED TO MATCH THE EXISTING MIXTURE. PORTLAND CEMENT SHOULD ONLY BE USED IN THE POINT MIX SHOULD THE LAB TEST SUGGEST IT; PORTLAND CEMENT-BASED MORTARS ARE OFTEN TOO HARD AND IMPERMEABLE FOR HISTORIC BRICKS AND CAN CAUSE QUICK DETERIORATION TO THE BRICK UNITS WHEN USED.

DURING CONSTRUCTION: MASONRY SHOULD BE ABLE TO REMAIN AS IS IN ITS CURRENT CONDITION; IF LOOSE MASONRY IS SEEN THE AREA SHOULD BE NETTED AND SECURED TO PREVENT FALL HAZARDS OR LOSS. SHOULD THE MASONRY CHIMNEY REQUIRE REPAIR, THEN THE MORTAR SHOULD MATCH THE HISTORIC IN COLOR, COMPOSITION, AND TOOLING. (MORTAR ANALYSIS MUST BE UNDERTAKEN IN THIS INSTANCE.)

NOTE:
NO WORK @ ATTIC PLAN & ROOF PLAN OTHER THAN REQUIRED PER REHABILITATION NOTES

0' 2' 4' 8' 16' 24'
GRAPHIC SCALE

True North Plan North

1 / A1.5 **EXISTING ATIIC & ROOF PLAN**
SCALE: 1/8" = 1'-0"

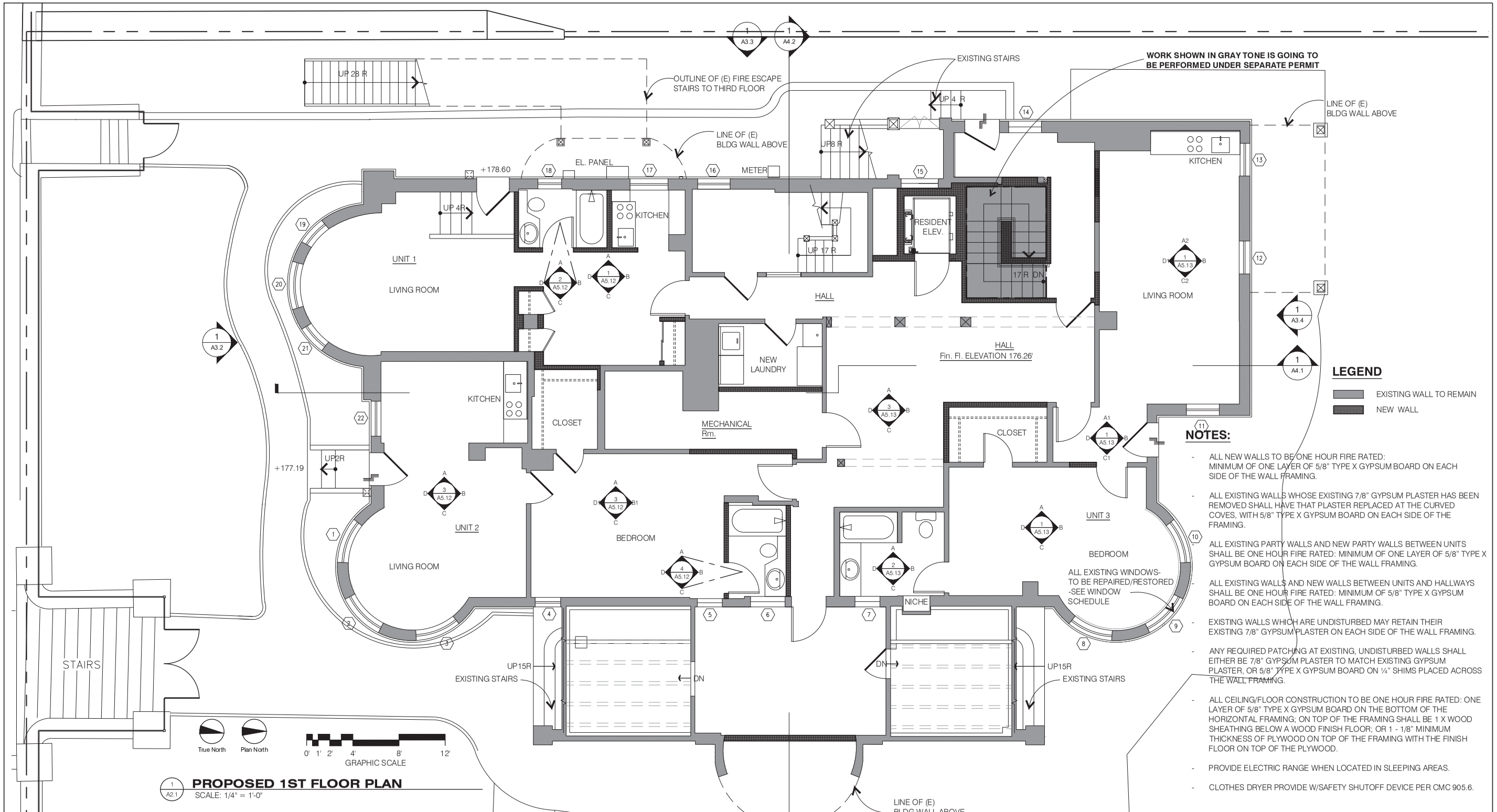
ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

EXISTING ATTIC AND ROOF PLAN

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GD
Job:	0404
Sheet	A1.5



PROPOSED 1ST FLOOR PLAN

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

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL

NOTES:

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.
- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.
- CLOTHES DRYER PROVIDE W/SAFETY SHUTOFF DEVICE PER CMC 905.6.

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
PAINTED WOODWORK REMAINS IN DECENT SHAPE WHERE WATER DAMAGE HAS BEEN AN ISSUE. FLOORS, HOWEVER, REQUIRE MORE ATTENTION. SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING. SPECIAL CONSIDERATION SHOULD BE GIVEN AS TO WHICH METHOD OF FINISHING IS PREFERRED FOR THE FUTURE: THE USE OF OIL-BASED STAINING AND FINISHING, OR URETHANE-BASED. OIL-BASED WOULD BE THE MORE APPROPRIATE TREATMENT.

DURING CONSTRUCTION: ALL REMAINING WOOD WORK SHOULD REMAIN IN PLACE DURING THE MOTHBALLING PHASE. ANY LOOSE OR SAGGING ELEMENTS, OF WHICH THERE ARE FEW, SHOULD BE RE-SECURED, OR REMOVED, LABELED, AND SALVAGED. FLOORS SHOULD BE SWEPT AND CLEANED OF DEBRIS. ANY ITEMS LEFT REST ON PARQUET FLOORS SHOULD BE RESTING ON A PAD OR PROTECTIVE LAYER, NOT DIRECTLY ON THE HISTORIC FLOORS.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS, AND RETURN TO ORIGINAL LOCATION (IF KNOWN) AS CAN BE ACCOMMODATED BY THE REHABILITATION DESIGN. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT.
HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.
GUIDELINE: INTERIOR WOOD DOORS IN MANY LOCATIONS RETAIN HISTORIC HARDWARE INCLUDING KNOBS AND/OR HINGES. THESE ELEMENTS SHOULD BE RETAINED WHEREVER THEY REMAIN. DOORS CAN BE PATCHED AND REFINISHED TO COORDINATE WITH ANTICIPATED INTERIORS.
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HISTORIC PLASTER SHOULD BE PATCHED OR REPAIRED WITH LIKE MATERIALS TO MATCH FORM, TEXTURE, COMPOSITION, AND COLOR OF THE ORIGINAL. WOOD LATH WOULD BE PREFERRED TO METAL. NON-HISTORIC FINISHES OR ADDITIONS SHOULD BE REMOVED. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.
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ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
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SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

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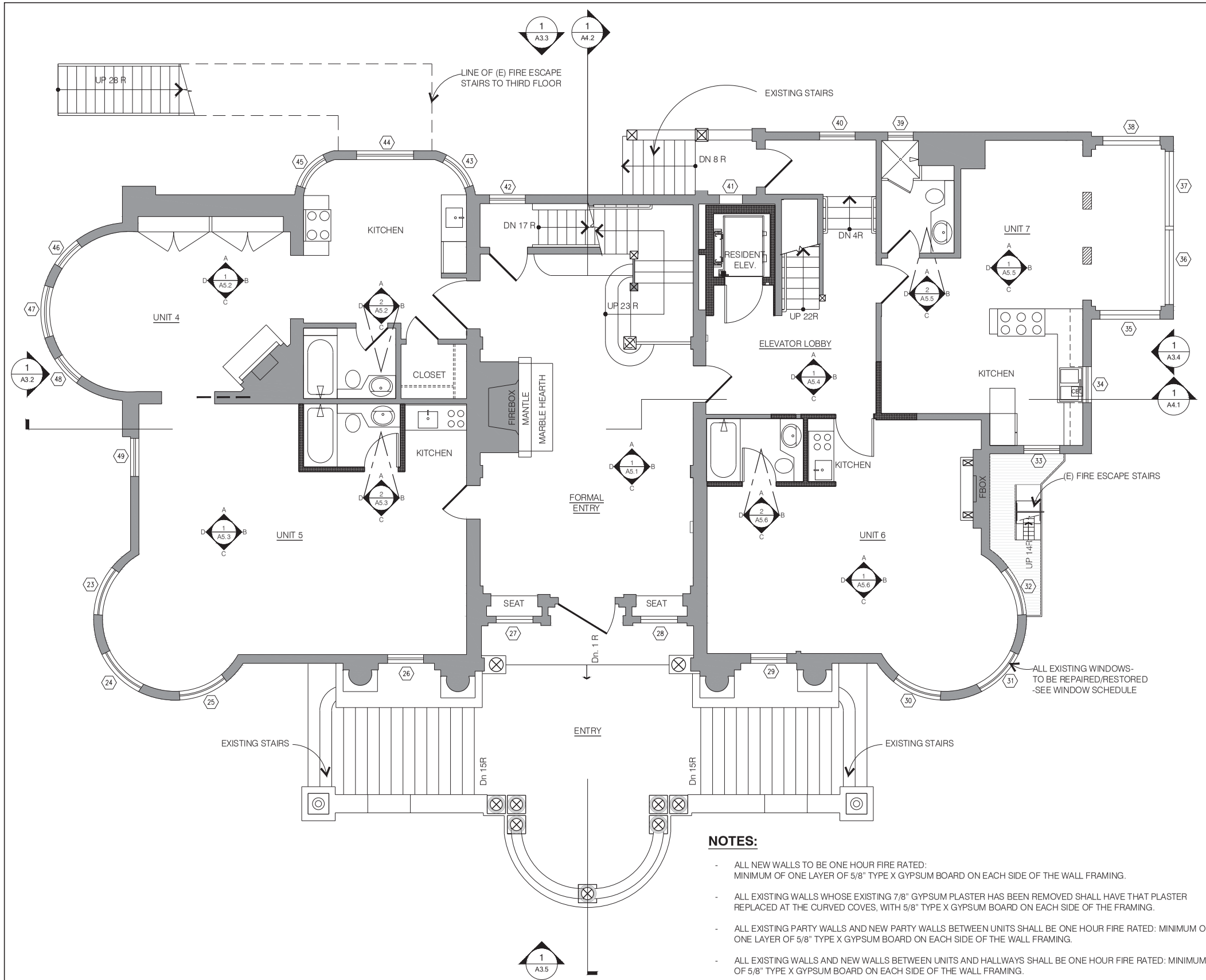
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GD
Job:	0404
Sheet	A2.1



PROPOSED 2ND FLOOR PLAN

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NOTES:

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LEGEND

EXISTING WALL TO REMAIN
NEW WALL

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

True North Plan North

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
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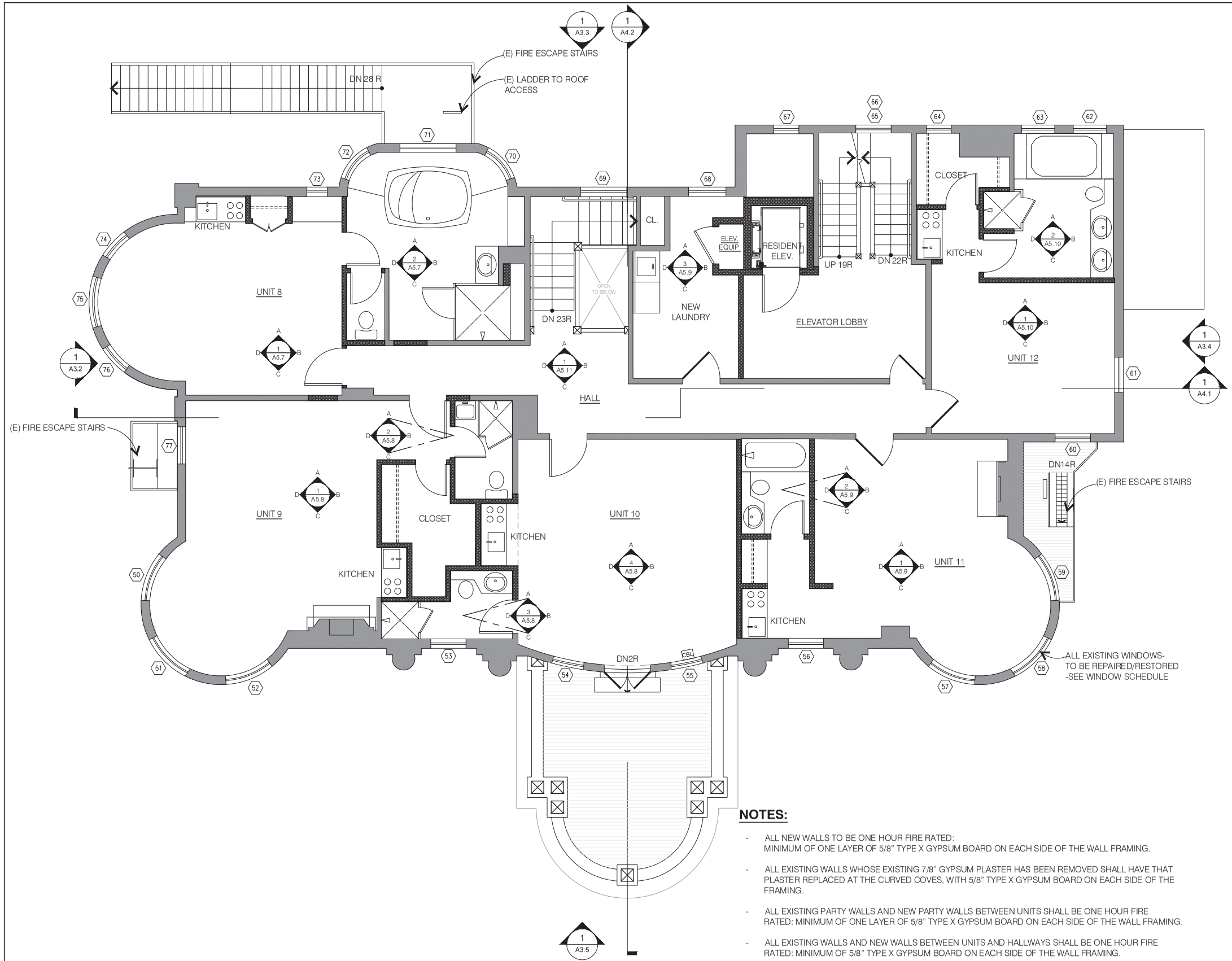
PROPOSED 2ND FLOOR PLAN & REHABILITATION TREATMENT NOTES

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GD
Job: 0404
Sheet A2.2



1 A2.3 PROPOSED 3RD FLOOR PLAN

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

NOTES:

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- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. CRACKED OR BROKEN UNITS MAY REMAIN AT FIREPLACE SURROUNDS OR MANTLES PROVIDED ALL PIECES ARE SECURED.
GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.
DURING CONSTRUCTION: INTERIOR MASONRY SHOULD REMAIN IN PLACE. IF LOOSE BRICKS ARE PRESENT THEY SHOULD BE REMOVED OR ANCHORED IN PLACE WITH WEBBING OR TIE LINES. ANY REMOVED ITEMS SHOULD BE LABELED AND SALVAGED.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.
INTERIOR METAL ELEMENTS WILL REQUIRE MINIMAL CARE TO MAINTAIN THEIR GOOD CONDITION. LOCATIONS OF MINOR CORROSION SHOULD BE CLEANED AND SURFACES TREATED TO PREVENT ADDITIONAL CORROSION. REUSE SHOULD OCCUR, WITH ELEMENTS BEING PRESENTED IN THEIR ORIGINAL CONTEXTS AND LOCATIONS.
DURING CONSTRUCTION: METAL REGISTERS, RADIATORS, AND ALL DOOR AND WINDOW HARDWARE SHOULD REMAIN IN PLACE DURING THE MOTHBALLING PHASE. PROVIDED THERE IS NO WATER INTRUSION OR THEFT, ALL SHOULD REMAIN AS IS UNTIL REHABILITATION CAN OCCUR.

LEGEND

EXISTING WALL TO REMAIN
NEW WALL

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

True North
Plan North

ISSUES:
10-10-17 PERMIT SET

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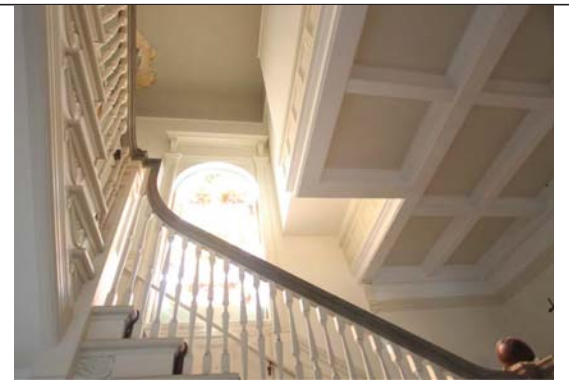
930 Grove Street
San Francisco, CA 94117

PROPOSED 3RD FLOOR PLAN & REHABILITATION TREATMENT NOTES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A2.3

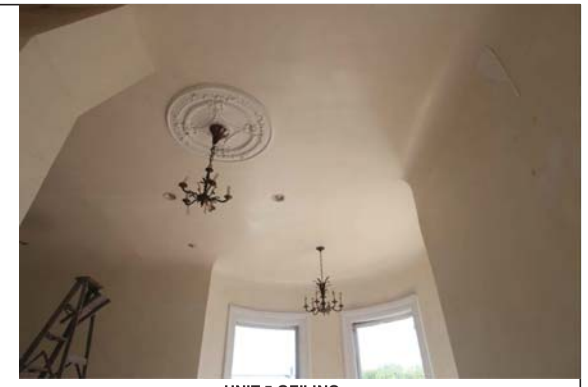
ENTRY/FOYER CEILING

ENTRY/FOYER CEILING

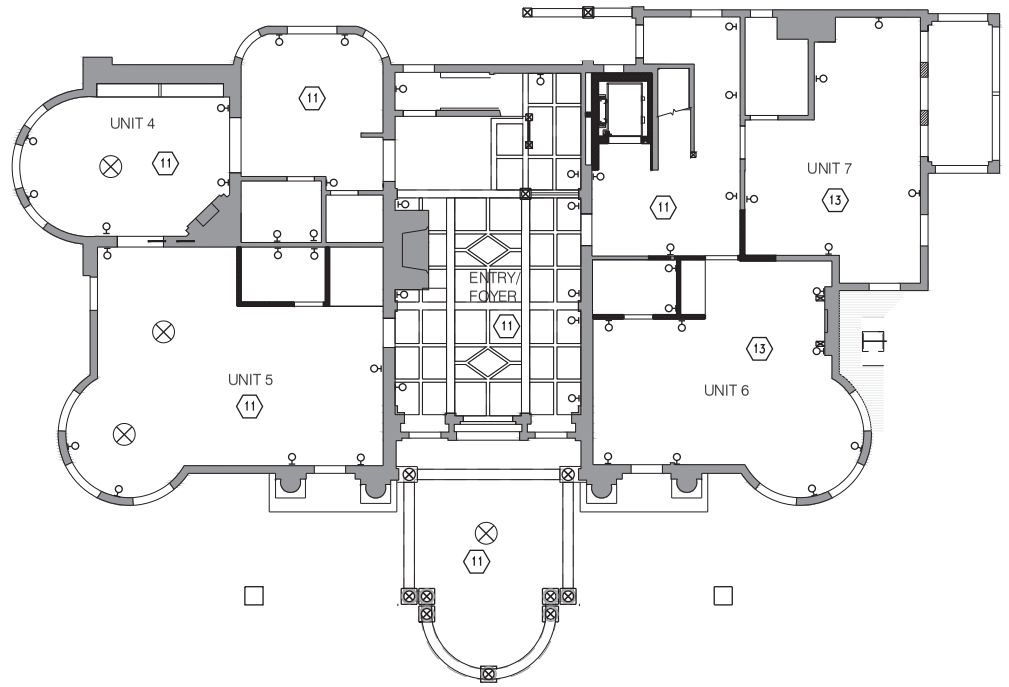


ENTRY/FOYER CEILING

UNIT 4 CEILING

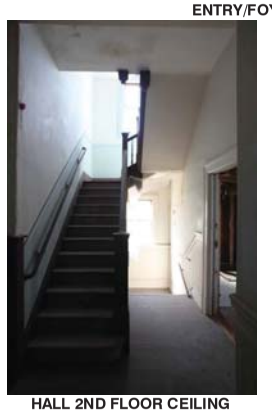


UNIT 5 CEILING



2 A2.6 **PROPOSED 2ND FLOOR REFLECTED PLAN**

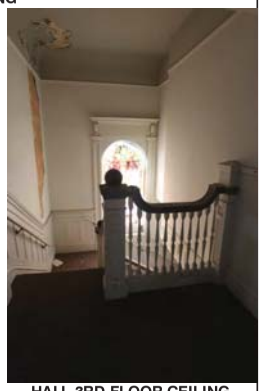
Scale: 1/8" = 1'-0"



HALL 2ND FLOOR CEILING

UNIT 6 CEILING

UNIT 7 CEILING

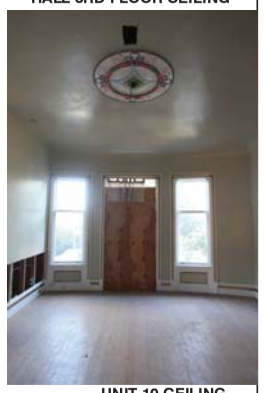


HALL 3RD FLOOR CEILING

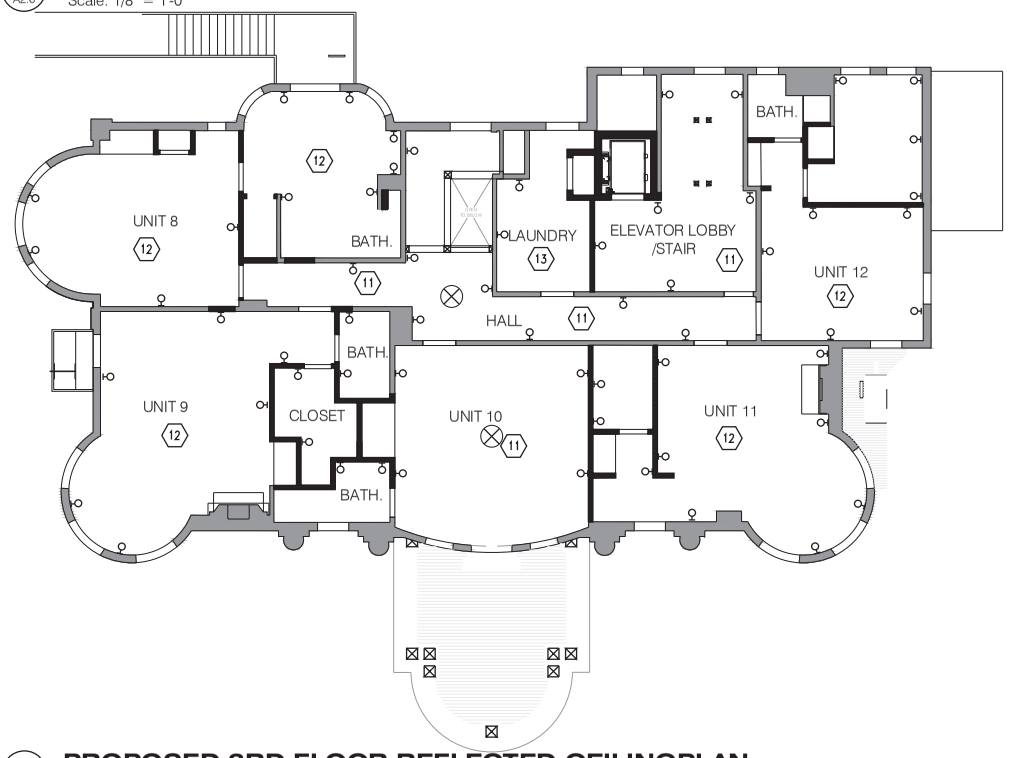
HALL 3RD FLOOR CEILING

UNIT 8 CEILING

UNIT 9 CEILING

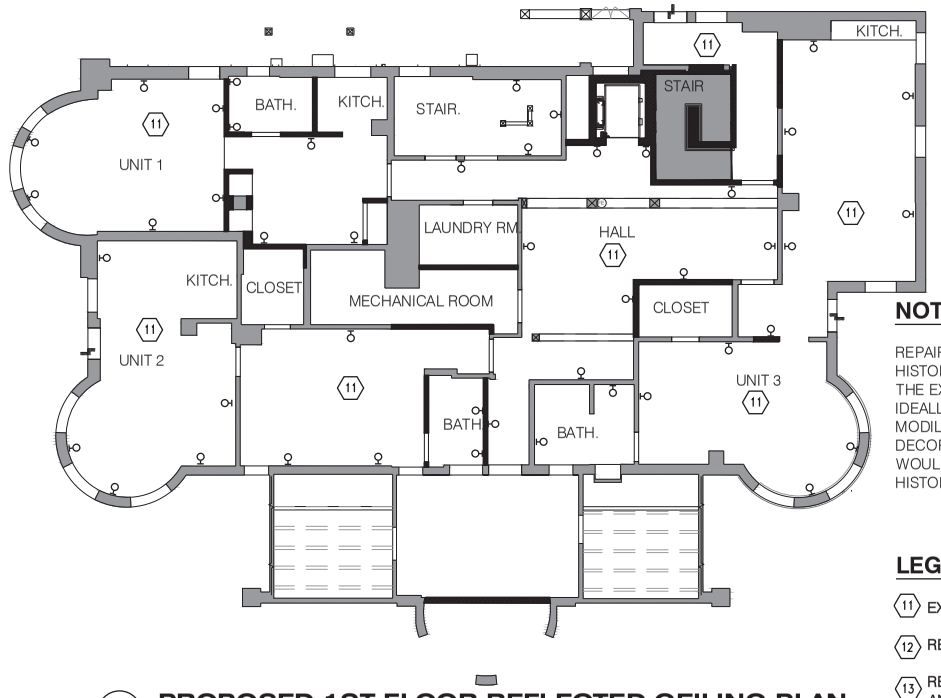


UNIT 10 CEILING



3 A2.6 **PROPOSED 3RD FLOOR REFLECTED CEILINGPLAN**

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



1 A2.6 **PROPOSED 1ST FLOOR REFLECTED CEILING PLAN**

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

0' 2' 4' 8' 16' 24'

True North

Plan North

NOTES

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

LEGEND

- 11 EXISTING CEILING TO REMAIN
- 12 REPAIR OR REPLACE PLASTER
- 13 REMOVE NON ORIGINAL DROP CEILING AND REPAIR THE EXISTING
- ⊗ EXISTING MEDALLIONS /CHANDELIERS TO REMAIN
- ⊷ (N) SURFACE MOUNTED LED WALL SCONCES

UNIT 11 CEILING

UNIT 12 CEILING

ISSUES:
10-10-17 PERMIT SET

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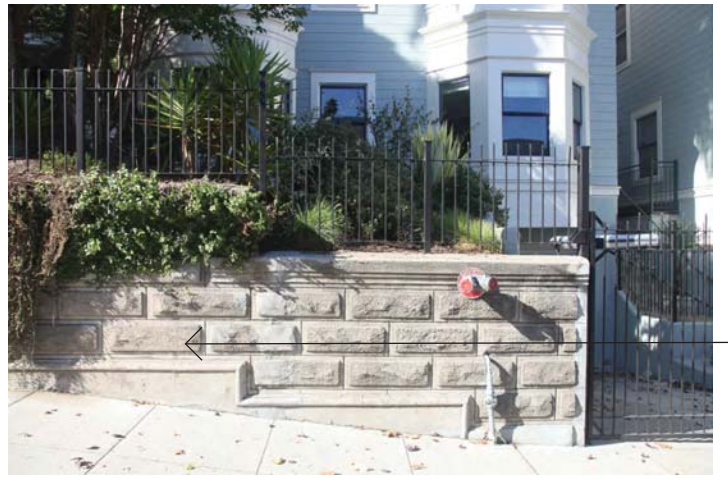
REFLECTED CEILING PLANS

Date:	09-18-17
Scale:	1/8"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A2.6



REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

(1)

- CAST AND ROLLED STEEL - FENCE

CLEAN, REMOVING AREAS OF DELAMINATING PAINT AND RUST. TREAT WITH ZINC-RICH PAINT COATING.ELEMENTS SHOULD BE PAINTED WITH A ZINC-RICH PAINT TO INHIBIT DETERIORATION. ANCHORS SHOULD BE OF COMPATIBLE METALLIC MATERIAL (TO PREVENT GALVANIC CORROSION) AND LIKEWISE TREATED. ANCHORAGE INTO THE GROUND OR CONCRETE RETAINING WALL SHOULD INCLUDE A SEALANT WHICH CAN MOVE WITH THE CONCRETE AND/OR WROUGHT IRON; THIS SEALANT SHOULD BE NON-STAINING AND THE COLOR MATCHED TO THE SURROUNDING CONCRETE.

SALVAGE SECTIONS OF THE FENCING THAT ARE NOT STANDING OR ARE INAPPROPRIATELY ATTACHED TO OTHER AREAS OF THE FENCE LINE. KEEP SALVAGED SECTIONS IN A PROTECTED AREA, IDEALLY INDOORS OUT OF THE ELEMENTS.

(2)

- CONCRETE - RETAINING WALL

REPAIR CRACKS IN THE WALL REINFORCING THE WALL AS NECESSARY TO PREVENT FUTURE CRACKS OR BOWING. AREAS OF SPALLING OR MATERIAL LOSS SHOULD BE PATCHED, REFORMING THE RUSTICATED COURSES. PATCH AND CRACK INFILL MATERIAL SHOULD MATCH THE EXISTING CONCRETE IN FORM, COLOR, COMPOSITION, AND TEXTURE.

THE CONCRETE RETAINING WALL IS FORMED FROM TWO DIFFERENT INSTALLATIONS OF THE CONCRETE: ONE FOR THE PRIMARY MASS OF THE WALL, AND ANOTHER FOR THE FACE RUSTICATION AND DETAIL. AS A CHARACTER-DEFINING FEATURE, THOUGH UTILITARIAN, THE WALL SHOULD BE TREATED WITH THE SAME CARE AND INTENTION AS OTHER HISTORIC MATERIALS ON THE SITE. LAB ANALYSIS SHOULD BE USED TO MATCH THE EXISTING FACE CONCRETE AT THE WALL, INCLUDING THE AGGREGATE SHAPE, SIZE, AND COLOR AND MIX PROPORTION (EXCEPT WHERE DIRECTED BY A STRUCTURAL ENGINEER; EPOXY IS OFTEN USED FOR STRUCTURAL REINFORCEMENTS AT CRACKS, FOR EXAMPLE). PORTLAND CEMENT SHOULD NOT BE USED IF IT IS NOT PRESENT IN THE ORIGINAL MIX; ITS PRESENCE CAN CAUSE HISTORIC CONCRETE TO PREFERENTIALLY DETERIORATE.

SHORE UP ANY AREAS OF SAGGING OR LEANING CONCRETE USING NETTING AND BRACING AS NEEDED. TAKE CARE NOT TO DRILL INTO OR AFFECT THE REMAINING CONCRETE. COLLECT ANY SPALLED PIECES AND SALVAGE FOR LATER REPLACEMENT OR MATERIAL TESTING OR PATCH MIXES. STORE SALVAGE ITEMS IN A CLEAN, DRY LOCATION AND MARK WHERE THE ITEM WAS SALVAGED FROM ON A LOCATOR MAP. OVERGROWN VEGETATION SHOULD BE REMOVED, AND GROWTHS CUT BACK TO PREVENT THEIR QUICK RETURN.

TYPICAL SCORED CONCRETE WITH APPLIED RUSTIC CONCRETE FINISH

NOTE:
NO WORK @ EXTERIOR ELEVATION OTHER THAN REQUIRED PER REHABILITATION NOTES

	ISSUES:
	10-10-17 PERMIT SET

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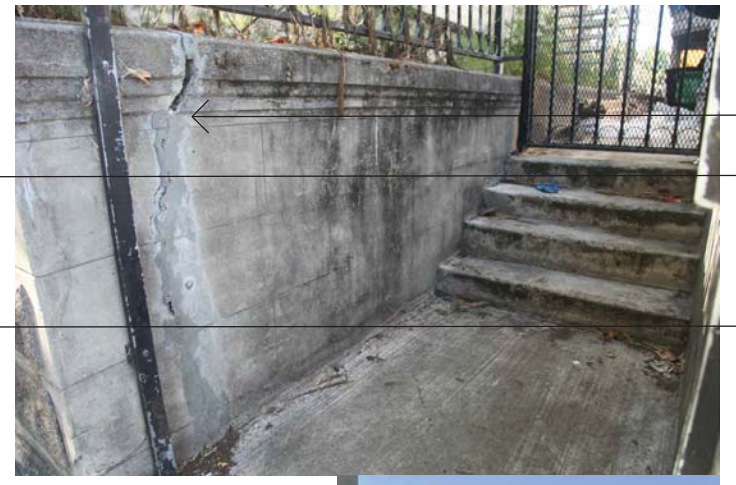
GROVE STREET IMAGES & REHABILITATION TREATMENT NOTES

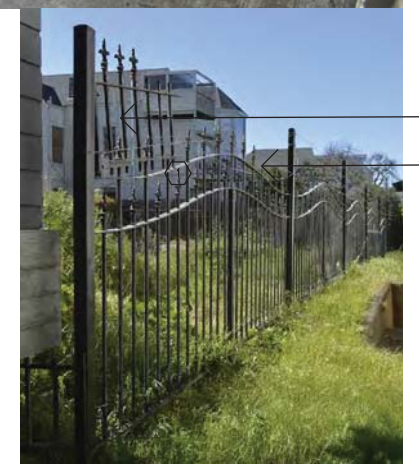
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.1



LARGE CRACK IN RETAINING WALL

SPALLING OF THE CONCRETE RUSTIC FINISH

LARGE CRACK IN RETAINING WALL



INAPPROPRIATE REUSE OF BROKEN SECTION OF FENCING

FINIALS MISSING @ WEST FENCE

1 / A3.1_1 **EXTERIOR ELEVATION - SOUTH PROPERTY LINE CONCRETE WALL AND FENCE (VIEW FROM THE GROVE STREET)**
SCALE: 1/4" = 1'-0"

NOTES

1. • CAST AND ROLLED STEEL - FENCE
CLEAN, REMOVING AREAS OF DELAMINATING PAINT AND RUST. TREAT WITH ZINC-RICH PAINT COATING.
2. • CONCRETE - RETAINING WALL
REPAIR CRACKS IN THE WALL REINFORCING THE WALL AS NECESSARY TO PREVENT FUTURE CRACKS OR BOWING. AREAS OF SPALLING OR MATERIAL LOSS SHOULD BE PATCHED, REFORMING THE RUSTICATED COURSES. PATCH AND CRACK INFILL MATERIAL SHOULD MATCH THE EXISTING CONCRETE IN FORM, COLOR, COMPOSITION, AND TEXTURE.

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

ISSUES:
10-10-17 PERMIT SET

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GROVE STREET ELEVATION & DETAIL IMAGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.1_1

5

Image 26 - Standard window (boarded-over) within turreted bay at basement level of primary façade. Looking north.

5

4

Image 25 - Palladian window within curved bay at first story. Primary façade, looking north.

4

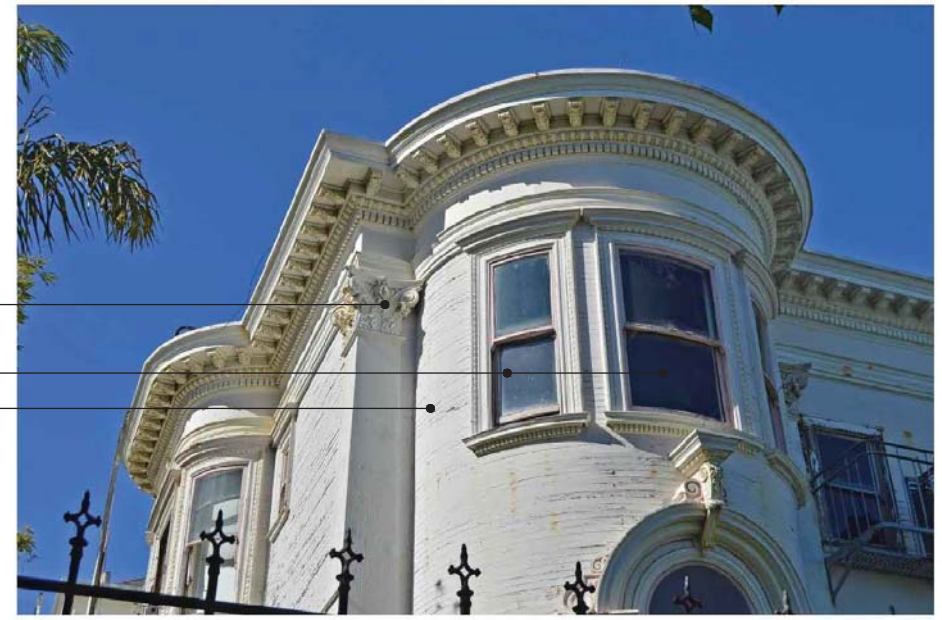
Image 57 - Wood balustrade with turned balusters along portico. Facing east from portico landing.

4

4

3

Image 56 - Stepped stair wall and base of portico with recessed access to basement.



4

5

4

Image 27 - Curved bay along primary façade with three, standard windows at second story. The building's ornate cornice wraps around this corner of the project before terminating along the west façade. Looking north.

5

Image 28 - Second story and south eave of hipped roof with arched dormer along south façade. Looking north.

4

3

7

Image 64 - The concrete stirs up to the entry show heavy paint delmination and deterioration around hte foundation near the adjacent gutter downspout.

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

3 • CONCRETE - FOUNDATION & SLAB

REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR. THE CONCRETE FOUNDATION IS SCORED TO CREATE THE ILLUSION OF ASHLAR MASONRY COURSES. ANY REPAIRS TO THE FOUNDATION SHOULD REPLICATE THIS DETAIL. PATCH AND CRACK REPAIR MATERIAL SHOULD REPLICATE THE REMAINING CONCRETE IN COLOR, FORM, TEXTURE, AND COMPOSITION. LAB ANALYSIS IS SUGGESTED TO UNDERSTAND THE CONCRETE MIX, WHICH IS NOT LIKELY TO MATCH THAT USED AT THE RETAINING WALL.

DURING CONSTRUCTION: SHORE UP ANY AREAS OF SAGGING OR LEANING CONCRETE USING NETTING. TAKE CARE NOT TO DRILL INTO OR AFFECT THE REMAINING CONCRETE. COLLECT ANY SPALLED PIECES AND SALVAGE FOR LATER REPLACEMENT OR MATERIAL TESTING OR PATCH MIXES. STORE SALVAGE ITEMS IN A CLEAN, DRY LOCATION AND MARK WHERE THE ITEM WAS SALVAGED FROM ON A LOCATOR MAP. ALL OVERGROWN VEGETATION GROWING CLOSELY TO THE CONCRETE FOUNDATION SHOULD BE CUT BACK OR REMOVED.

4 • WOOD - SIDING, DECORATIVE DETAILS

REPAIR OR REPLACE DETERIORATED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.
ALL WOOD SHOULD BE REPLACED WITH WOOD THAT MATCHES IN SPECIES AS THE ORIGINAL WOOD, ESPECIALLY AT LOCATIONS OF DUTCHMAN REPAIRS. WOOD FILLER MAY BE USED WHERE ONLY MINIMAL DEGRADATION IS PRESENT. UNUSED ANCHORS OR PREVIOUS ATTACHMENT POINTS SHOULD BE REMOVED AND HOLES FILLED. OTHER ADDED PIPES OR OTHER POINTS OF ENTRY INTO THE INTERIOR SHOULD LIKEWISE BE REMOVED AND PATCHED TO MATCH THE SURROUNDING FINISH. LOCATION OF PAINT DELAMINATION OR LOSS, AND REMOVED VINE GROWTH SHOULD BE CLEANED AND PREPPED PRIOR TO ANY PAINTING. ANY LOOSE ANCHORAGE FOR DECORATIVE PILASTERS, TRIM, SHOULD BE REPAIRED.

DURING CONSTRUCTION: AREAS OF VISIBLE WATER DAMAGE AND WOOD ROT SHOULD BE MORE CLOSELY INSPECTED AND REPAIRED TO PREVENT ADDITIONAL DAMAGE, NOTABLY AROUND GUTTER DOWNSPOUTS. ALREADY DAMAGED ELEMENTS, LIKE AT THE NORTH NEWELL POST AT THE MAIN ENTRY STAIR, SHOULD BE DISMANTLED, LABELED, AND SALVAGED, AND THE PIECES SHOULD BE STORED IN A DRY SPACE. ANY OPENINGS INTRODUCED FROM THE REMOVAL SHOULD BE ADEQUATELY COVERED TO PREVENT FURTHER DAMAGE TO SURROUNDING MATERIALS.
ANCHORING OF EXTERIOR-GRADE PLYWOOD SHEETS OR OTHER BOARD TO PREVENT INTRUSION AT LOWER LEVEL WINDOWS MAY OCCUR, BUT SHOULD BE DRILLED INTO HISTORIC MEMBERS USING ONLY SMALL, TREATED SCREWS (TO PREVENT RUSTING) AND AS FEW SCREWS AS NECESSARY FOR SECURITY. ALL SCREW HOLES MUST BE LATER PATCHED DURING REHABILITATION EFFORTS. GIVEN THE NATURE AND FINISH OF THE DECORATIVE REDWOOD ENTRY, HOWEVER, A TEMPORARY OFFSET BARRIER SHOULD BE CONSTRUCTED TO PREVENT ACCESS TO THE INSET ENTRY, AS OPPOSED TO THE ADDITION OF MORE BOARDS AT THE WINDOWS OR TO PROTECT OTHER MATERIALS HERE. EXISTING BOARDS MAY REMAIN FOR THE TIME BEING, BUT NO MORE SHOULD BE DRILLED INTO THIS AREA.

5 • WOOD WINDOWS

REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION. SHOULD INCREASED PERFORMANCE BE DESIRED, THERE ARE SOLUTIONS WHICH COULD ALLOW THE HISTORIC SASH AND CURVED GLAZING TO BE MINIMALLY ALTERED TO ACCOMMODATE THIS PREFERENCE. WINDOWS SHOULD NOT BE FULLY REPLACED.

DURING CONSTRUCTION: ALL WINDOWS SHOULD BE SECURED AGAINST ENTRY WHEREVER ACCESS IS POSSIBLE. BRING THE UPPER AND LOWER SASH OF A DOUBLE HUNG UNIT TO THE MID-POINT OF THE OPENING AND THEN INSTALL PRE-CUT PLYWOOD PANELS USING LONG CARRIAGE BOLTS ANCHORED INTO HORIZONTAL WOODEN BRACING, OR STRONG BACKS, ON THE INSIDE FACE OF THE WINDOW.
SAGGING WINDOW SASHES SHOULD ALSO BE SECURED CLOSED TO PREVENT WATER OR ANIMAL INTRUSION. ANY BROKEN GLAZING SHOULD BE SECURED WITHIN THE SASH AS WELL (TAPING ALL PIECES INTO PLACE IS SUFFICIENT PROVIDED THE SITE AND BUILDING REMAIN UNOCCUPIED) AND SHOULD BE REPLACED AS SOON AS FEASIBLE WITHIN THE REHABILITATION.
VENTILATION IS AN IMPORTANT FACTOR TO CONSIDER, AND WHILE THE SAN FRANCISCO CLIMATE REDUCES THE NEEDED TO MULTIPLE LOCATIONS OF VENTILATION, A VENTILATION FAN SHOULD BE INSTALLED AT THE BASEMENT AND ON AN UPPER FLOOR IN A WINDOW LOCATION.

6 • WOOD DOORS

RETAIN THE HISTORIC ENTRY DOOR IN ITS LOCATION DUTCHMAN REPAIR FOR REPLACED LOCK HOLES. REFINISH AND STAIN TO MATCH HISTORIC FINISH COLOR AND SHEEN. INSTALL WITH NEW, APPROPRIATE HARDWARE.
REPLACED LOCKS HAVE OVER TIME CAUSE DAMAGE TO THE DOOR. HOLES SHOULD BE REPAIRED TO BLEND IN MORE SEAMLESSLY WITH THE DOOR. NEW HARDWARE SHOULD REFLECT THE HISTORICITY OF THE DOOR, IDEALLY MATCHING HISTORIC, IF EVIDENCE CAN BE FOUND.
DURING CONSTRUCTION: THE FRONT ENTRY DOOR SHOULD BE LOCKED AND BLOCKED BY A TEMPORARY OFFSET BARRIER TO PREVENT UNLAWFUL ENTRY. (THIS BARRIER SHOULD BE GIVEN A DOOR TO ALLOW LAWFUL ACCESS.) OTHER EXTERIOR DOORS ARE ALREADY BLOCKED BY PLYWOOD SHEETING, WHICH APPEARS SUFFICIENT TO PREVENT INTRUSION. SECURITY OF THESE SHEETS SHOULD BE CONFIRMED DURING OTHER MOTHBALLING EFFORTS, ADDING ADDITIONAL SCREWS ONLY WHERE NEEDED.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS

CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.
THE SHEET METAL FLASHING USED AT THE WATER TABLES, CORNICE, GUTTERS AND DOWNSPOUTS PROTECT THE WOOD ELEMENTS OF THE BUILDING FROM WATER. THE VISIBLE RUSTING IN SOME LOCATIONS SUGGESTS INSUFFICIENT PAINT PROTECTION AND PINHOLES OR LARGER DAMAGE IN OTHER AREAS. SHEET METAL SHOULD BE CLEANED (BUT NOT SAND-BLASTED OR MEDIA TREATED), PREPPED, AND REPAINTED WITH A ZINC-RICH PRIMER TO MITIGATE CONTINUED DETERIORATION. ANY SITES OF PERFORATION SHOULD BE PATCHED OR REPLACED IN KIND.

DURING CONSTRUCTION: LOCATIONS OF APPARENT RUST SHOULD BE EVALUATED CLOSELY AT EXTERIOR AND INTERIOR LOCATIONS TO ENSURE THAT NO WATER IS ABLE TO INFILTRATE IN THOSE AREAS AND CAUSE ROT TO THE WOOD MEMBERS THE SHEET METAL IS MEANT TO PROTECT. SHOULD WATER INTRUSION BE A PROBLEM, A SHEET METAL PATCH SHOULD BE SENSITIVELY APPLIED TO PROTECT THE AREA. A MORE THOROUGH EVALUATION AND REPAIR WILL BE REQUIRED DURING REHABILITATION. ADD ADDITIONAL DOWNSPOUT SLEEVES TO GUTTER DOWNSPOUTS TO DIRECT ALL WATER FLOW AWAY FROM THE STRUCTURE.

8 • MASONRY - CHIMNEYS

REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.
REUSE THE EXISTING BRICKS IN USE AT THE EXTERIOR OF 930 GROVE STREET AS THEIR CONDITION ALLOWS; BRICKS MAY REQUIRE REPOINTING TO RE-SECURE THEM AND TO PREVENT ANY WATER INTRUSION. MORTAR USED FOR REPOINTING SHOULD MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, COMPOSITION, AND PROFILE. LAB ANALYSIS WOULD BE REQUIRED TO MATCH THE EXISTING MIXTURE. PORTLAND CEMENT SHOULD ONLY BE USED IN THE POINT MIX SHOULD THE LAB TEST SUGGEST IT; PORTLAND CEMENT-BASED MORTARS ARE OFTEN TOO HARD AND IMPERMEABLE FOR HISTORIC BRICKS AND CAN CAUSE QUICK DETERIORATION TO THE BRICK UNITS WHEN USED.

DURING CONSTRUCTION: MASONRY SHOULD BE ABLE TO REMAIN AS IS IN ITS CURRENT CONDITION; IF LOOSE MASONRY IS SEEN THE AREA SHOULD BE NETTED AND SECURED TO PREVENT FALL HAZARDS OR LOSS. SHOULD THE MASONRY CHIMNEY REQUIRE REPAIR, THEN THE MORTAR SHOULD MATCH THE HISTORIC IN COLOR, COMPOSITION, AND TOOLING. (MORTAR ANALYSIS MUST BE UNDERTAKEN IN THIS INSTANCE.)

NOTE:
NO WORK @ EXTERIOR ELEVATION OTHER THAN REQUIRED PER REHABILITATION NOTES

ISSUES:
10-10-17 PERMIT SET

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San Francisco, CA 94117

SOUTH FACADE IMAGES & REHABILITATION TREATMENT NOTES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.2

A

B

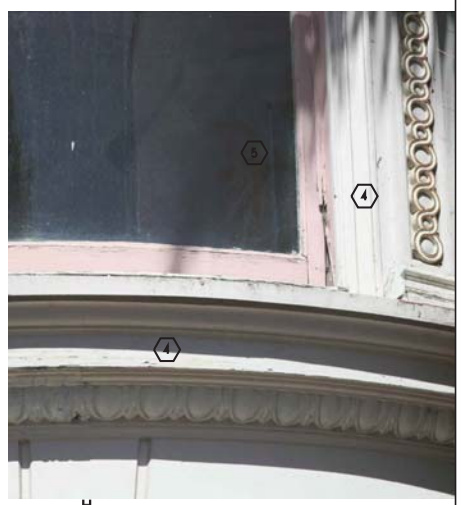
C

D

E

F

G



H

PROPERTY LINE

1 A3.2_1 **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

NOTES:

3 • CONCRETE - FOUNDATION & SLAB
REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.

4 • WOOD - SIDING, DECORATIVE DETAILS AND STAIRS
REPAIR OR REPLACE DETERIORATED AND ROTTED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.

5 • WOOD WINDOWS
REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION.

6 • WOOD DOORS
RETAIN THE HISTORIC ENTRY DOOR IN ITS LOCATION DUTCHMAN REPAIR FOR REPLACED LOCK HOLES. REFINISH AND STAIN TO MATCH HISTORIC FINISH COLOR AND SHEEN. INSTALL WITH NEW, APPROPRIATE HARDWARE.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS
CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.

8 • MASONRY - CHIMNEYS
REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

SOUTH FACADE ELEVATION
& DETAIL IMEGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.2_1

1 DETERIORATED WOOD MEMBERS TO BE REPAIRED. WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

2 DETERIORATED WOOD MEMBERS TO BE REPAIRED. WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

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EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'

5 WOOD SIDING IN GOOD CONDITION. REMOVE (E) PAINT. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

6 WOOD SIDING IN GOOD CONDITION. REMOVE (E) PAINT. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

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ISSUES:
10-10-17 PERMIT SET

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SOUTH FACADE ELEVATION - EXTERIOR SIDING IMAGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.2_2

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

3 • CONCRETE - FOUNDATION & SLAB

REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.
THE CONCRETE FOUNDATION IS SCORED TO CREATE THE ILLUSION OF ASHLAR MASONRY COURSES. ANY REPAIRS TO THE FOUNDATION SHOULD REPLICATE THIS DETAIL. PATCH AND CRACK REPAIR MATERIAL SHOULD REPLICATE THE REMAINING CONCRETE IN COLOR, FORM, TEXTURE, AND COMPOSITION. LAB ANALYSIS IS SUGGESTED TO UNDERSTAND THE CONCRETE MIX, WHICH IS NOT LIKELY TO MATCH THAT USED AT THE RETAINING WALL.

DURING CONSTRUCTION: SHORE UP ANY AREAS OF SAGGING OR LEANING CONCRETE USING NETTING. TAKE CARE NOT TO DRILL INTO OR AFFECT THE REMAINING CONCRETE. COLLECT ANY SPALLED PIECES AND SALVAGE FOR LATER REPLACEMENT OR MATERIAL TESTING OR PATCH MIXES. STORE SALVAGE ITEMS IN A CLEAN, DRY LOCATION AND MARK WHERE THE ITEM WAS SALVAGED FROM ON A LOCATOR MAP. ALL OVERGROWN VEGETATION GROWING CLOSELY TO THE CONCRETE FOUNDATION SHOULD BE CUT BACK OR REMOVED.

4 • WOOD - SIDING, DECORATIVE DETAILS

REPAIR OR REPLACE DETERIORATED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.
ALL WOOD SHOULD BE REPLACED WITH WOOD THAT MATCHES IN SPECIES AS THE ORIGINAL WOOD, ESPECIALLY AT LOCATIONS OF DUTCHMAN REPAIRS. WOOD FILLER MAY BE USED WHERE ONLY MINIMAL DEGRADATION IS PRESENT. UNUSED ANCHORS OR PREVIOUS ATTACHMENT POINTS SHOULD BE REMOVED AND HOLES FILLED. OTHER ADDED PIPES OR OTHER POINTS OF ENTRY INTO THE INTERIOR SHOULD LIKEWISE BE REMOVED AND PATCHED TO MATCH THE SURROUNDING FINISH. LOCATION OF PAINT DELAMINATION OR LOSS, AND REMOVED VINE GROWTH SHOULD BE CLEANED AND PREPPED PRIOR TO ANY PAINTING. ANY LOOSE ANCHORAGE FOR DECORATIVE PILASTERS, TRIM, SHOULD BE REPAIRED.

DURING CONSTRUCTION: AREAS OF VISIBLE WATER DAMAGE AND WOOD ROT SHOULD BE MORE CLOSELY INSPECTED AND REPAIRED TO PREVENT ADDITIONAL DAMAGE, NOTABLY AROUND GUTTER DOWNSPOUTS. ALREADY DAMAGED ELEMENTS, LIKE AT THE NORTH NEWELL POST AT THE MAIN ENTRY STAIR, SHOULD BE DISMANTLED, LABELED, AND SALVAGED, AND THE PIECES SHOULD BE STORED IN A DRY SPACE. ANY OPENINGS INTRODUCED FROM THE REMOVAL SHOULD BE ADEQUATELY COVERED TO PREVENT FURTHER DAMAGE TO SURROUNDING MATERIALS.
ANCHORING OF EXTERIOR-GRADE PLYWOOD SHEETS OR OTHER BOARD TO PREVENT INTRUSION AT LOWER LEVEL WINDOWS MAY OCCUR, BUT SHOULD BE DRILLED INTO HISTORIC MEMBERS USING ONLY SMALL, TREATED SCREWS (TO PREVENT RUSTING) AND AS FEW SCREWS AS NECESSARY FOR SECURITY. ALL SCREW HOLES MUST BE LATER PATCHED DURING REHABILITATION EFFORTS. GIVEN THE NATURE AND FINISH OF THE DECORATIVE REDWOOD ENTRY, HOWEVER, A TEMPORARY OFFSET BARRIER SHOULD BE CONSTRUCTED TO PREVENT ACCESS TO THE INSET ENTRY, AS OPPOSED TO THE ADDITION OF MORE BOARDS AT THE WINDOWS OR TO PROTECT OTHER MATERIALS HERE. EXISTING BOARDS MAY REMAIN FOR THE TIME BEING, BUT NO MORE SHOULD BE DRILLED INTO THIS AREA.

5 • WOOD WINDOWS

REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION. SHOULD INCREASED PERFORMANCE BE DESIRED, THERE ARE SOLUTIONS WHICH COULD ALLOW THE HISTORIC SASH AND CURVED GLAZING TO BE MINIMALLY ALTERED TO ACCOMMODATE THIS PREFERENCE. WINDOWS SHOULD NOT BE FULLY REPLACED.

DURING CONSTRUCTION: ALL WINDOWS SHOULD BE SECURED AGAINST ENTRY WHEREVER ACCESS IS POSSIBLE. BRING THE UPPER AND LOWER SASH OF A DOUBLE HUNG UNIT TO THE MID-POINT OF THE OPENING AND THEN INSTALL PRE-CUT PLYWOOD PANELS USING LONG CARRIAGE BOLTS ANCHORED INTO HORIZONTAL WOODEN BRACING, OR STRONG BACKS, ON THE INSIDE FACE OF THE WINDOW.
SAGGING WINDOW SASHES SHOULD ALSO BE SECURED CLOSED TO PREVENT WATER OR ANIMAL INTRUSION. ANY BROKEN GLAZING SHOULD BE SECURED WITHIN THE SASH AS WELL (TAPING ALL PIECES INTO PLACE IS SUFFICIENT PROVIDED THE SITE AND BUILDING REMAIN UNOCCUPIED) AND SHOULD BE REPLACED AS SOON AS FEASIBLE WITHIN THE REHABILITATION. VENTILATION IS AN IMPORTANT FACTOR TO CONSIDER, AND WHILE THE SAN FRANCISCO CLIMATE REDUCES THE NEEDED TO MULTIPLE LOCATIONS OF VENTILATION, A VENTILATION FAN SHOULD BE INSTALLED AT THE BASEMENT AND ON AN UPPER FLOOR IN A WINDOW LOCATION.

6 • WOOD DOORS

RETAIN THE HISTORIC ENTRY DOOR IN ITS LOCATION DUTCHMAN REPAIR FOR REPLACED LOCK HOLES. REFINISH AND STAIN TO MATCH HISTORIC FINISH COLOR AND SHEEN. INSTALL WITH NEW, APPROPRIATE HARDWARE.
REPLACED LOCKS HAVE OVER TIME CAUSE DAMAGE TO THE DOOR. HOLES SHOULD BE REPAIRED TO BLEND IN MORE SEAMLESSLY WITH THE DOOR. NEW HARDWARE SHOULD REFLECT THE HISTORICITY OF THE DOOR, IDEALLY MATCHING HISTORIC, IF EVIDENCE CAN BE FOUND.
DURING CONSTRUCTION: THE FRONT ENTRY DOOR SHOULD BE LOCKED AND BLOCKED BY A TEMPORARY OFFSET BARRIER TO PREVENT UNLAWFUL ENTRY. (THIS BARRIER SHOULD BE GIVEN A DOOR TO ALLOW LAWFUL ACCESS.) OTHER EXTERIOR DOORS ARE ALREADY BLOCKED BY PLYWOOD SHEETING, WHICH APPEARS SUFFICIENT TO PREVENT INTRUSION. SECURITY OF THESE SHEETS SHOULD BE CONFIRMED DURING OTHER MOTHBALLING EFFORTS, ADDING ADDITIONAL SCREWS ONLY WHERE NEEDED.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS

CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.
THE SHEET METAL FLASHING USED AT THE WATER TABLES, CORNICE, GUTTERS AND DOWNSPOUTS PROTECT THE WOOD ELEMENTS OF THE BUILDING FROM WATER. THE VISIBLE RUSTING IN SOME LOCATIONS SUGGESTS INSUFFICIENT PAINT PROTECTION AND PINHOLES OR LARGER DAMAGE IN OTHER AREAS. SHEET METAL SHOULD BE CLEANED (BUT NOT SAND-BLASTED OR MEDIA TREATED), PREPPED, AND REPAINTED WITH A ZINC-RICH PRIMER TO MITIGATE CONTINUED DETERIORATION. ANY SITES OF PERFORATION SHOULD BE PATCHED OR REPLACED IN KIND.

DURING CONSTRUCTION: LOCATIONS OF APPARENT RUST SHOULD BE EVALUATED CLOSELY AT EXTERIOR AND INTERIOR LOCATIONS TO ENSURE THAT NO WATER IS ABLE TO INFILTRATE IN THOSE AREAS AND CAUSE ROT TO THE WOOD MEMBERS THE SHEET METAL IS MEANT TO PROTECT. SHOULD WATER INTRUSION BE A PROBLEM, A SHEET METAL PATCH SHOULD BE SENSITIVELY APPLIED TO PROTECT THE AREA. A MORE THOROUGH EVALUATION AND REPAIR WILL BE REQUIRED DURING REHABILITATION. ADD ADDITIONAL DOWNSPOUT SLEEVES TO GUTTER DOWNSPOUTS TO DIRECT ALL WATER FLOW AWAY FROM THE STRUCTURE.

8 • MASONRY - CHIMNEYS

REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.
REUSE THE EXISTING BRICKS IN USE AT THE EXTERIOR OF 930 GROVE STREET AS THEIR CONDITION ALLOWS; BRICKS MAY REQUIRE REPOINTING TO RE-SECURE THEM AND TO PREVENT ANY WATER INTRUSION. MORTAR USED FOR REPOINTING SHOULD MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, COMPOSITION, AND PROFILE. LAB ANALYSIS WOULD BE REQUIRED TO MATCH THE EXISTING MIXTURE. PORTLAND CEMENT SHOULD ONLY BE USED IN THE POINT MIX SHOULD THE LAB TEST SUGGEST IT; PORTLAND CEMENT-BASED MORTARS ARE OFTEN TOO HARD AND IMPERMEABLE FOR HISTORIC BRICKS AND CAN CAUSE QUICK DETERIORATION TO THE BRICK UNITS WHEN USED.

DURING CONSTRUCTION: MASONRY SHOULD BE ABLE TO REMAIN AS IS IN ITS CURRENT CONDITION; IF LOOSE MASONRY IS SEEN THE AREA SHOULD BE NETTED AND SECURED TO PREVENT FALL HAZARDS OR LOSS. SHOULD THE MASONRY CHIMNEY REQUIRE REPAIR, THEN THE MORTAR SHOULD MATCH THE HISTORIC IN COLOR, COMPOSITION, AND TOOLING. (MORTAR ANALYSIS MUST BE UNDERTAKEN IN THIS INSTANCE.)

9 • STAINED GLASS

STAINED GLASS WINDOW NEED TO BE REPAIRED.
THE WESTERLY LOCATION AND SANDWICHING OF THE STAINED GLASS WINDOW HAVE CONTRIBUTED TO THE DEGRADATION OF THE LEAD CANES HOLDING THE STAINED GLASS PIECES IN PLACE. OFTEN SURROUNDING THE WINDOW IN OTHER GLAZING CREATES A MICROCLIMATE OF HARSH HEAT AND UV DAMAGE, WHICH SPEEDS THE DETERIORATION OF A WINDOW INSTEAD OF PROTECTING IT AS INTENDED. A FINE ART OR STAINED GLASS SPECIALIST SHOULD BE USED TO REPAIR THE WINDOW, REPLACING THE LEADING OR ANY BROKEN PIECES OF GLAZING AS REQUIRED. SHOULD PROTECTIVE GLAZING BEING DESIRED, THE SPECIALIST CAN RECOMMEND A MANNER OF INSTALLATION WHICH WILL NOT PROMOTE DETERIORATION AND PROTECT THE HISTORIC WINDOW.

DURING CONSTRUCTION: THE STAINED GLASS WINDOW IS ALREADY SANDWICHED WITH CLEAR GLAZING AT BOTH THE EXTERIOR AND INTERIOR. ALL LOOSE AND INSECURE PIECES OF STAINED GLASS ARE ALREADY CAPTURED WITHIN THIS SPACE. TWO ALTERNATIVES EXIST FOR MOTHBALLING: THE WINDOW MAY BE REMOVED AND SALVAGED, INCLUDING ALL COMPONENT PIECES THAT SHOULD BE LABELED, ORGANIZED, AND CAREFULLY STORED TO PREVENT FURTHER BREAKAGE OR LOSS; OR THE WINDOW MAY REMAIN IN PLACE AS IS. IF THE SECOND OPTION IS CHOSEN, THE WINDOW MAY INCUR SOME ADDITIONAL FAILURE; HOWEVER, THE PIECES WILL BE CAPTURED, AND THE WINDOW HAS PREVIOUSLY BEEN DOCUMENTED.

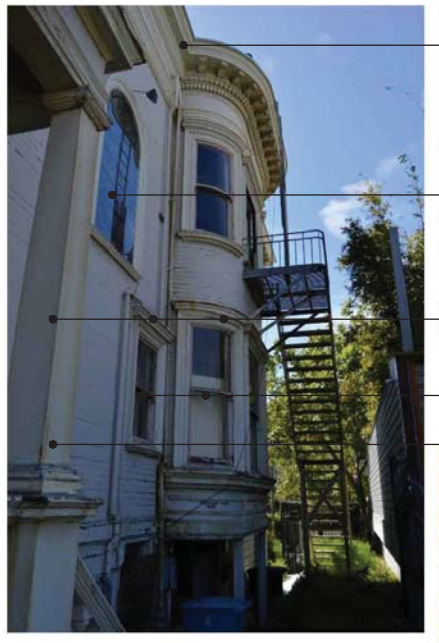

Image 34 - Two-story, projecting bay at west facade and attached fire escape. Looking south from location of side staircase.

Image 35 - Wood staircase with turned balusters and concrete-paved, dug-out pathway adjacent to west façade. Looking south.

Image 36 - Paneled base of project bay with egg-and-dart detailing. Looking north.

Image 69 - Rust staining from deteriorating anchors and separation in the tongue-and-groove siding.

Image 70 - Biological growth, rot, and paint delamination surround the gutter downspout.

Image 32 - Fenestration indicating interior staircase along west façade. Looking east.

Image 33 - Wood stairs at secondary side entrance along west façade. Looking north.

Image 30 - Dug-out basement access at northwest corner of building. Looking northeast.

Image 31 - Jut-out volume at northwest corner of building. Windows of second story shown. Looking northeast.

Image 37 - Fenestration indicating interior staircase along west façade. Looking east.

Image 38 - Stained-glass window at center of west façade. Looking east.

NOTE:
NO WORK @ EXTERIOR ELEVATION OTHER THAN REQUIRED PER REHABILITATION NOTES

ISSUES:
10-10-17 PERMIT SET

GOLD MAN ARCHITECTS
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WEST FACADE IMAGES & REHABILITATION TREATMENT NOTES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.3

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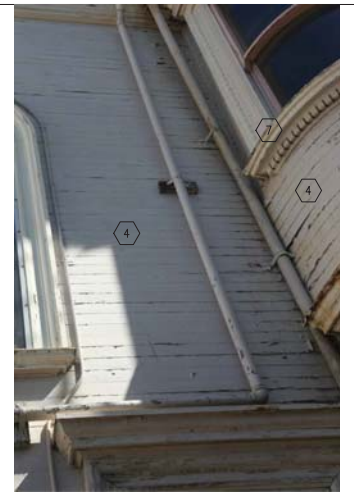
J



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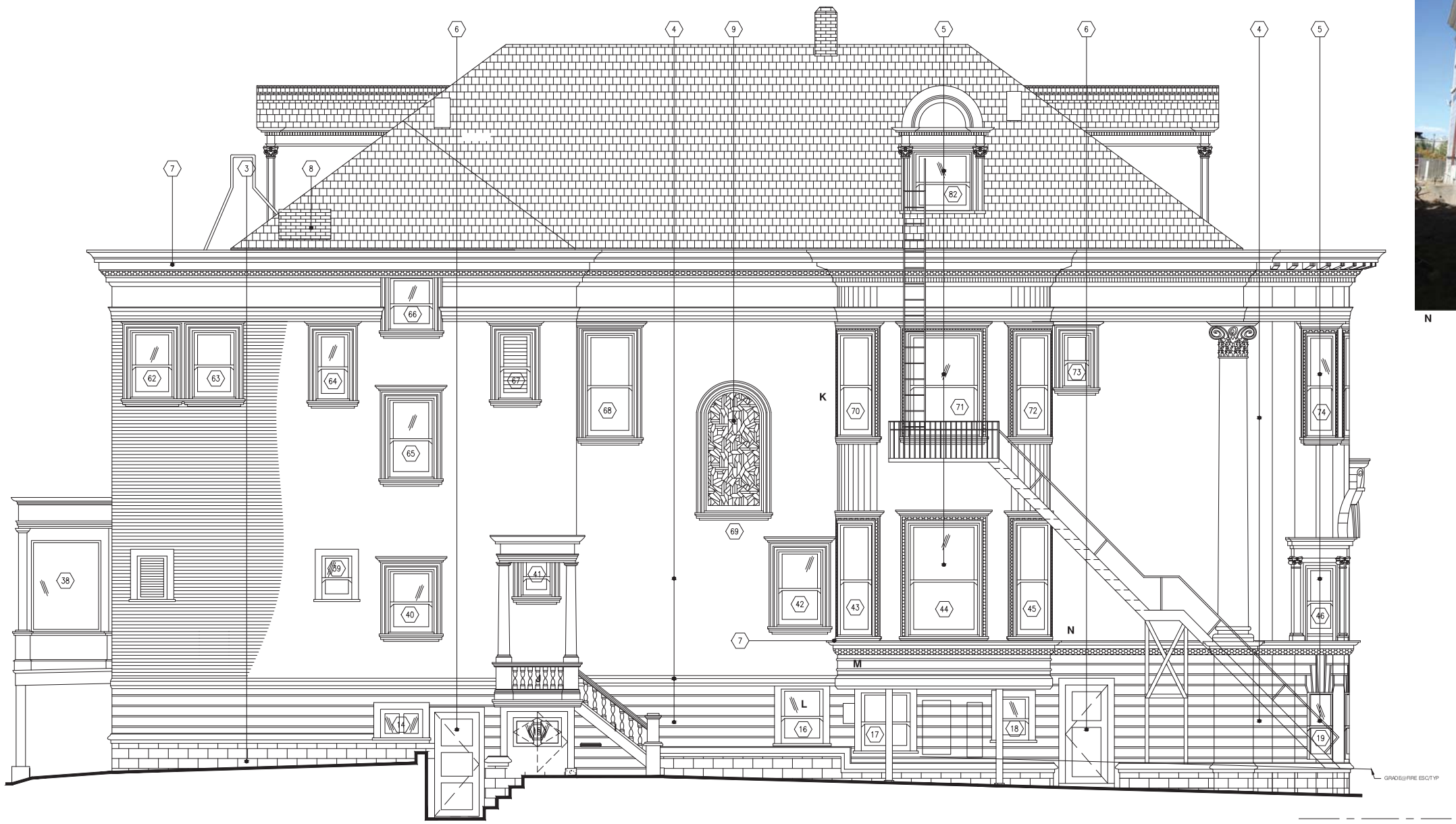

1 / A3.3_1 **EXTERIOR ELEVATION - WEST**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

NOTES:

3 • CONCRETE - FOUNDATION & SLAB
REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.

4 • WOOD - SIDING, DECORATIVE DETAILS AND STAIRS
REPAIR OR REPLACE DETERIORATED AND ROTTED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.

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REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
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WEST FACADE ELEVATION & DETAIL IMAGES

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14 DETERIORATED WOOD MEMBERS TO BE REPAIRED. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

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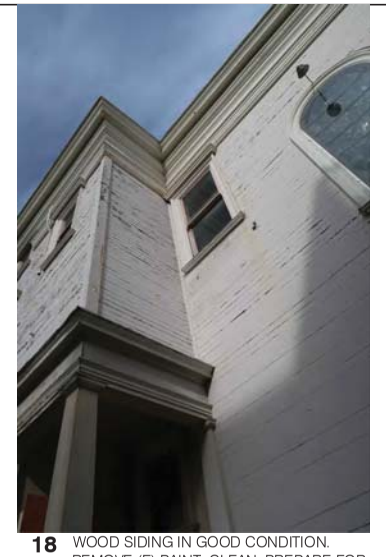

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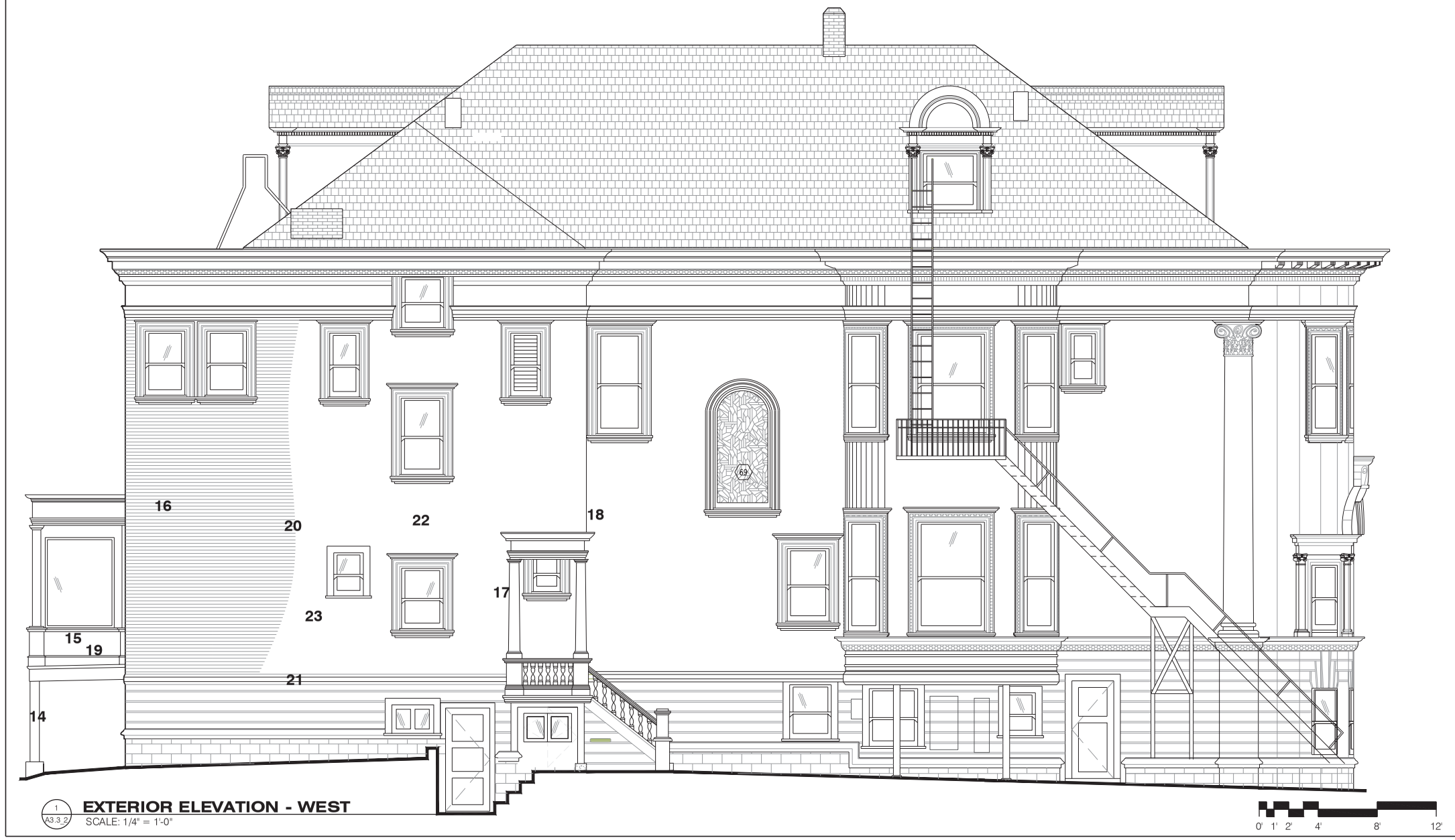

1 A3.3_2 **EXTERIOR ELEVATION - WEST**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'

19 DETERIORATED WOOD MEMBERS TO BE REPAIRED. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

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WEST FACADE ELEVATION - EXTERIOR SIDING IMAGES

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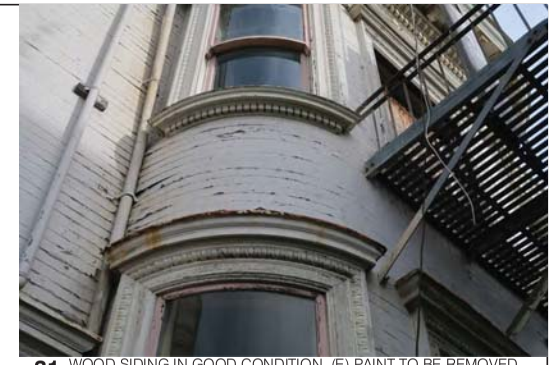

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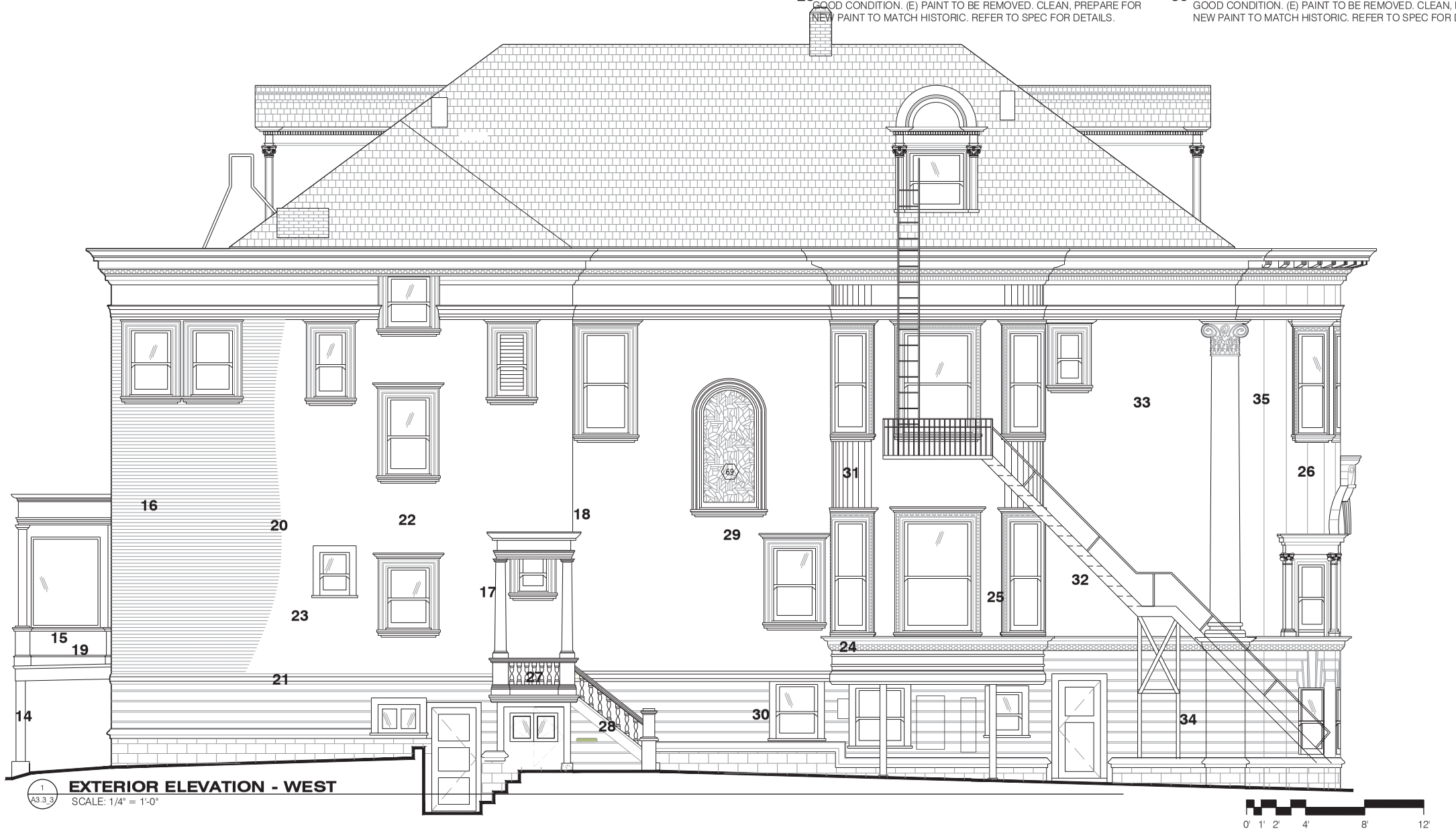

1 A3.3_3 **EXTERIOR ELEVATION - WEST**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
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Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

WEST FACADE ELEVATION - EXTERIOR SIDING IMAGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet:	A3.3_3

Image 39 - East, turreted bay of north façade. Looking south.

Image 40 - Central bays of north façade. Looking south.

Image 41 - Rear, projecting addition at west bay of north façade. Looking west.

Image 42 - Basement level at north façade and wood posts supporting rear, projecting addition above. Looking south.

Image 43 - Rear, projecting addition with glazed sides and louvered transom. Looking south.

Image 20 - Typical cladding hierarchy of scored concrete water table and channeled wood siding at basement level; horizontal wood siding at first story and second story.

Image 22 - Channeled wood siding with voussoir and keystone channeling as found on projecting bays.

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

3 • CONCRETE - FOUNDATION & SLAB

REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR. THE CONCRETE FOUNDATION IS SCORED TO CREATE THE ILLUSION OF ASHLAR MASONRY COURSES. ANY REPAIRS TO THE FOUNDATION SHOULD REPLICATE THIS DETAIL. PATCH AND CRACK REPAIR MATERIAL SHOULD REPLICATE THE REMAINING CONCRETE IN COLOR, FORM, TEXTURE, AND COMPOSITION. LAB ANALYSIS IS SUGGESTED TO UNDERSTAND THE CONCRETE MIX, WHICH IS NOT LIKELY TO MATCH THAT USED AT THE RETAINING WALL.

DURING CONSTRUCTION: SHORE UP ANY AREAS OF SAGGING OR LEANING CONCRETE USING NETTING. TAKE CARE NOT TO DRILL INTO OR AFFECT THE REMAINING CONCRETE. COLLECT ANY SPALLED PIECES AND SALVAGE FOR LATER REPLACEMENT OR MATERIAL TESTING OR PATCH MIXES. STORE SALVAGE ITEMS IN A CLEAN, DRY LOCATION AND MARK WHERE THE ITEM WAS SALVAGED FROM ON A LOCATOR MAP. ALL OVERGROWN VEGETATION GROWING CLOSELY TO THE CONCRETE FOUNDATION SHOULD BE CUT BACK OR REMOVED.

4 • WOOD - SIDING, DECORATIVE DETAILS

REPAIR OR REPLACE DETERIORATED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.
ALL WOOD SHOULD BE REPLACED WITH WOOD THAT MATCHES IN SPECIES AS THE ORIGINAL WOOD, ESPECIALLY AT LOCATIONS OF DUTCHMAN REPAIRS. WOOD FILLER MAY BE USED WHERE ONLY MINIMAL DEGRADATION IS PRESENT. UNUSED ANCHORS OR PREVIOUS ATTACHMENT POINTS SHOULD BE REMOVED AND HOLES FILLED. OTHER ADDED PIPES OR OTHER POINTS OF ENTRY INTO THE INTERIOR SHOULD LIKEWISE BE REMOVED AND PATCHED TO MATCH THE SURROUNDING FINISH. LOCATION OF PAINT DELAMINATION OR LOSS, AND REMOVED VINE GROWTH SHOULD BE CLEANED AND PREPPED PRIOR TO ANY PAINTING. ANY LOOSE ANCHORAGE FOR DECORATIVE PILASTERS, TRIM, SHOULD BE REPAIRED.

DURING CONSTRUCTION: AREAS OF VISIBLE WATER DAMAGE AND WOOD ROT SHOULD BE MORE CLOSELY INSPECTED AND REPAIRED TO PREVENT ADDITIONAL DAMAGE, NOTABLY AROUND GUTTER DOWNSPOUTS. ALREADY DAMAGED ELEMENTS, LIKE AT THE NORTH NEWELL POST AT THE MAIN ENTRY STAIR, SHOULD BE DISMANTLED, LABELED, AND SALVAGED, AND THE PIECES SHOULD BE STORED IN A DRY SPACE. ANY OPENINGS INTRODUCED FROM THE REMOVAL SHOULD BE ADEQUATELY COVERED TO PREVENT FURTHER DAMAGE TO SURROUNDING MATERIALS.
ANCHORING OF EXTERIOR-GRADE PLYWOOD SHEETS OR OTHER BOARD TO PREVENT INTRUSION AT LOWER LEVEL WINDOWS MAY OCCUR, BUT SHOULD BE DRILLED INTO HISTORIC MEMBERS USING ONLY SMALL, TREATED SCREWS (TO PREVENT RUSTING) AND AS FEW SCREWS AS NECESSARY FOR SECURITY. ALL SCREW HOLES MUST BE LATER PATCHED DURING REHABILITATION EFFORTS. GIVEN THE NATURE AND FINISH OF THE DECORATIVE REDWOOD ENTRY, HOWEVER, A TEMPORARY OFFSET BARRIER SHOULD BE CONSTRUCTED TO PREVENT ACCESS TO THE INSET ENTRY, AS OPPOSED TO THE ADDITION OF MORE BOARDS AT THE WINDOWS OR TO PROTECT OTHER MATERIALS HERE. EXISTING BOARDS MAY REMAIN FOR THE TIME BEING, BUT NO MORE SHOULD BE DRILLED INTO THIS AREA.

5 • WOOD WINDOWS

REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION. SHOULD INCREASED PERFORMANCE BE DESIRED, THERE ARE SOLUTIONS WHICH COULD ALLOW THE HISTORIC SASH AND CURVED GLAZING TO BE MINIMALLY ALTERED TO ACCOMMODATE THIS PREFERENCE. WINDOWS SHOULD NOT BE FULLY REPLACED.

DURING CONSTRUCTION: ALL WINDOWS SHOULD BE SECURED AGAINST ENTRY WHEREVER ACCESS IS POSSIBLE. BRING THE UPPER AND LOWER SASH OF A DOUBLE HUNG UNIT TO THE MID-POINT OF THE OPENING AND THEN INSTALL PRE-CUT PLYWOOD PANELS USING LONG CARRIAGE BOLTS ANCHORED INTO HORIZONTAL WOODEN BRACING, OR STRONG BACKS, ON THE INSIDE FACE OF THE WINDOW.
SAGGING WINDOW SASHES SHOULD ALSO BE SECURED CLOSED TO PREVENT WATER OR ANIMAL INTRUSION. ANY BROKEN GLAZING SHOULD BE SECURED WITHIN THE SASH AS WELL (TAPING ALL PIECES INTO PLACE IS SUFFICIENT PROVIDED THE SITE AND BUILDING REMAIN UNOCCUPIED) AND SHOULD BE REPLACED AS SOON AS FEASIBLE WITHIN THE REHABILITATION.
VENTILATION IS AN IMPORTANT FACTOR TO CONSIDER, AND WHILE THE SAN FRANCISCO CLIMATE REDUCES THE NEEDED TO MULTIPLE LOCATIONS OF VENTILATION, A VENTILATION FAN SHOULD BE INSTALLED AT THE BASEMENT AND ON AN UPPER FLOOR IN A WINDOW LOCATION.

6 • WOOD DOORS

RETAIN THE HISTORIC ENTRY DOOR IN ITS LOCATION DUTCHMAN REPAIR FOR REPLACED LOCK HOLES. REFINISH AND STAIN TO MATCH HISTORIC FINISH COLOR AND SHEEN. INSTALL WITH NEW, APPROPRIATE HARDWARE.
REPLACED LOCKS HAVE OVER TIME CAUSE DAMAGE TO THE DOOR. HOLES SHOULD BE REPAIRED TO BLEND IN MORE SEAMLESSLY WITH THE DOOR. NEW HARDWARE SHOULD REFLECT THE HISTORICITY OF THE DOOR, IDEALLY MATCHING HISTORIC, IF EVIDENCE CAN BE FOUND.
DURING CONSTRUCTION: THE FRONT ENTRY DOOR SHOULD BE LOCKED AND BLOCKED BY A TEMPORARY OFFSET BARRIER TO PREVENT UNLAWFUL ENTRY. (THIS BARRIER SHOULD BE GIVEN A DOOR TO ALLOW LAWFUL ACCESS.) OTHER EXTERIOR DOORS ARE ALREADY BLOCKED BY PLYWOOD SHEETING, WHICH APPEARS SUFFICIENT TO PREVENT INTRUSION. SECURITY OF THESE SHEETS SHOULD BE CONFIRMED DURING OTHER MOTHBALLING EFFORTS, ADDING ADDITIONAL SCREWS ONLY WHERE NEEDED.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS

CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.
THE SHEET METAL FLASHING USED AT THE WATER TABLES, CORNICE, GUTTERS AND DOWNSPOUTS PROTECT THE WOOD ELEMENTS OF THE BUILDING FROM WATER. THE VISIBLE RUSTING IN SOME LOCATIONS SUGGESTS INSUFFICIENT PAINT PROTECTION AND PINHOLES OR LARGER DAMAGE IN OTHER AREAS. SHEET METAL SHOULD BE CLEANED (BUT NOT SAND-BLASTED OR MEDIA TREATED), PREPPED, AND REPAINTED WITH A ZINC-RICH PRIMER TO MITIGATE CONTINUED DETERIORATION. ANY SITES OF PERFORATION SHOULD BE PATCHED OR REPLACED IN KIND.

DURING CONSTRUCTION: LOCATIONS OF APPARENT RUST SHOULD BE EVALUATED CLOSELY AT EXTERIOR AND INTERIOR LOCATIONS TO ENSURE THAT NO WATER IS ABLE TO INFILTRATE IN THOSE AREAS AND CAUSE ROT TO THE WOOD MEMBERS THE SHEET METAL IS MEANT TO PROTECT. SHOULD WATER INTRUSION BE A PROBLEM, A SHEET METAL PATCH SHOULD BE SENSITIVELY APPLIED TO PROTECT THE AREA. A MORE THOROUGH EVALUATION AND REPAIR WILL BE REQUIRED DURING REHABILITATION. ADD ADDITIONAL DOWNSPOUT SLEEVES TO GUTTER DOWNSPOUTS TO DIRECT ALL WATER FLOW AWAY FROM THE STRUCTURE.

8 • MASONRY - CHIMNEYS

REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.
REUSE THE EXISTING BRICKS IN USE AT THE EXTERIOR OF 930 GROVE STREET AS THEIR CONDITION ALLOWS; BRICKS MAY REQUIRE REPOINTING TO RE-SECURE THEM AND TO PREVENT ANY WATER INTRUSION. MORTAR USED FOR REPOINTING SHOULD MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, COMPOSITION, AND PROFILE. LAB ANALYSIS WOULD BE REQUIRED TO MATCH THE EXISTING MIXTURE. PORTLAND CEMENT SHOULD ONLY BE USED IN THE POINT MIX SHOULD THE LAB TEST SUGGEST IT; PORTLAND CEMENT-BASED MORTARS ARE OFTEN TOO HARD AND IMPERMEABLE FOR HISTORIC BRICKS AND CAN CAUSE QUICK DETERIORATION TO THE BRICK UNITS WHEN USED.

DURING CONSTRUCTION: MASONRY SHOULD BE ABLE TO REMAIN AS IS IN ITS CURRENT CONDITION; IF LOOSE MASONRY IS SEEN THE AREA SHOULD BE NETTED AND SECURED TO PREVENT FALL HAZARDS OR LOSS. SHOULD THE MASONRY CHIMNEY REQUIRE REPAIR, THEN THE MORTAR SHOULD MATCH THE HISTORIC IN COLOR, COMPOSITION, AND TOOLING. (MORTAR ANALYSIS MUST BE UNDERTAKEN IN THIS INSTANCE.)

NOTE:
NO WORK @ EXTERIOR ELEVATION OTHER THAN REQUIRED PER REHABILITATION NOTES

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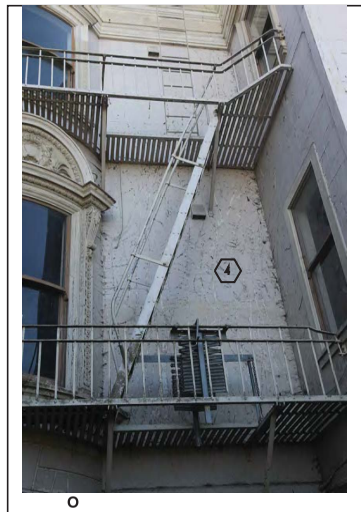
NORTH FACADE IMAGES &
REHABILITATION TREATMENT NOTES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.4



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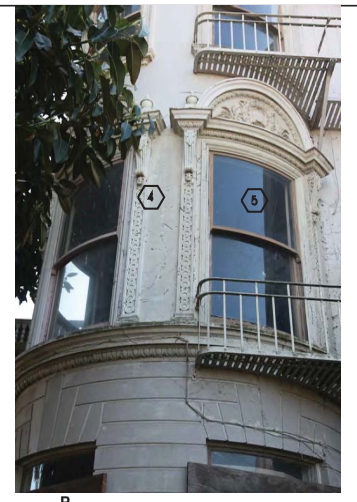

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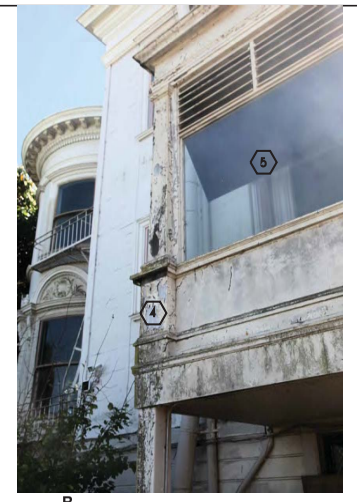

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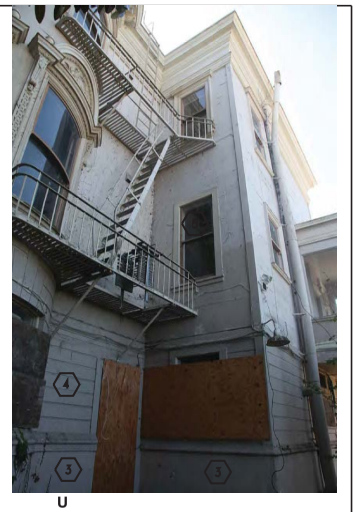

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1 A3.4 **EXTERIOR ELEVATION - NORTH**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

NOTES:

3 • CONCRETE - FOUNDATION & SLAB
REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.

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REPAIR OR REPLACE DETERIORATED AND ROTTED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.

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NORTH FACADE ELEVATION & DETAIL IMEGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.4_1

36 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

37 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

38 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

39 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

40 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

41 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

42 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

43 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

44 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

45 WOOD MEMBERS IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

46 DETERIORATED WOOD MEMBERS TO BE REPAIRED. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

47 WOOD MEMBERS IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

1 A3.4_2 **EXTERIOR ELEVATION - NORTH**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

ISSUES:
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NORTH FACADE ELEVATION - EXTERIOR SIDING IMAGES

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet A3.4_2

REHABILITATION TREATMENT NOTES:

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Image 48 - Typical ornate surround and bracketed pediment for standard window on projecting bays.

Image 49 - Double-hung window with arched upper-sash and extended apron with cartouche. Windows of this type flank the central, second-story balcony entrance.

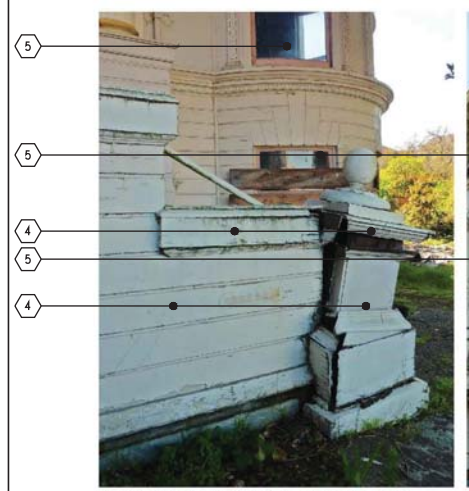

Image 73 - Damage to the front entry stairs, with view to the efforts of mothballing behind.

Image 74 - Heirloom of removed vines at the north elevation, but with damage to the wood siding from the removal.

Image 46 - Second to southernmost bay adjacent to central bay (similar to opposite bay north of central bay). Looking west.

Image 47 - Pedimented central bay and Classical ornamentation along east façade.

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Image 75 - Joint separation, paint delamination and visible mildew staining at the front entry coffered ceiling.

Image 76 - Loss of dentils and fading at the redwood entry.

Image 77 - Gilding and colored paint remains in good to fair condition at areas of detail on the exterior.

Image 78 - Detail of the deterioration at one wood capital at the engaged pilasters. Deterioration of the adjacent siding and at the window casing to the lower right is evident.

Image 44 - Projecting, turreted bay at south bay of east façade (similar to north bay). Looking west.

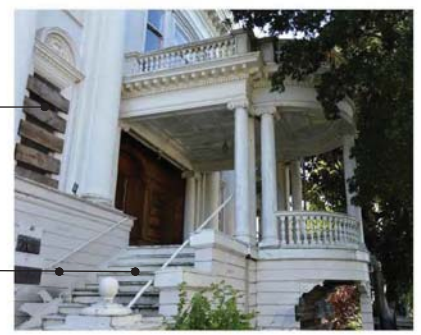

Image 45 - Central bay of east façade with portico and balcony adjacent to recessed main entrance. Looking north.

(6) • WOOD DOORS

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CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.
THE SHEET METAL FLASHING USED AT THE WATER TABLES, CORNICE, GUTTERS AND DOWNSPOUTS PROTECT THE WOOD ELEMENTS OF THE BUILDING FROM WATER. THE VISIBLE RUSTING IN SOME LOCATIONS SUGGESTS INSUFFICIENT PAINT PROTECTION AND PINHOLES OR LARGER DAMAGE IN OTHER AREAS. SHEET METAL SHOULD BE CLEANED (BUT NOT SAND-BLASTED OR MEDIA TREATED), PREPPED, AND REPAINTED WITH A ZINC-RICH PRIMER TO MITIGATE CONTINUED DETERIORATION. ANY SITES OF PERFORATION SHOULD BE PATCHED OR REPLACED IN KIND.

DURING CONSTRUCTION: LOCATIONS OF APPARENT RUST SHOULD BE EVALUATED CLOSELY AT EXTERIOR AND INTERIOR LOCATIONS TO ENSURE THAT NO WATER IS ABLE TO INFILTRATE IN THOSE AREAS AND CAUSE ROT TO THE WOOD MEMBERS THE SHEET METAL IS MEANT TO PROTECT. SHOULD WATER INTRUSION BE A PROBLEM, A SHEET METAL PATCH SHOULD BE SENSITIVELY APPLIED TO PROTECT THE AREA. A MORE THOROUGH EVALUATION AND REPAIR WILL BE REQUIRED DURING REHABILITATION. ADD ADDITIONAL DOWNSPOUT SLEEVES TO GUTTER DOWNSPOUTS TO DIRECT ALL WATER FLOW AWAY FROM THE STRUCTURE.

(8) • MASONRY - CHIMNEYS

REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.
REUSE THE EXISTING BRICKS IN USE AT THE EXTERIOR OF 930 GROVE STREET AS THEIR CONDITION ALLOWS; BRICKS MAY REQUIRE REPOINTING TO RE-SECURE THEM AND TO PREVENT ANY WATER INTRUSION. MORTAR USED FOR REPOINTING SHOULD MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, COMPOSITION, AND PROFILE. LAB ANALYSIS WOULD BE REQUIRED TO MATCH THE EXISTING MIXTURE. PORTLAND CEMENT SHOULD ONLY BE USED IN THE POINT MIX SHOULD THE LAB TEST SUGGEST IT; PORTLAND CEMENT-BASED MORTARS ARE OFTEN TOO HARD AND IMPERMEABLE FOR HISTORIC BRICKS AND CAN CAUSE QUICK DETERIORATION TO THE BRICK UNITS WHEN USED.

DURING CONSTRUCTION: MASONRY SHOULD BE ABLE TO REMAIN AS IS IN ITS CURRENT CONDITION; IF LOOSE MASONRY IS SEEN THE AREA SHOULD BE NETTED AND SECURED TO PREVENT FALL HAZARDS OR LOSS. SHOULD THE MASONRY CHIMNEY REQUIRE REPAIR, THEN THE MORTAR SHOULD MATCH THE HISTORIC IN COLOR, COMPOSITION, AND TOOLING. (MORTAR ANALYSIS MUST BE UNDERTAKEN IN THIS INSTANCE.)

(10) • STONE - DECORATIVE PANELS & THRESHOLD

GENTLY CLEAN, USING ONLY PRODUCTS SAFE FOR USE ON MARBLE (I.E. NON-ACIDIC, NON-STAINING).THE EXTERIOR STONE AT THE ENTRY ONLY REQUIRES CLEANING. NO CRACK OR OTHER MAJOR DEFICIENCIES REQUIRING CORRECTION ARE PRESENT. TEST ALL CLEANING PRODUCTS PRIOR TO USE ON THE HISTORIC STONE MATERIALS. TESTS SHOULD BE ALLOWED TO REMAIN FOR MONITORING FOR A MINIMUM OF 2 WEEKS TO ALLOW FOR ANY POTENTIAL HAZING OR OTHER AFTER EFFECTS.

DURING CONSTRUCTION: THE STONE PRESENT AT THE DECORATIVE FRONT ENTRY WOULD BE BEST PROTECTED BY THE CONSTRUCTION OF A TEMPORARY OFFSET BARRIER TO PREVENT ACCESS TO THIS AREA.

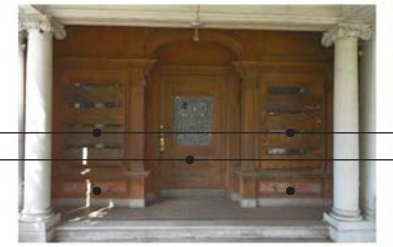

Image 50 - Restored main entrance with paneled wood door with leaded-glass upper lite, wood surround, trim, and paneling.

Image 51 - Bracketed-over single-lite, curved glass window and classical detailing at main entry.

Image 52 - Colored marble inset into wood paneling at main entry.

Image 53 - Inlaid tile floor and marble step adjacent to main entry door.

NOTE:
NO WORK @ EXTERIOR ELEVATION OTHER THAN REQUIRED PER REHABILITATION NOTES

ISSUES:
10-10-17 PERMIT SET

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930 Grove Street
San Francisco, CA 94117

EAST FACADE IMAGES &
REHABILITATION TREATMENT NOTES

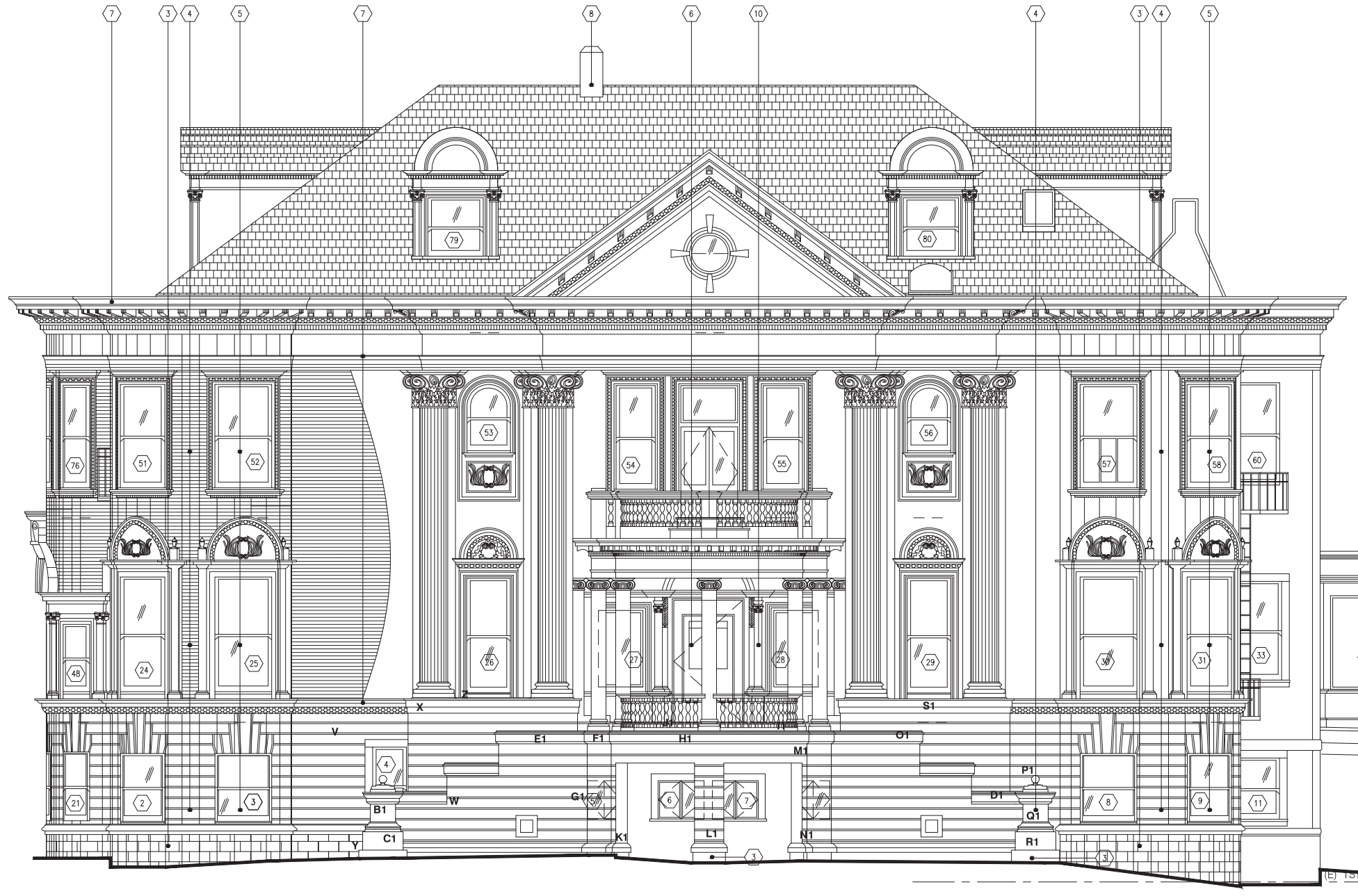
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.5

V

X

Y

W



1 / A3.5 **EXTERIOR ELEVATION - EAST**

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

Z

NOTES:

3 • CONCRETE - FOUNDATION & SLAB
REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.

4 • WOOD - SIDING, DECORATIVE DETAILS AND STAIRS
REPAIR OR REPLACE DETERIORATED AND ROTTED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.

5 • WOOD WINDOWS
REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION.

6 • WOOD DOORS
RETAIN THE HISTORIC ENTRY DOOR IN ITS LOCATION DUTCHMAN REPAIR FOR REPLACED LOCK HOLES. REFINISH AND STAIN TO MATCH HISTORIC FINISH COLOR AND SHEEN. INSTALL WITH NEW, APPROPRIATE HARDWARE.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS
CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.

8 • MASONRY - CHIMNEYS
REPOINT LOOSE MASONRY AS NEEDED. REPLACE ANY BROKEN OR CRACKED UNITS WITH A BRICK THAT MATCHES.

9 • STAINED GLASS
STAINED GLASS WINDOW NEED TO BE REPAIRED BY A FINE ART OR STAINED GLASS SPECIALIST SHOULD BE USED TO REPAIR THE WINDOW, REPLACING THE LEADING OR ANY BROKEN PIECES OF GLAZING.

10 • STONE - DECORATIVE PANELS & THRESHOLD
GENTLY CLEAN, USING ONLY PRODUCTS SAFE FOR USE ON MARBLE (I.E. NON-ACIDIC, NON-STAINING).THE EXTERIOR STONE AT THE ENTRY ONLY REQUIRES CLEANING.

	ISSUES:
	10-10-17 PERMIT SET

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EAST FACADE ELEVATION & DETAIL IMAGES

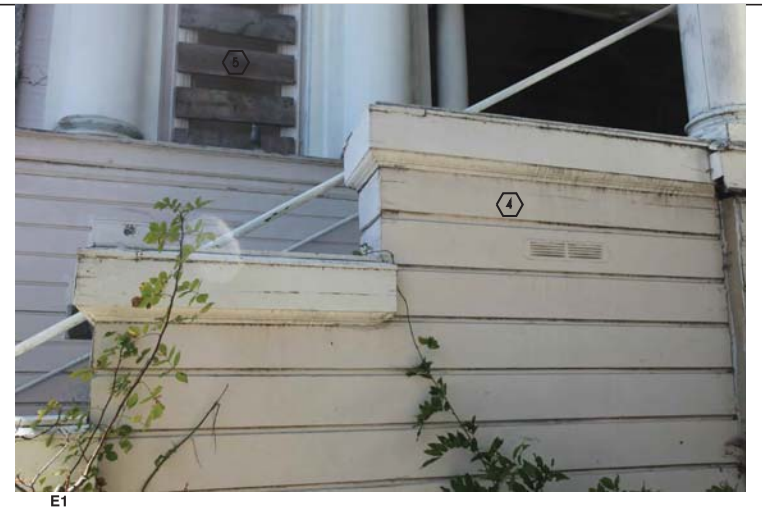
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.5_1


A1


B1


C1


D1


E1


F1


G1


H1


I1


J1


K1


L1


M1


N1


O1


P1


Q1


R1


S1

NOTES:

3 • CONCRETE - FOUNDATION & SLAB
REPAIR OR PATCH DEFICIENT AREAS OF THE CONCRETE FOUNDATION AND STEPS AS NEEDED. PAINT TO MATCH THE HISTORIC COLOR.

4 • WOOD - SIDING, DECORATIVE DETAILS AND STAIRS
REPAIR OR REPLACE DETERIORATED AND ROTTED WOOD MEMBERS AS NEEDED. ALL EXTERIOR WOOD SHOULD BE CLEANED, PREPPED, AND REPAINTED TO MATCH HISTORIC.

5 • WOOD WINDOWS
REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. ANY SASHES REPLACED WITH DIVIDED LIGHTS SHOULD BE RETURNED TO SINGLE CURVED GLASS SASHES.
WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION.

7 • SHEET METAL - CORNICE, FLASHING, GUTTERS & DOWNSPOUTS
CLEAN, PATCHING OR REPLACING IN KIND AREAS OF FAILURE. PREP, PAINT WITH A ZINC-RICH PRIMER, AND REPAINT TO MATCH HISTORIC.

ISSUES:
10-10-17 PERMIT SET

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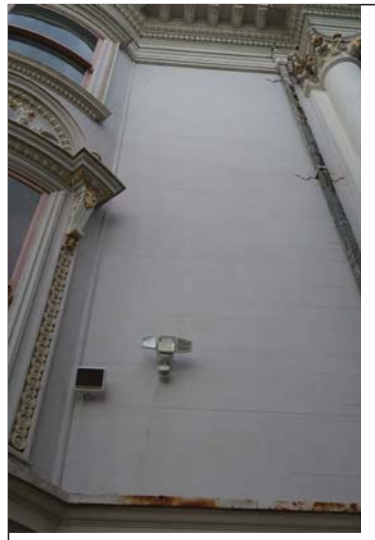
EAST FACADE DETAIL IMAGES

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet A3.5_2



48 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

49 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED. WOOD SIDING IN GENERALLY GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

50 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED. WOOD SIDING IN GENERALLY GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

51 DETERIORATED AND ROTTED WOOD STAIRS TO BE REPAIRED OR REPLACED. PAINT @ WOOD SIDING TO BE REMOVED, CLEANED AND PREPARED FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

52 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

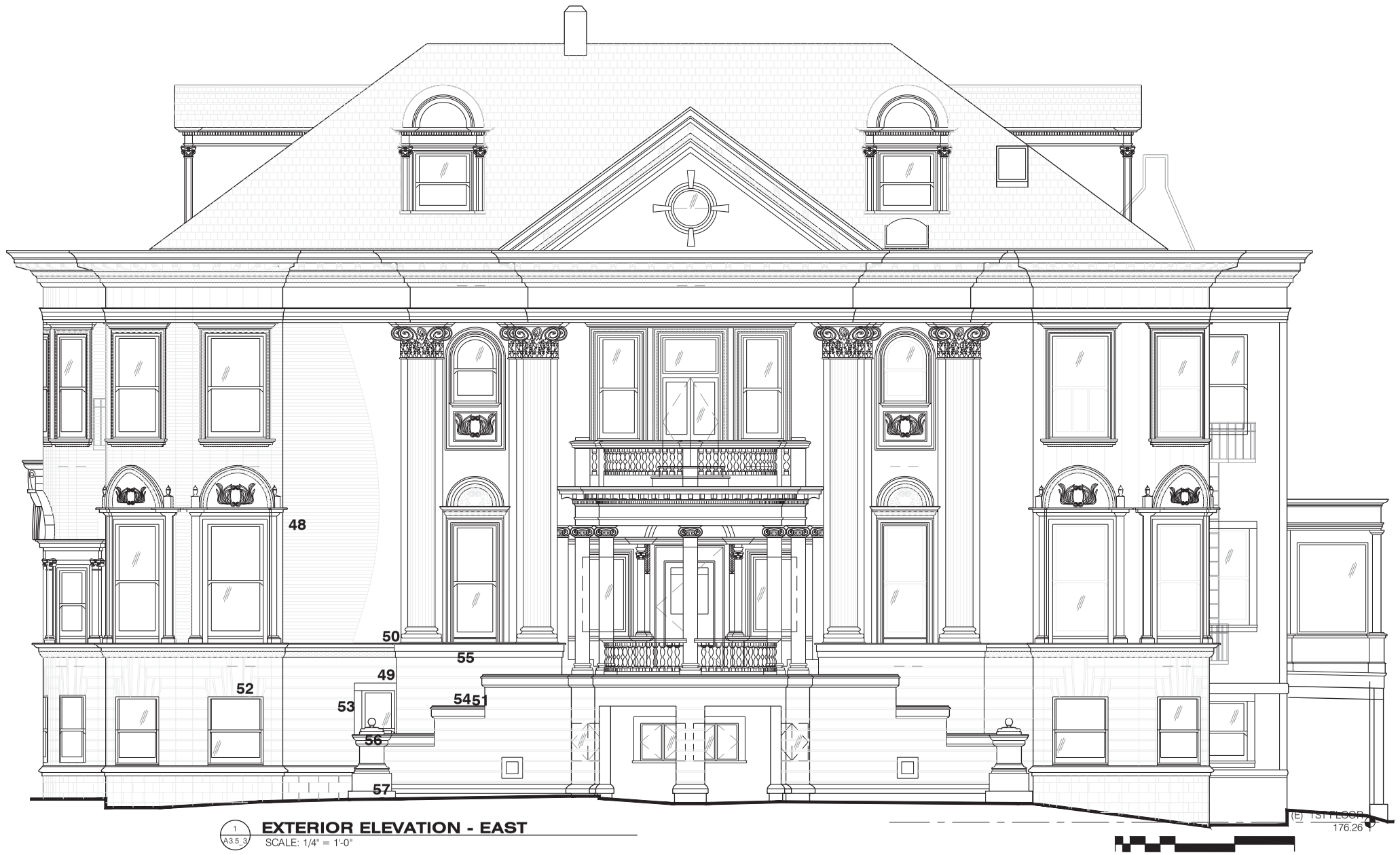
53 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

54 DETERIORATED AND ROTTED WOOD STAIRS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

55 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

56 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

57 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.



1 A3.5_3 **EXTERIOR ELEVATION - EAST**
SCALE: 1/4" = 1'-0"

	ISSUES:
	10-10-17 PERMIT SET

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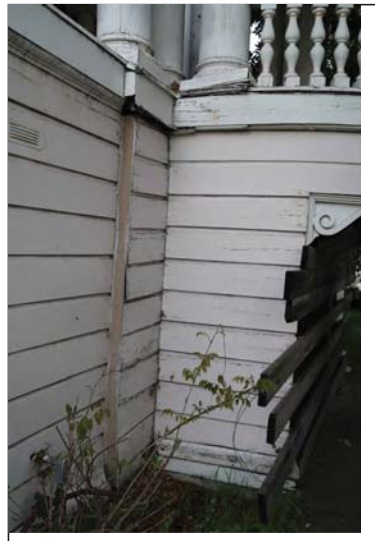
EAST FACADE ELEVATION - EXTERIOR SIDING IMAGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.5_3

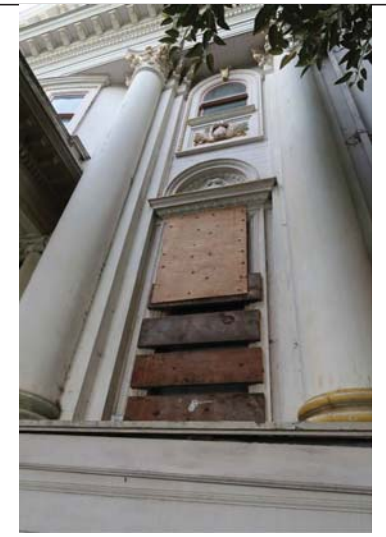


58 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

59 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

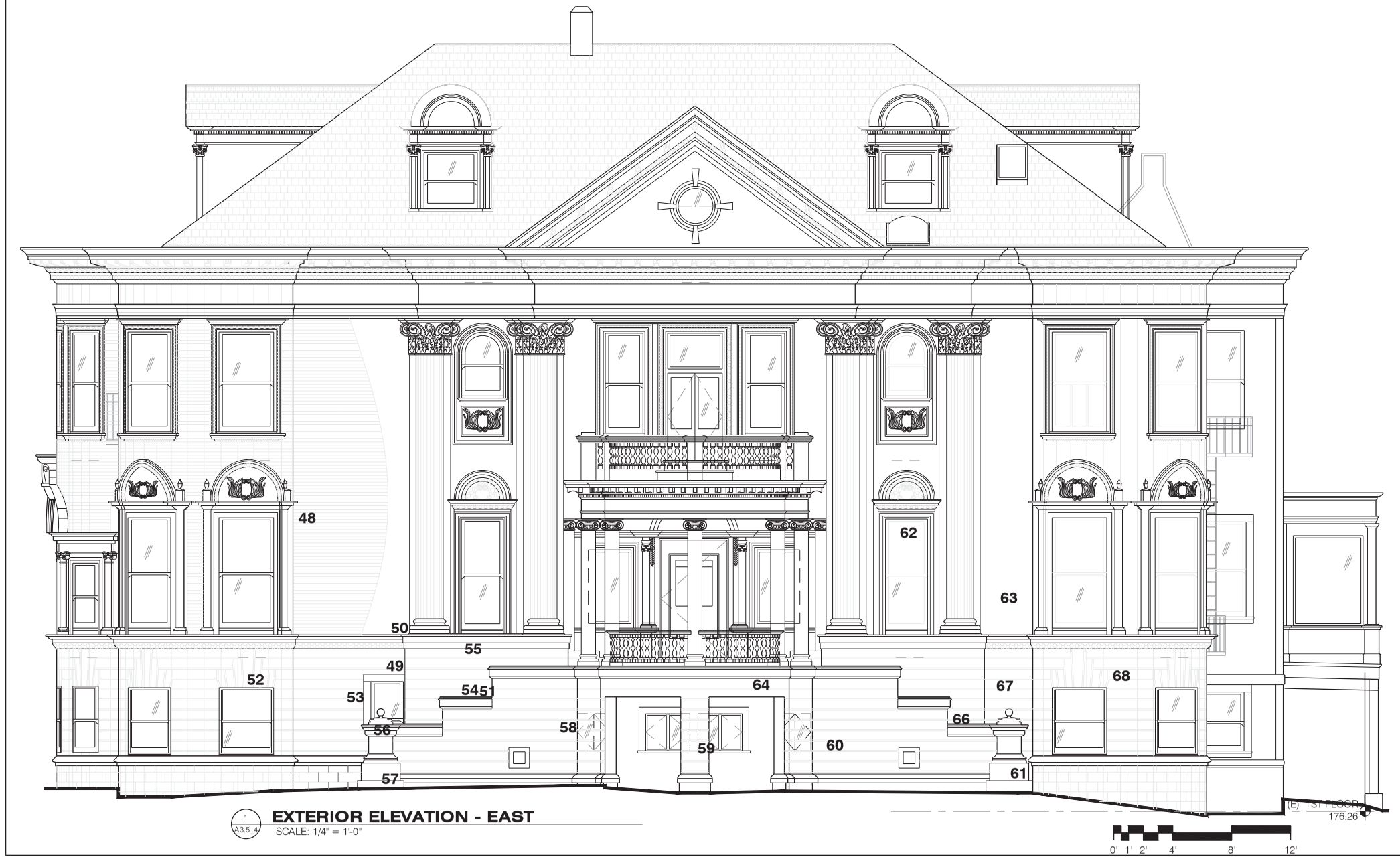
60 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

61 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.



62 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

63 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.



1 A3.5_4 **EXTERIOR ELEVATION - EAST**
SCALE: 1/4" = 1'-0"

64 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

65 DETERIORATED AND ROTTED WOOD MEMBERS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

66 DETERIORATED AND ROTTED WOOD STAIRS TO BE REPAIRED OR REPLACED TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

67 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

68 WOOD SIDING IN GOOD CONDITION. (E) PAINT TO BE REMOVED. CLEAN, PREPARE FOR NEW PAINT TO MATCH HISTORIC. REFER TO SPEC FOR DETAILS.

ISSUES:
10-10-17 PERMIT SET

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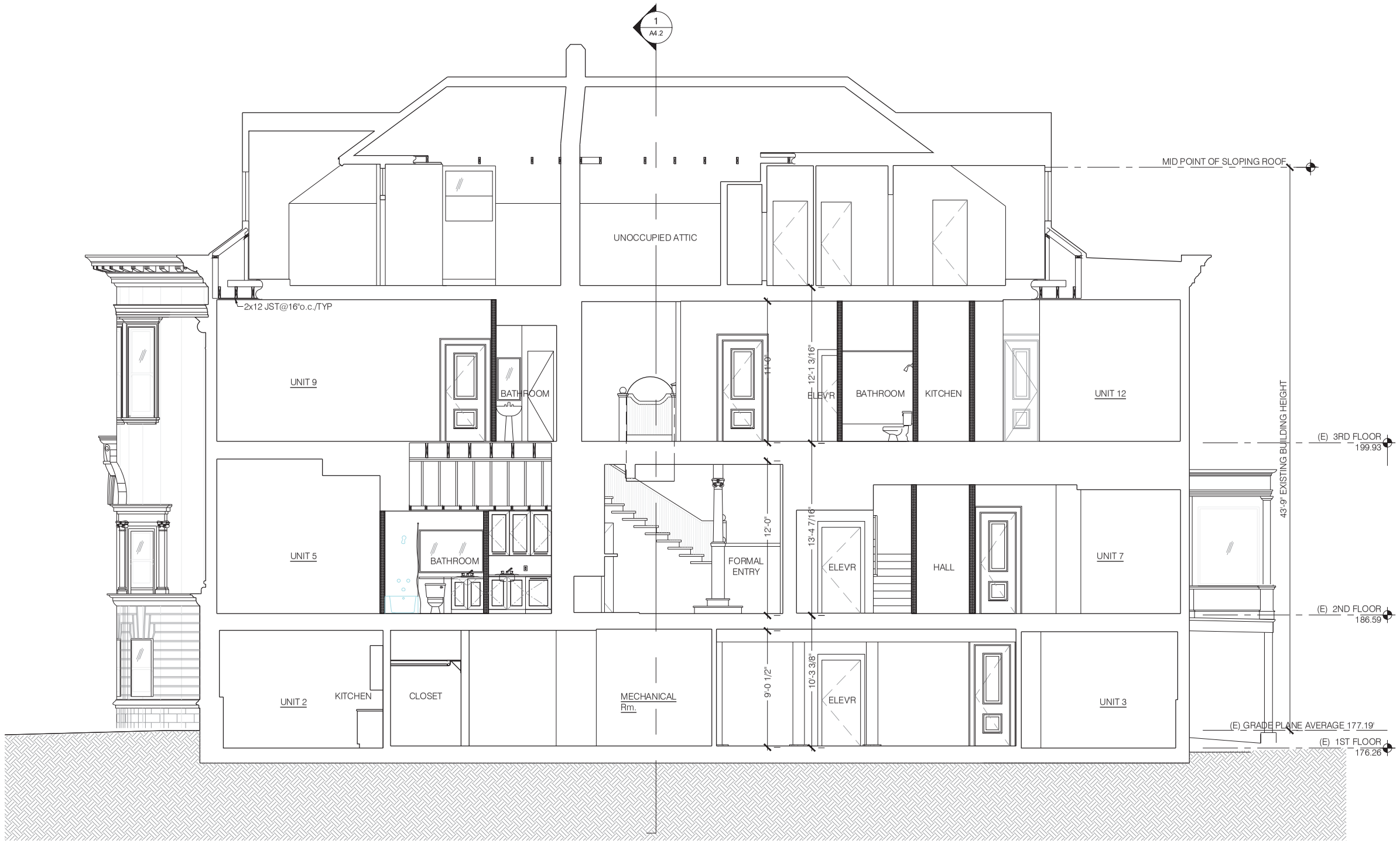
EAST FACADE ELEVATION - EXTERIOR SIDING IMAGES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A3.5_4



1 A4.1 **LONGITUDINAL BUILDING SECTION**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

ISSUES:
10-10-17 PERMIT SET

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LONGITUDINAL BUILDING SECTION

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A4.1

1 A4.2 **CROSS BUILDING SECTION**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

ISSUES:
10-10-17 PERMIT SET

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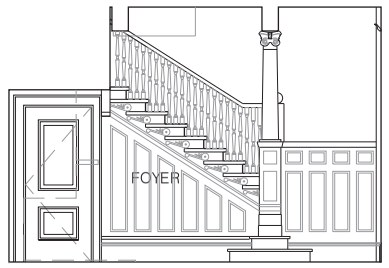
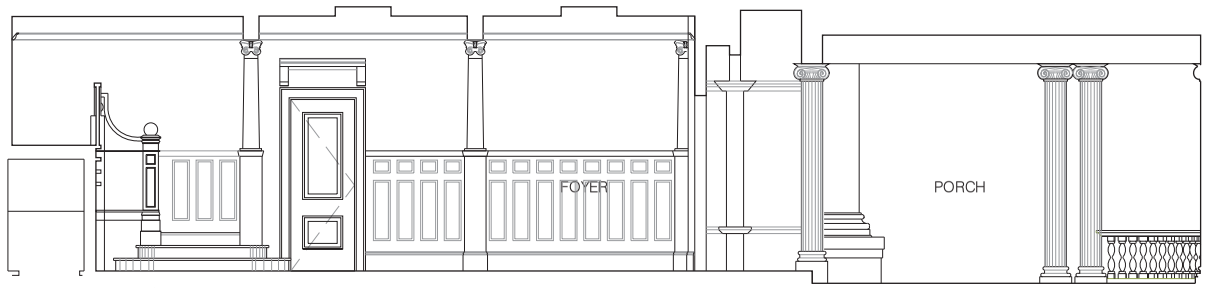
CROSS BUILDING SECTION

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A4.2

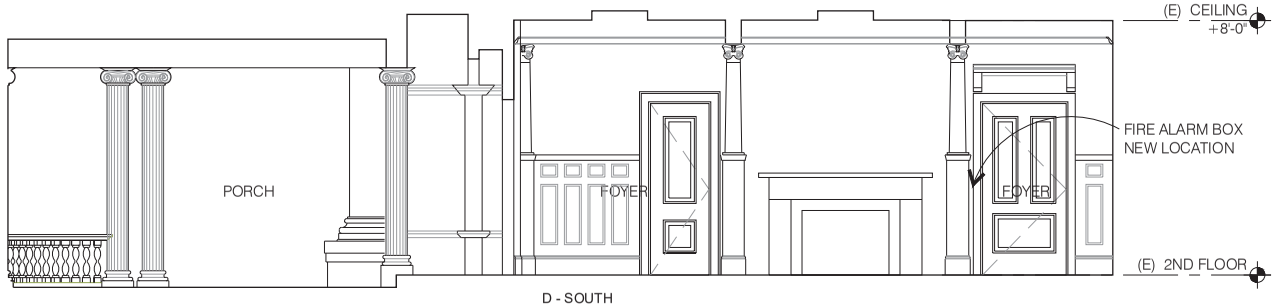


A - WEST



B - NORTH

C - EAST



D - SOUTH

1 A5.1 INTERIOR ELEVATIONS - FORMAL ENTRY/FOYER

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

NOTE:
NO WORK @ INTERIOR FORMAL ENTRY/FOYER ROOM OTHER THAN REQUIRED PER REHABILITATION NOTES

REHABILITATION TREATMENT NOTES:

REHABILITATION TREATMENT OF THE PROJECT IS TO ALLOW FOR CAREFUL REPAIR TO THE REMAINING HISTORIC FABRIC AT 930 GROVE STREET WITH ALLOWANCE FOR SOME MODIFICATIONS TO ACCOMMODATE NEW SPATIAL ARRANGEMENTS WITHIN THE INTERIOR. PRIORITY FEATURES WOULD BE MAINTAINED, LIKE THE FRONT ENTRY PORCH, ENTRY LOBBY, STAIR, AND OTHER UNIQUE EXTERIOR FEATURES. VARIATION COULD BE POSSIBLE IN CERTAIN AREAS OF THE INTERIOR WHERE MINIMAL FABRIC REMAIN INTACT.

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
PAINTED WOODWORK REMAINS IN DECENT SHAPE WHERE WATER DAMAGE HAS BEEN AN ISSUE. FLOORS, HOWEVER, REQUIRE MORE ATTENTION. SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING. SPECIAL CONSIDERATION SHOULD BE GIVEN AS TO WHICH METHOD OF FINISHING IS PREFERRED FOR THE FUTURE: THE USE OF OIL-BASED STAINING AND FINISHING, OR URETHANE-BASED. OIL-BASED WOULD BE THE MORE APPROPRIATE TREATMENT.
DURING CONSTRUCTION: ALL REMAINING WOOD WORK SHOULD REMAIN IN PLACE DURING THE MOTHBALLING PHASE. ANY LOOSE OR SAGGING ELEMENTS, OF WHICH THERE ARE FEW, SHOULD BE RE-SECURED, OR REMOVED, LABELED, AND SALVAGED. FLOORS SHOULD BE SWEPT AND CLEANED OF DEBRIS. ANY ITEMS LEFT REST ON PARQUET FLOORS SHOULD BE RESTING ON A PAD OR PROTECTIVE LAYER, NOT DIRECTLY ON THE HISTORIC FLOORS.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS, AND RETURN TO ORIGINAL LOCATION (IF KNOWN) AS CAN BE ACCOMMODATED BY THE REHABILITATION DESIGN. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.
GUIDELINE: INTERIOR WOOD DOORS IN MANY LOCATIONS RETAIN HISTORIC HARDWARE INCLUDING KNOBS AND/OR HINGES. THESE ELEMENTS SHOULD BE RETAINED WHEREVER THEY REMAIN. DOORS CAN BE PATCHED AND REFINISHED TO COORDINATE WITH ANTICIPATED INTERIORS.
DURING CONSTRUCTION: INTERIOR DOORS SHOULD REMAIN IN PLACE OR AS NEAR TO THEIR ORIGINAL LOCATION AS IS POSSIBLE. REMOVED DOORS SHOULD BE LABELED WITH THEIR ORIGINAL LOCATION. ALL REMOVED DOORS SHOULD REMAIN INSIDE THE BUILDING, OR WITH OTHER SALVAGED ELEMENTS IN AN APPROPRIATE PROTECTED LOCATION DURING THIS TIME.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS.
CURVED COVE CEILINGS WERE USED THROUGHOUT THE ORIGINAL HOME. IN MANY LOCATIONS, EVEN WHERE THE PLASTER FINISH HAS BEEN REMOVED, THE CURVED COVE REMAINS SUGGESTING A HISTORIC WALL LOCATION. THESE LOCATIONS SHOULD REMAIN IN THE REDESIGN WHEREVER POSSIBLE, AND PLASTER REINTRODUCED WHEREVER IT HAS BEEN REMOVED.
HISTORIC PLASTER SHOULD BE PATCHED OR REPAIRED WITH LIKE MATERIALS TO MATCH FORM, TEXTURE, COMPOSITION, AND COLOR OF THE ORIGINAL. WOOD LATH WOULD BE PREFERRED TO METAL. NON-HISTORIC FINISHES OR ADDITIONS SHOULD BE REMOVED. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.
DURING CONSTRUCTION: AREAS OF CRACKED OR LOOSE PLASTER MAY BE SECURED USING FLAT HEAD WOOD SCREWS AND PLASTIC WASHERS. ADDITIONAL AREAS OF PLASTER SHOULD NOT BE MOVED UNTIL THE FULL REHABILITATION. ANY REMOVED PLASTER REMAINING WITHIN THE BUILDING CAN BE SALVAGED AND KEPT FOR LATER EVALUATION TO MATCH HISTORIC MATERIALS IF NEED BE.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. CRACKED OR BROKEN UNITS MAY REMAIN AT FIREPLACE SURROUNDS OR MANTLES PROVIDED ALL PIECES ARE SECURED.
GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.
DURING CONSTRUCTION: INTERIOR MASONRY SHOULD REMAIN IN PLACE. IF LOOSE BRICKS ARE PRESENT THEY SHOULD BE REMOVED OR ANCHORED IN PLACE WITH WEBBING OR TIE LINES. ANY REMOVED ITEMS SHOULD BE LABELED AND SALVAGED.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.
INTERIOR METAL ELEMENTS WILL REQUIRE MINIMAL CARE TO MAINTAIN THEIR GOOD CONDITION. LOCATIONS OF MINOR CORROSION SHOULD BE CLEANED AND SURFACES TREATED TO PREVENT ADDITIONAL CORROSION. REUSE SHOULD OCCUR, WITH ELEMENTS BEING PRESENTED IN THEIR ORIGINAL CONTEXTS AND LOCATIONS.
DURING CONSTRUCTION: METAL REGISTERS, RADIATORS, AND ALL DOOR AND WINDOW HARDWARE SHOULD REMAIN IN PLACE DURING THE MOTHBALLING PHASE. PROVIDED THERE IS NO WATER INTRUSION OR THEFT, ALL SHOULD REMAIN AS IS UNTIL REHABILITATION CAN OCCUR.

FORMAL ENTRY/FOYER - EXISTING IMAGES

ISSUES:
10-10-17 PERMIT SET

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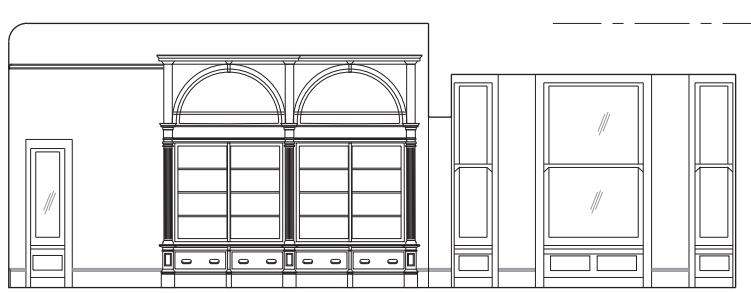
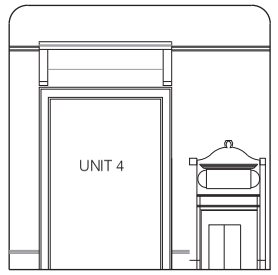
INTERIOR ELEVATIONS - FORMAL ENTRY/FOYER & REHABILITATION TREATMENT NOTES

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.1

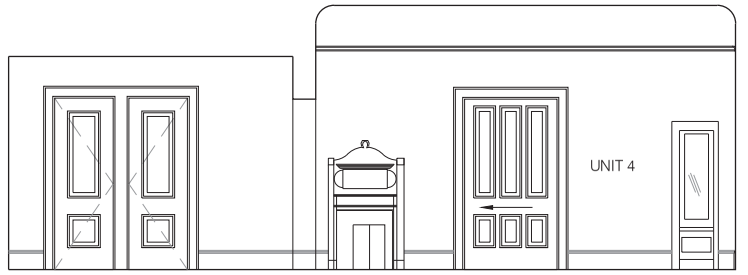


A - WEST

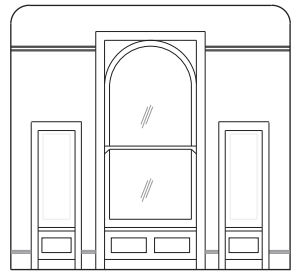
B- NORTH



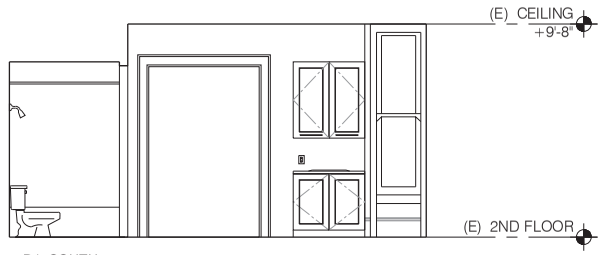
B1- NORTH



C - EAST



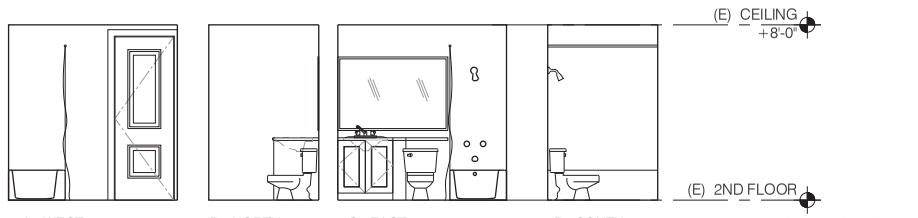
D- SOUTH



D1- SOUTH

1 / A5.2 INTERIOR ELEVATIONS - UNIT 4

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

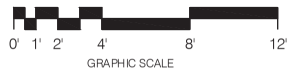


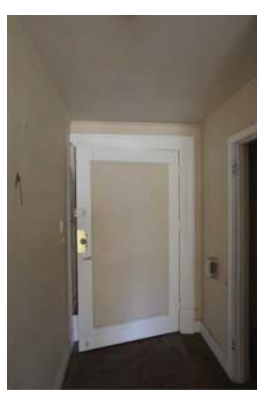
A - WEST B - NORTH C - EAST D - SOUTH

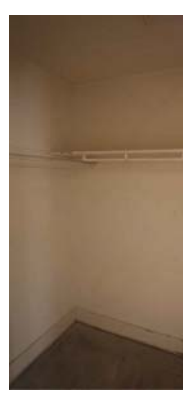
BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2 / A5.2 INTERIOR ELEVATIONS - UNIT 4 BATHROOM

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







UNIT 4 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

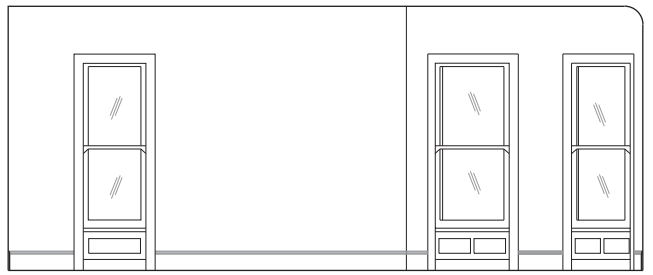
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNIT 4

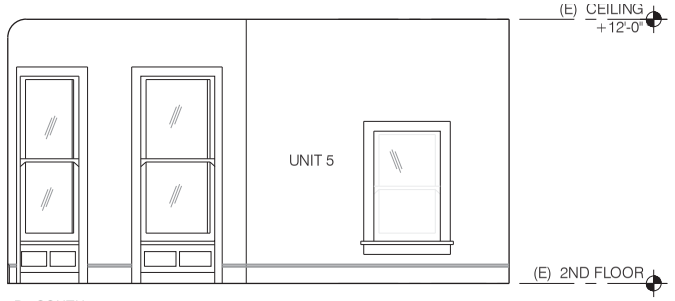
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.2

A - WEST

B - NORTH



C - EAST



D - SOUTH

1 / A5.3 INTERIOR ELEVATIONS - UNIT 5

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

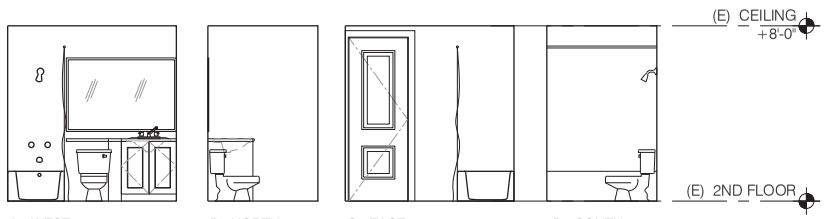
(N) BASE BOARD TO MATCH THE (E) HISTORIC

TYPICAL (E) HISTORIC BASE BOARD

REMOVE NON ORIGINAL DROP CEILING

REMOVE (E) FIXTURES PER DEMO PLAN A1.3

UNIT 5 - EXISTING IMAGES



A - WEST

B - NORTH

C - EAST

D - SOUTH

BATHROOM FINISHES
TO HAVE PORCELAIN TILE.

2 / A5.3 INTERIOR ELEVATIONS - UNIT 5 BATHROOM

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

NOTES

- WOOD - INTERIOR FINISHING

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- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

ISSUES:
10-10-17 PERMIT SET

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CALIFORNIA 94103
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415-621-3393 f

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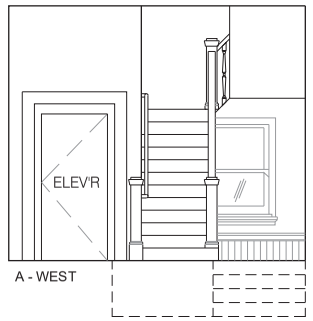
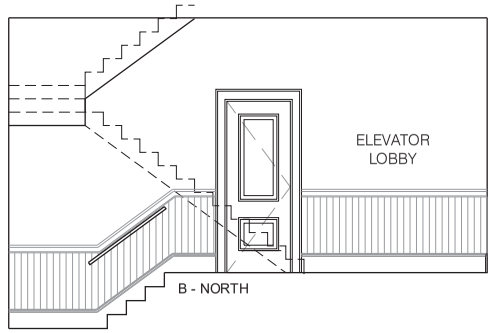
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNIT 5

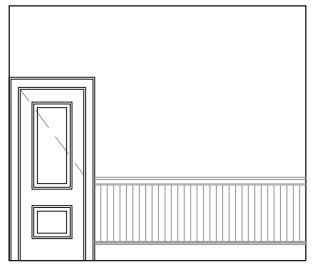
Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet: A5.3



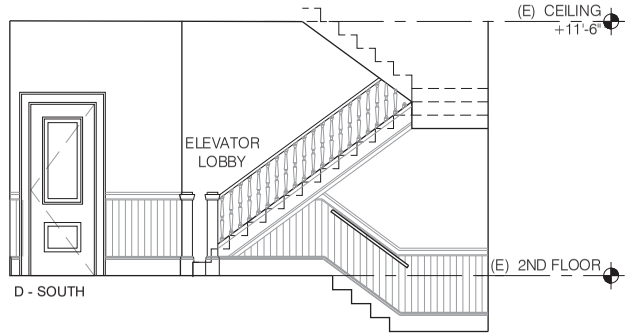
A - WEST



B - NORTH



C - EAST



D - SOUTH

1 / A5.4 INTERIOR ELEVATIONS - 2ND FLOOR ELEVATOR LOBBY

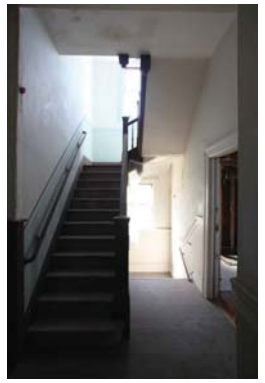
SCALE: 1/4" = 1'-0"

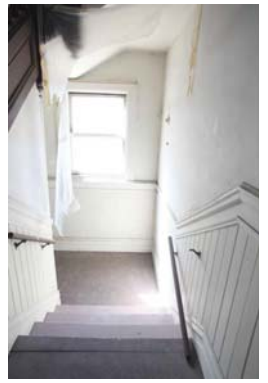


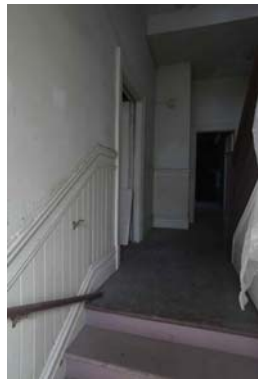




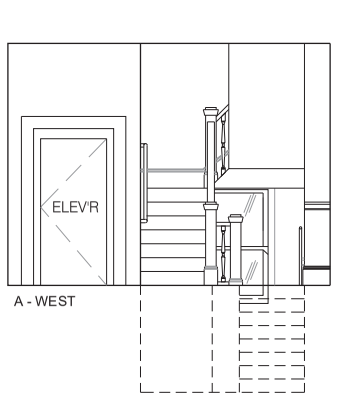




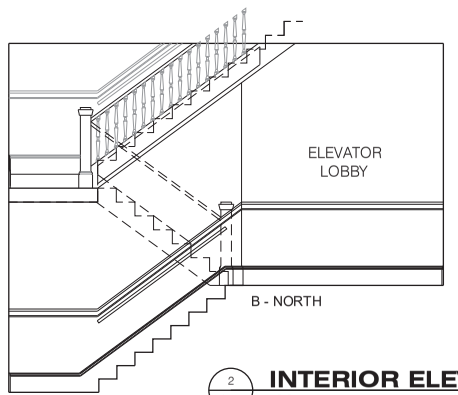



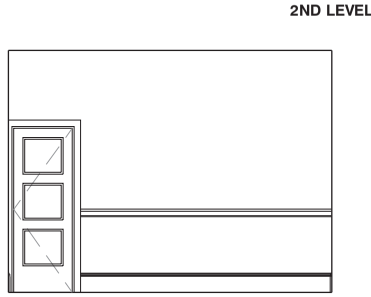
2ND LEVEL ELEVATOR LOBBY - EXISTING IMAGES



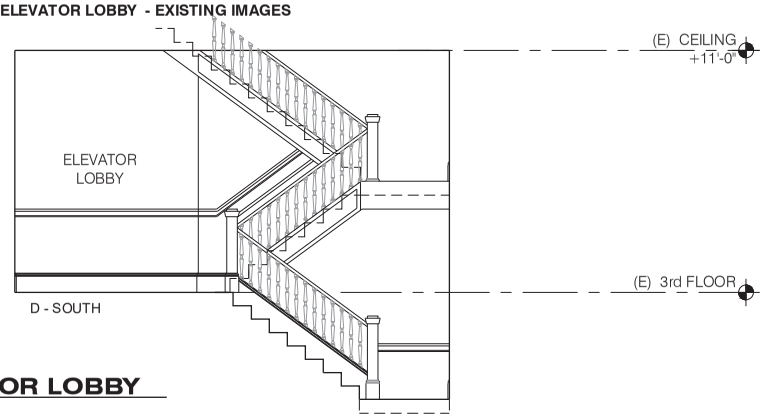
A - WEST



B - NORTH



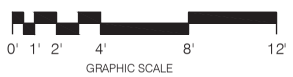
C - EAST



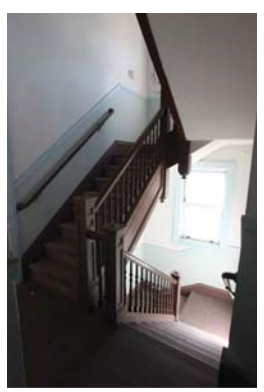
D - SOUTH

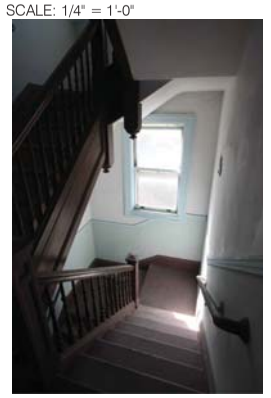
2 / A5.4 INTERIOR ELEVATIONS - 3RD FLOOR ELEVATOR LOBBY

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



GRAPHIC SCALE







3RD LEVEL ELEVATOR LOBBY - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

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- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

	ISSUES:
	10-10-17 PERMIT SET

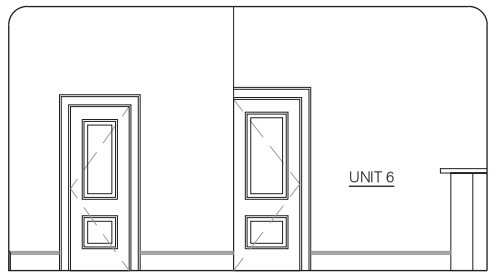
GOLD MAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

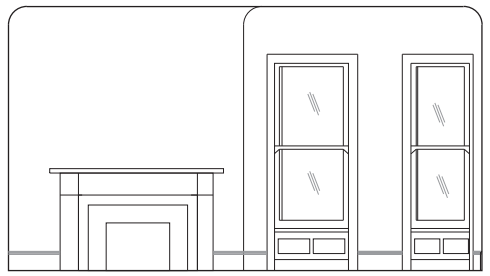
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - 2ND & 3RD FLOOR ELEVATOR LOBBY

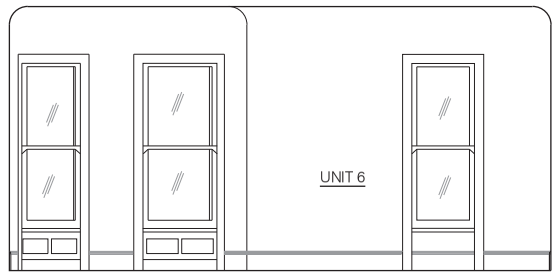
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.4



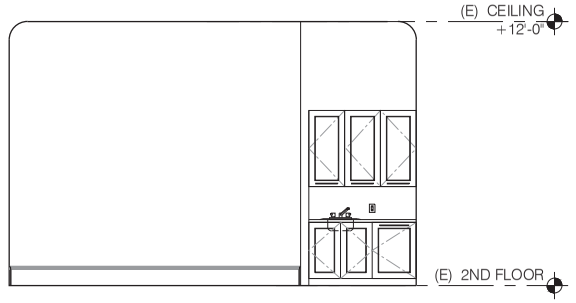
A - WEST



B- NORTH

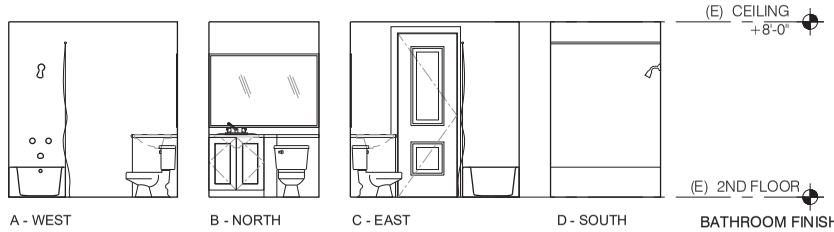


C- EAST



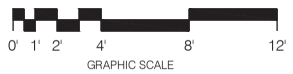
1 A5.5 INTERIOR ELEVATIONS - UNIT 6

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



A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.



GRAPHIC SCALE

2 A5.5 INTERIOR ELEVATIONS - UNIT 6 BATHROOM

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

UNIT 6 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

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- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.
- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

ISSUES:
10-10-17 PERMIT SET

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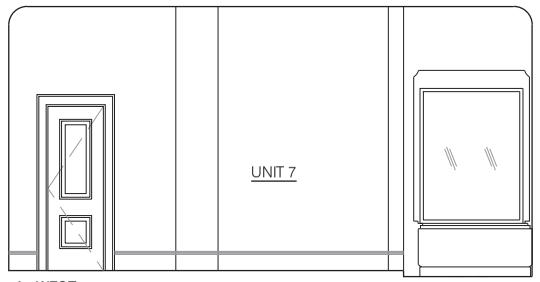
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

930 Grove Street
San Francisco, CA 94117

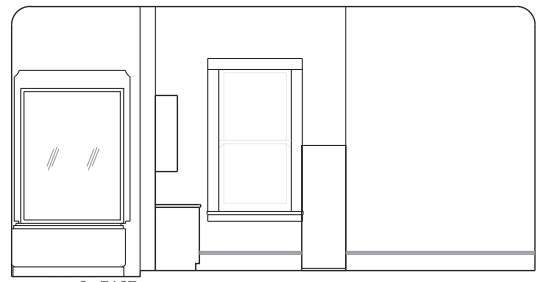
INTERIOR ELEVATIONS - UNIT 6

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.5

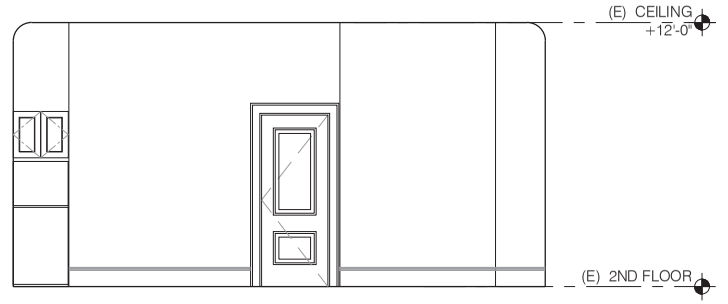


A - WEST

B - NORTH

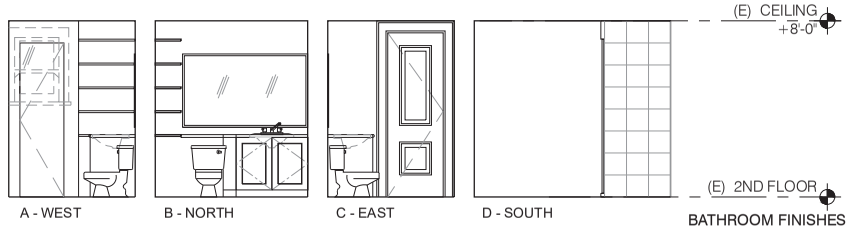


C - EAST



1 / A5.6 INTERIOR ELEVATIONS - UNIT 7

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



A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2 / A5.6 INTERIOR ELEVATIONS - UNIT 7 BATHROOM

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

REMOVE NON ORIGINAL DROP CEILING AND REPAIR THE EXISTING

(N) BASE BOARD TO MATCH THE (E) HISTORIC

UNIT 7 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.
- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

ISSUES:
10-10-17 PERMIT SET

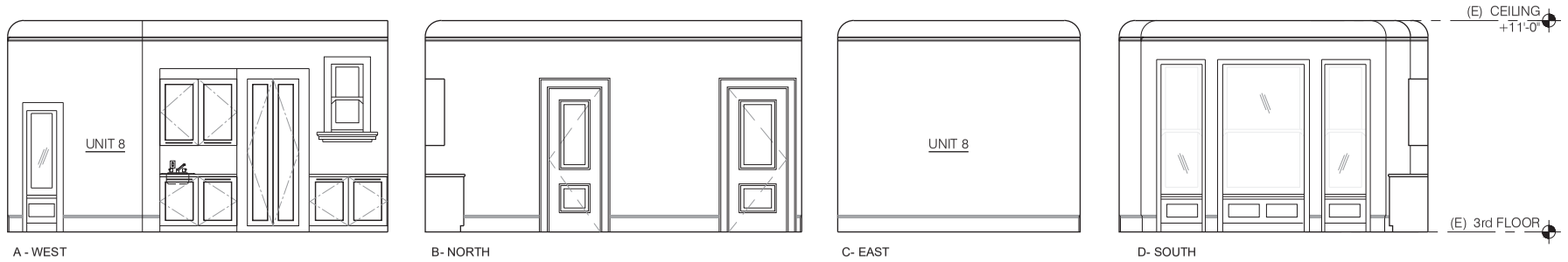
GOLD MAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNIT 7

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404

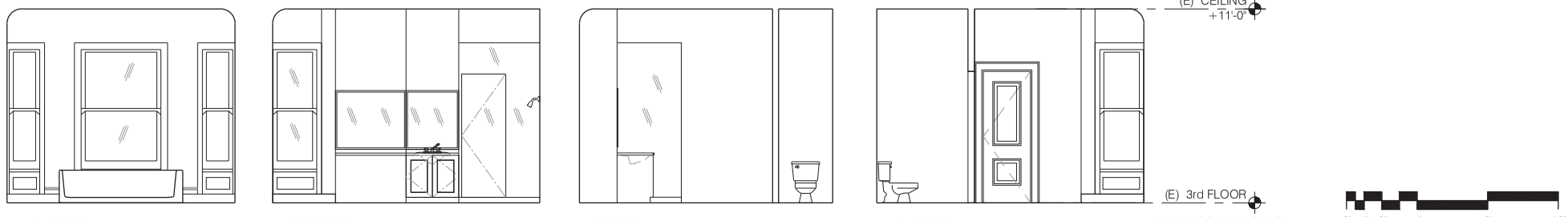
Sheet
A5.6



A - WEST | B- NORTH | C- EAST | D- SOUTH

1 / A5.7 INTERIOR ELEVATIONS - UNIT 8

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



A - WEST | B- NORTH | C- EAST | D- SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

2 / A5.7 INTERIOR ELEVATIONS - UNIT 8 BATHROOM

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

UNIT 8 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.
- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

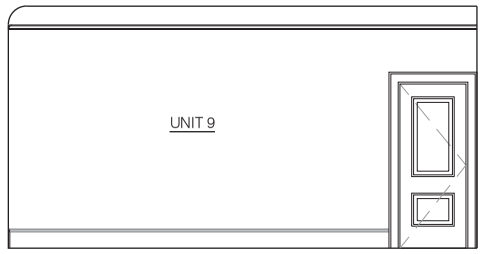
ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

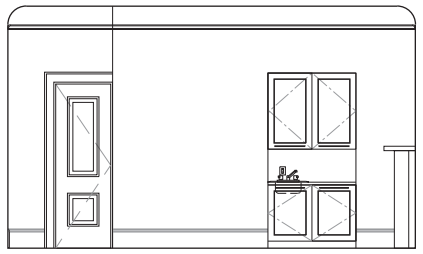
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNIT 8

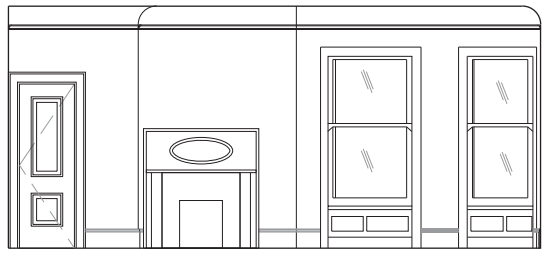
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.7



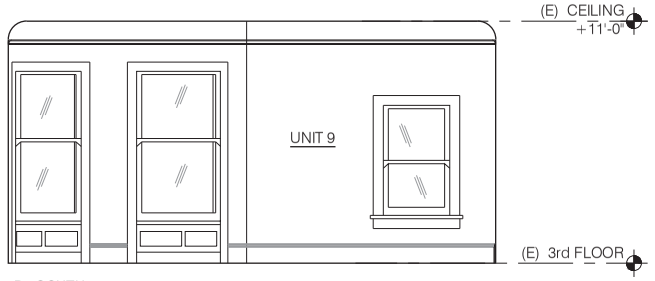
A - WEST



B - NORTH



C - EAST



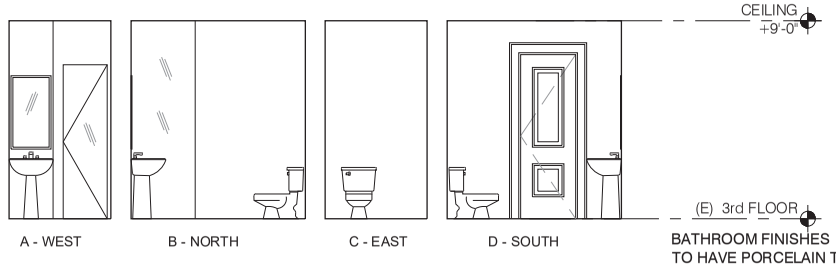
D - SOUTH

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

1/A5.8 INTERIOR ELEVATIONS - UNIT 9

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



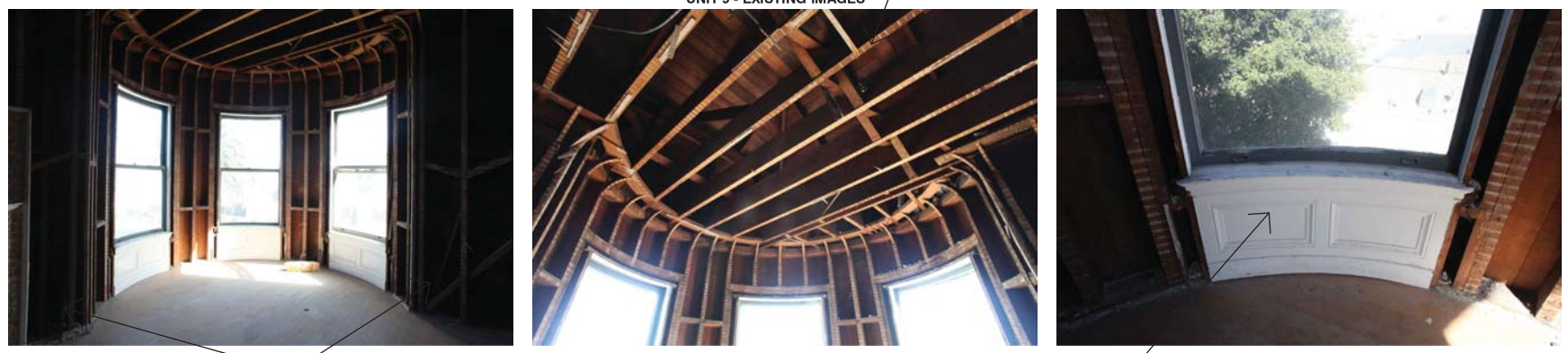
A - WEST B - NORTH C - EAST D - SOUTH

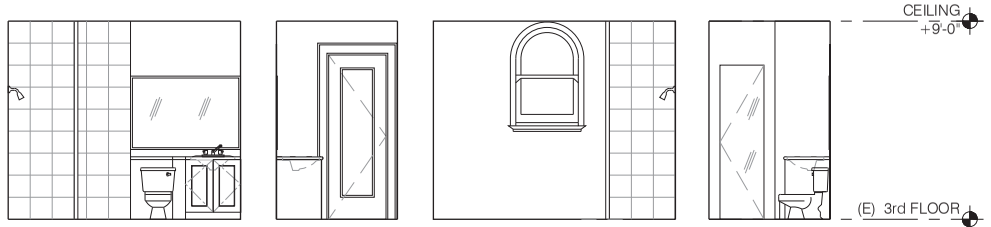
BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2/A5.8 INTERIOR ELEVATIONS - UNIT 9 BATHROOM

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

UNIT 9 - EXISTING IMAGES



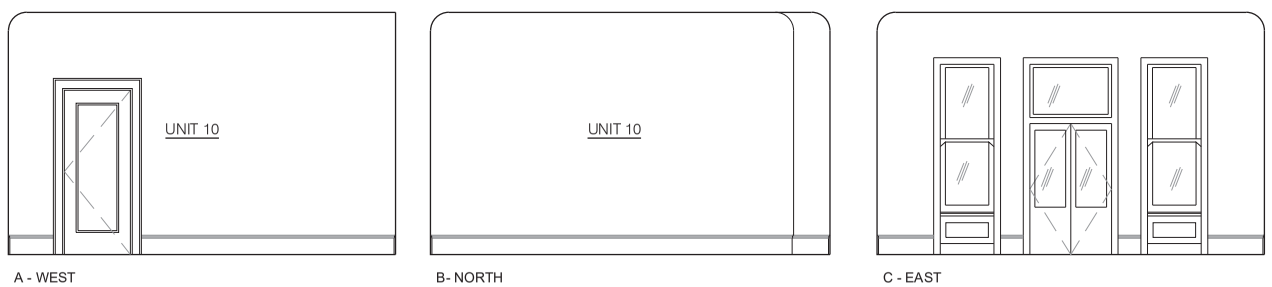


A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

3/A5.8 INTERIOR ELEVATIONS - UNIT 10 BATHROOM

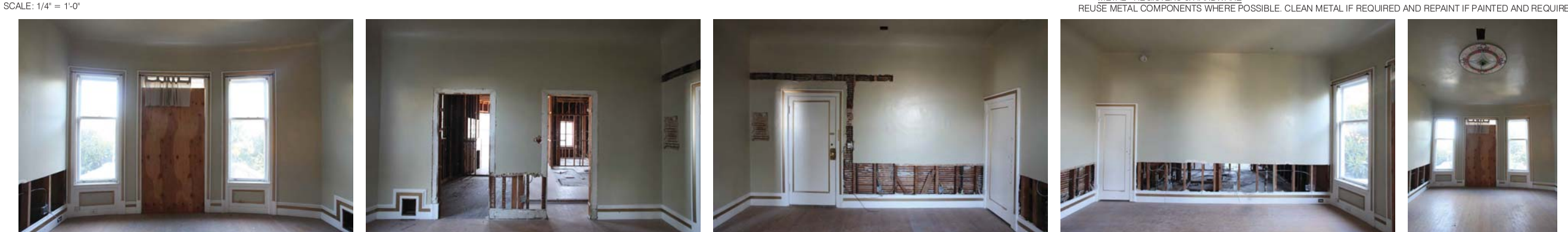
SCALE: 1/4" = 1'-0"



A - WEST B- NORTH C - EAST D - SOUTH

4/A5.8 INTERIOR ELEVATIONS - UNIT 10

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



UNIT 10 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED. SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

ISSUES:
10-10-17 PERMIT SET

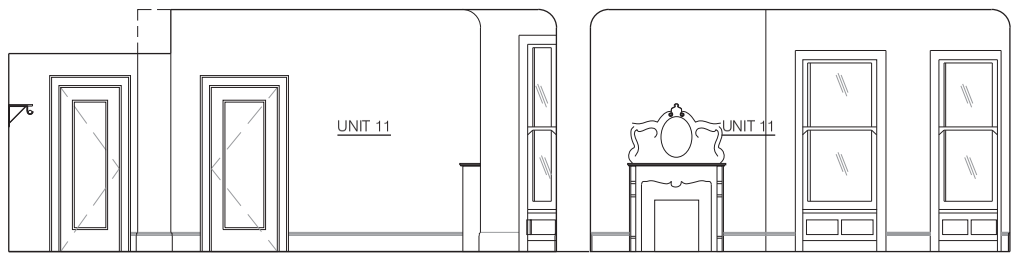
GOLD MAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

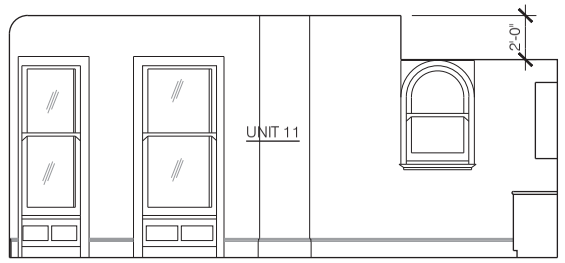
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNITS 9 &10

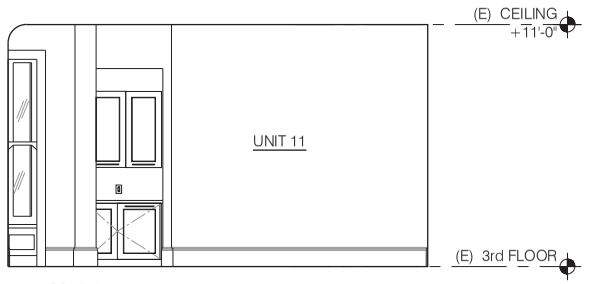
Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet A5.8



A - WEST B- NORTH



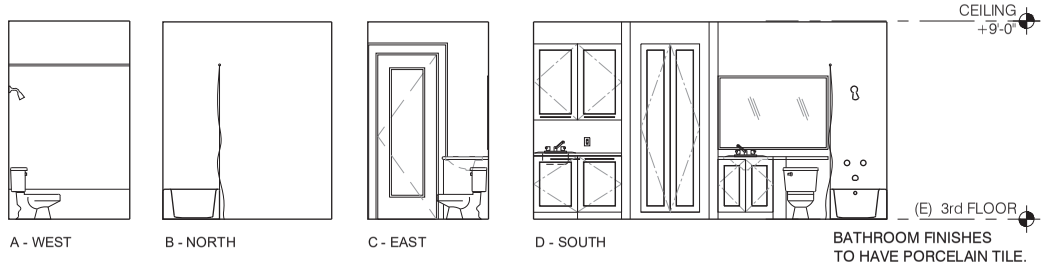
C - EAST



D - SOUTH

1 / A5.9 INTERIOR ELEVATIONS - UNIT 11

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



A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2 / A5.9 INTERIOR ELEVATIONS - UNIT 11 BATHROOM

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

UNIT 11 - EXISTING IMAGES

A - WEST B - NORTH C - EAST D - SOUTH

3 / A5.9 INTERIOR ELEVATIONS - LAUNDRY ROOM

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

REMOVE NON ORIGINAL DROP CEILING AND REPAIR THE EXISTING

LAUNDRY ROOM - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.

- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.

- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.

- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.

- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

- CLOTHES DRYER PROVIDE W/SAFETY SHUTOFF DEVICE PER CMC 905.6.

ISSUES:
10-10-17 PERMIT SET

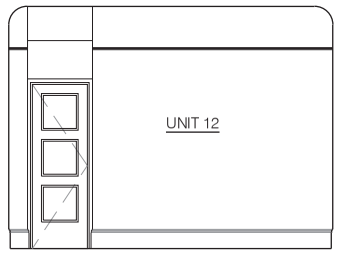
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

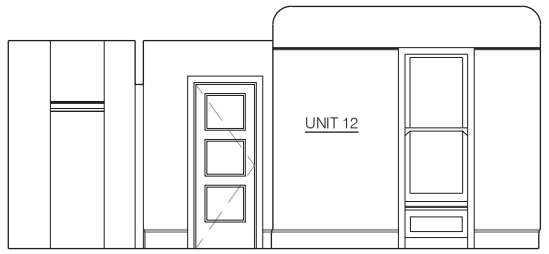
INTERIOR ELEVATIONS - UNIT 11 & LAUNDRY ROOM

Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404

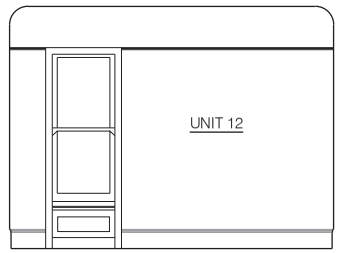
Sheet
A5.9



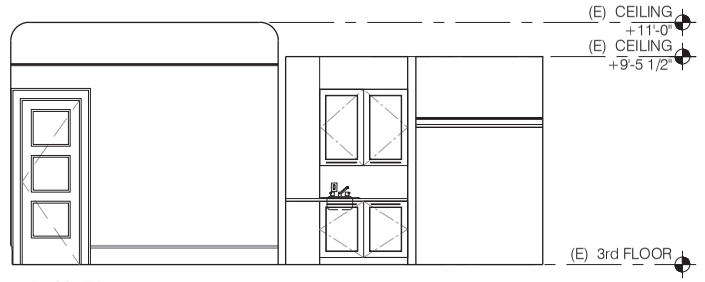
A - WEST



B - NORTH



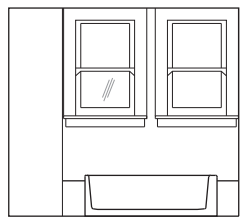
C - EAST



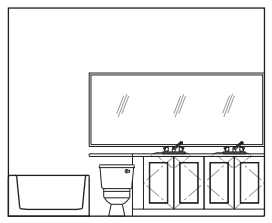
D - SOUTH

1 A5.10 INTERIOR ELEVATIONS - UNIT 12

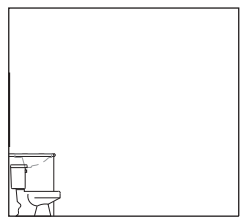
SCALE: 1/4" = 1'-0"



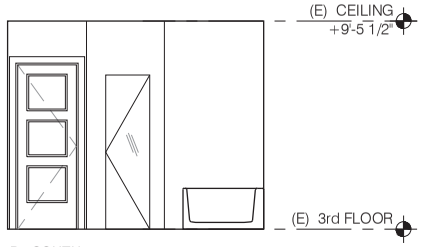
A - WEST



B - NORTH



C - EAST



D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2 A5.10 INTERIOR ELEVATIONS - UNIT 12 BATHROOM

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

UNIT 12 - EXISTING IMAGES

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.
- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

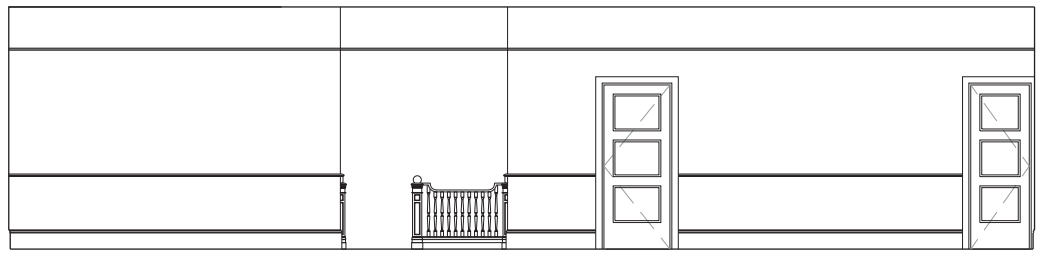
	ISSUES:
	10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

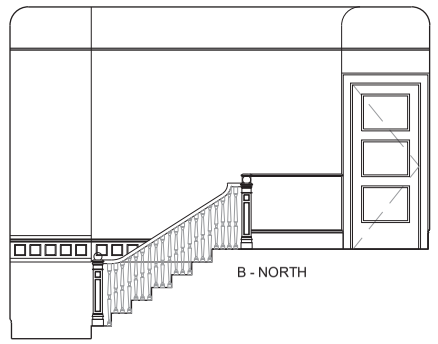
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNIT 12

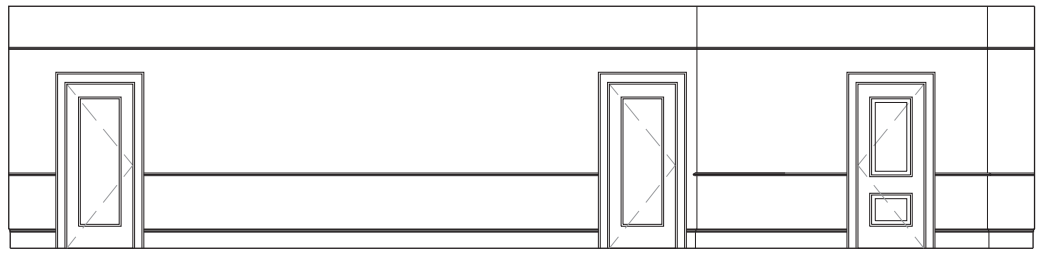
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.10



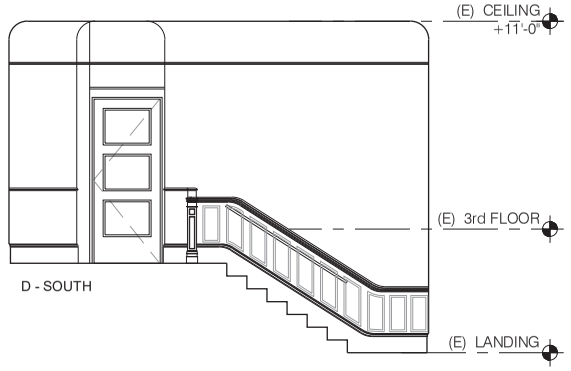
A - WEST



B - NORTH



C - EAST



D - SOUTH

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

- WOOD DOORS

RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

- PLASTER - WALLS & DECORATIVE ELEMENTS

REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- METAL - REGISTERS & HARDWARE

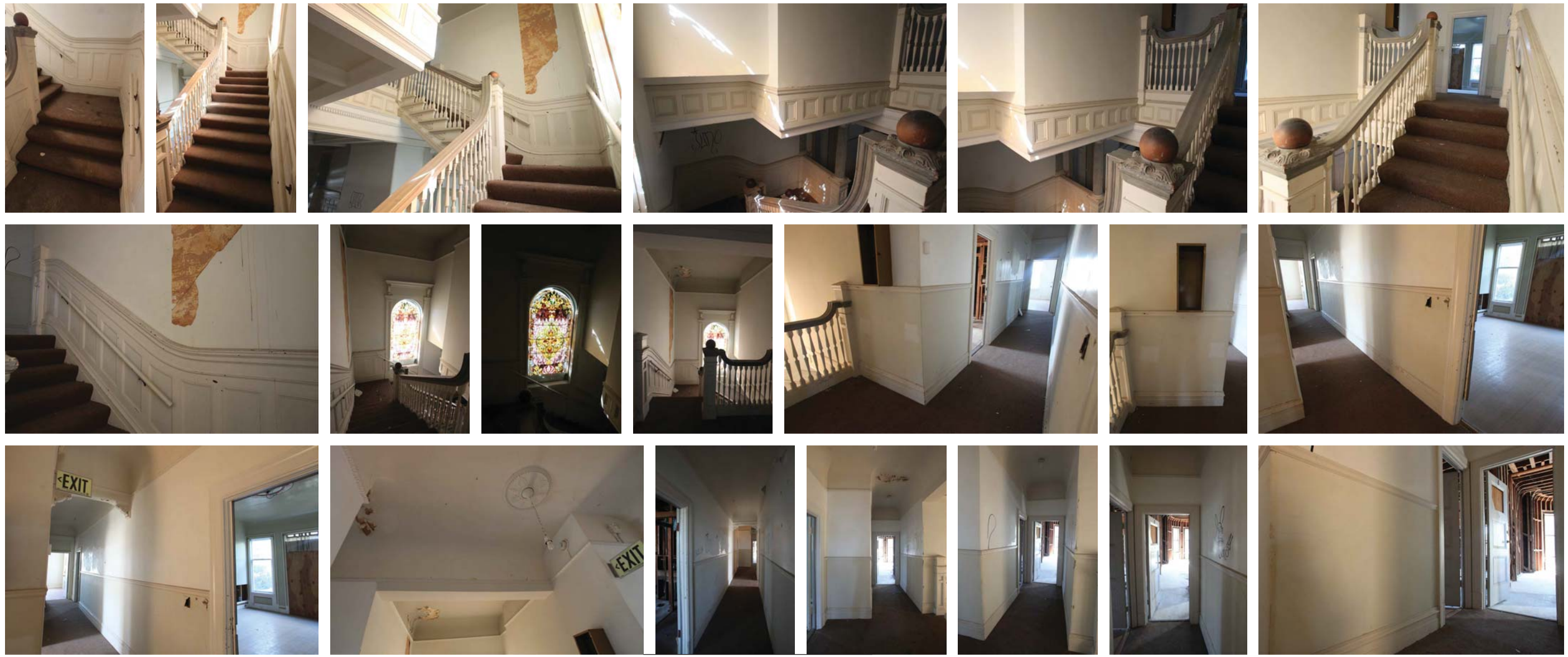
REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- STAINED GLASS

STAINED GLASS WINDOW NEED TO BE REPAIRED BY A FINE ART OR STAINED GLASS SPECIALIST SHOULD BE USED TO REPAIR THE WINDOW, REPLACING THE LEADING OR ANY BROKEN PIECES OF GLAZING.

1 / A5.11 INTERIOR ELEVATIONS - 3RD FLOOR HALL & STAIR

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



3RD FLOOR HALL - EXISTING IMAGES

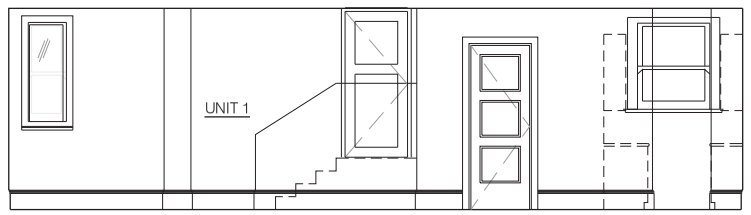
	ISSUES:
	10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

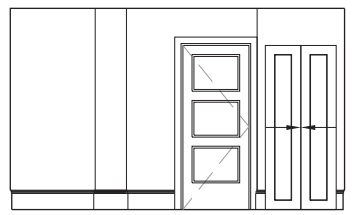
Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS -
3RD FLOOR HALL & STAIR

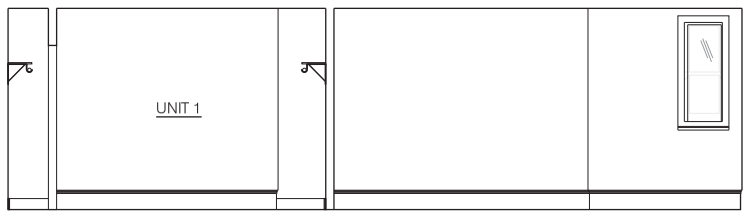
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.11



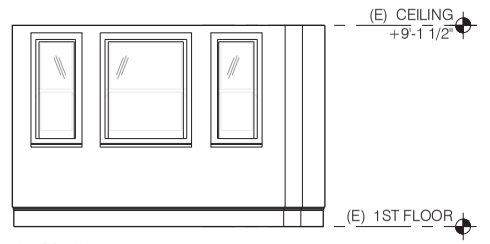
A - WEST



B - NORTH



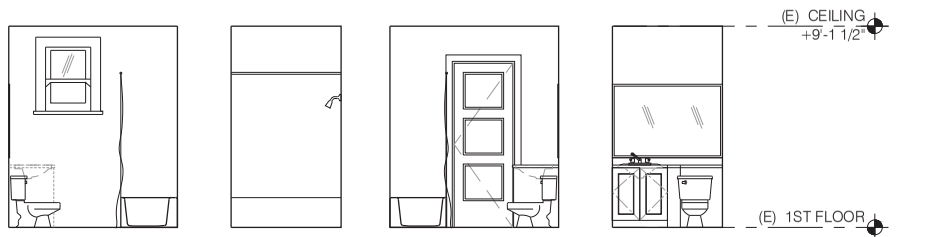
C - EAST



D - SOUTH

1 A5.12 INTERIOR ELEVATIONS - UNIT 1

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



A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

2 A5.12 INTERIOR ELEVATIONS - UNIT 1 BATHROOM

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

NOTES

- WOOD - INTERIOR FINISHING

INTERIOR WOODWORK SHOULD BE REPAIRED AS REQUIRED. REFINISH WOOD FLOORS, REPLACING DAMAGED AREAS AS NEEDED.
SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

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RETAIN ALL HISTORIC WOOD DOORS. DUTCHMAN REPAIR ANY DAMAGE OR FILL CHIPS, NICKS, OR SCRATCHES. CLEAN PREP, AND REPAINT. HARDWARE SHOULD BE CLEANED OF PAINT AND REPLACED.

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REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
  MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.
- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.
- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.
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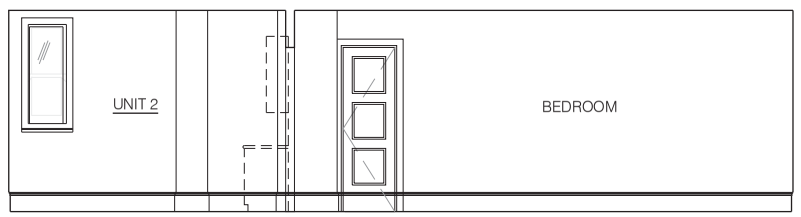
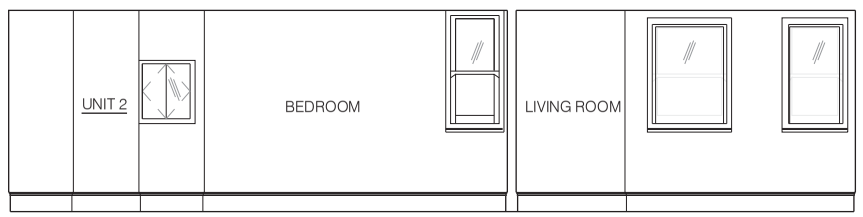
- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.



A - WEST

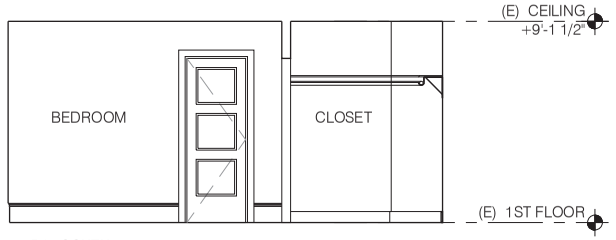
B - NORTH

B1 - NORTH



C - EAST

D - SOUTH



D1 - SOUTH

3 A5.12 INTERIOR ELEVATIONS - UNIT 2

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

A - WEST B - NORTH C - EAST D - SOUTH

BATHROOM FINISHES TO HAVE PORCELAIN TILE.

4 A5.12 INTERIOR ELEVATIONS - UNIT 2 BATHROOM

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

0' 1' 2' 4' 8' 12'

GRAPHIC SCALE

ISSUES:
10-10-17 PERMIT SET

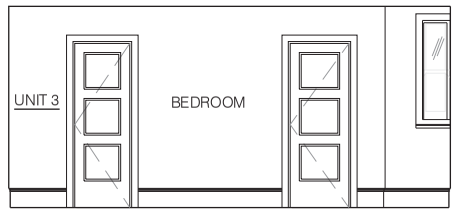
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

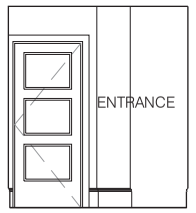
930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS - UNITS 1 AND 2

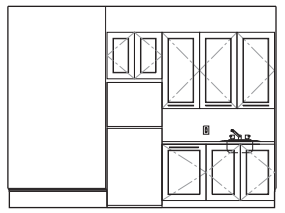
Date:	09-18-17
Scale:	1/4"=1'-0"
Drawn:	GDG
Job:	0404
Sheet	A5.12



A - WEST

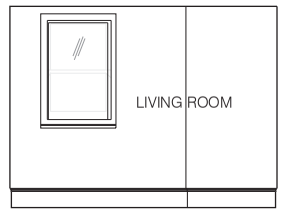


A1 - WEST

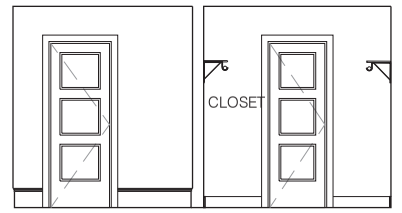


A2 - WEST

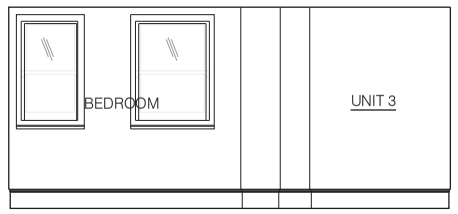
B - NORTH



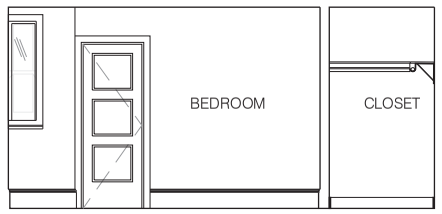
C2 - EAST



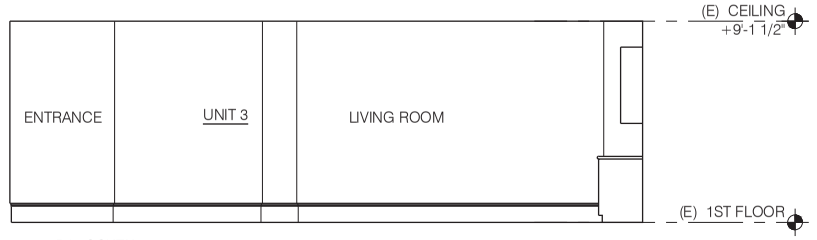
C1 - EAST



C - EAST



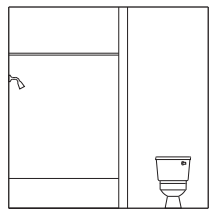
D - SOUTH



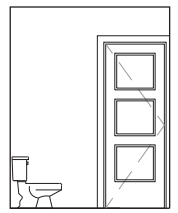
D1 - SOUTH

1 / A5.13 INTERIOR ELEVATIONS - UNIT 3

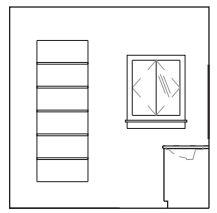
SCALE: 1/4" = 1'-0"



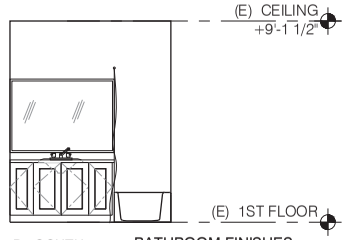
A - WEST



B - NORTH



C - EAST

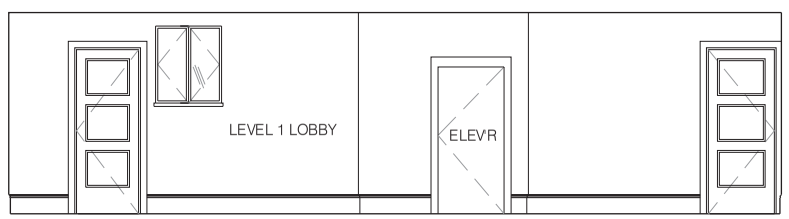


D - SOUTH

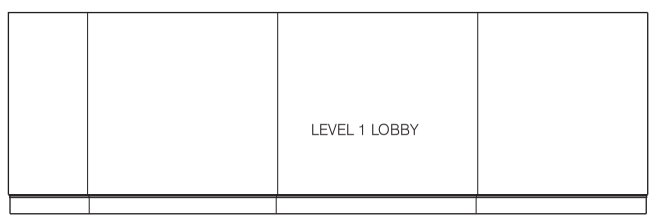
BATHROOM FINISHES
TO HAVE PORCELAIN TILE.

2 / A5.13 INTERIOR ELEVATIONS - UNIT 3 BATHROOM

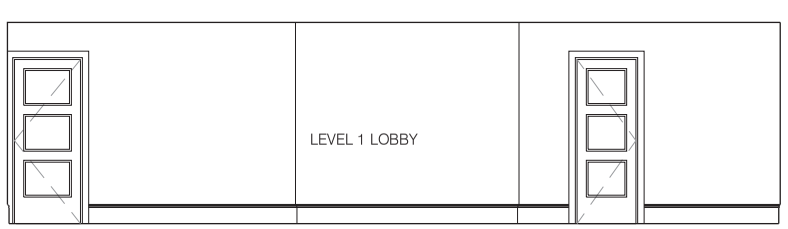
SCALE: 1/4" = 1'-0"



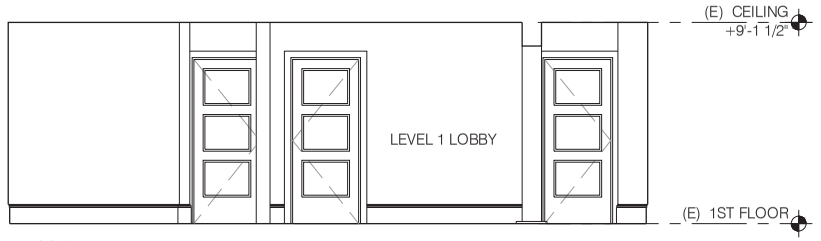
A - WEST



B - NORTH



C - EAST



D - SOUTH

3 / A5.13 INTERIOR ELEVATIONS - 1ST FLOOR ELEVATOR LOBBY

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

NOTES

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REPAIR OR REPLACE PLASTER IN HISTORIC WALL LOCATIONS AND AT THE EXISTING CURVED COVES. IDEALLY, WALLS, MEDALLIONS, MODILLIONS, AND OTHER REMAINING DECORATIVE PLASTER ELEMENTS WOULD BE REPAINTED TO MATCH A HISTORIC COLOR.

- MASONRY - FIREPLACES & CHIMNEY

CLEAN MASONRY, REPOINTING IF REQUIRED. REPOINTING MORTAR SHOULD MATCH THE ORIGINAL IN PROFILE, COLOR, TEXTURE, AND COMPOSITION. ANY CRACKED OR BROKEN UNITS SHOULD BE REPLACED WHERE WATER INTRUSION IS A CONCERN. GLAZED BRICKS, TILES AND FIREPLACE BRICKS SHOULD BE REUSED IN THEIR ORIGINAL CONTEXT WHEREVER POSSIBLE. MORTARS AT EACH BRICK INSTALLATION MAY BE DIFFERENT AND LAB ANALYSIS SHOULD BE USED TO CONFIRM THE NATURE OF EACH MORTAR SHOULD REPOINTING BE NECESSARY.

- METAL - REGISTERS & HARDWARE

REUSE METAL COMPONENTS WHERE POSSIBLE. CLEAN METAL IF REQUIRED AND REPAINT IF PAINTED AND REQUIRED.

- ALL NEW WALLS TO BE ONE HOUR FIRE RATED:
MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- ALL EXISTING WALLS WHOSE EXISTING 7/8" GYPSUM PLASTER HAS BEEN REMOVED SHALL HAVE THAT PLASTER REPLACED AT THE CURVED COVES, WITH 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE FRAMING.

- ALL EXISTING PARTY WALLS AND NEW PARTY WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- ALL EXISTING WALLS AND NEW WALLS BETWEEN UNITS AND HALLWAYS SHALL BE ONE HOUR FIRE RATED: MINIMUM OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF THE WALL FRAMING.

- EXISTING WALLS WHICH ARE UNDISTURBED MAY RETAIN THEIR EXISTING 7/8" GYPSUM PLASTER ON EACH SIDE OF THE WALL FRAMING.

- ANY REQUIRED PATCHING AT EXISTING, UNDISTURBED WALLS SHALL EITHER BE 7/8" GYPSUM PLASTER TO MATCH EXISTING GYPSUM PLASTER, OR 5/8" TYPE X GYPSUM BOARD ON ¼" SHIMS PLACED ACROSS THE WALL FRAMING.

- ALL CEILING/FLOOR CONSTRUCTION TO BE ONE HOUR FIRE RATED: ONE LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE BOTTOM OF THE HORIZONTAL FRAMING; ON TOP OF THE FRAMING SHALL BE 1 X WOOD SHEATHING BELOW A WOOD FINISH FLOOR; OR 1 - 1/8" MINIMUM THICKNESS OF PLYWOOD ON TOP OF THE FRAMING WITH THE FINISH FLOOR ON TOP OF THE PLYWOOD.

- PROVIDE ELECTRIC RANGE WHEN LOCATED IN SLEEPING AREAS.

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation

930 Grove Street
San Francisco, CA 94117

INTERIOR ELEVATIONS -
UNIT 3 & 1ST FLOOR ELEVATOR LOBBY

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet A5.13

Pham Residence Rehabilitation

930 Grove Street
San Francisco, CA 94117

EXISTING FLOORING IMAGES

Date: 09-18-17
Scale: 1/4"=1'-0"
Drawn: GDG
Job: 0404
Sheet

A5.14

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

UNIT 10

UNIT 11

UNIT 12

UNIT 12

TYPICAL WALL BASE

STAIR

3RD FLOOR ELEVATOR LOBBY

UNIT 7

UNIT 7

MAIN STAIR

3RD FLOOR HALL

UNIT 8

UNIT 9

UNIT 10

2ND FLOOR ELEVATOR LOBBY

UNIT 4

UNIT 4

UNIT 6

UNIT 6

UNIT 7

UNIT 7

UNIT 5

2ND FLOOR ELEVATOR LOBBY

FRONT PORCH

FRONT PORCH

FORMAL ENTRY/FOYER

FORMAL ENTRY/FOYER

UNIT 4

NOTES

- WOOD - INTERIOR FINISHING
REFINISH WOOD FLOORS. REPLACING DAMAGED AREAS AS NEEDED. SAGGING AREAS SHOULD BE REINFORCED AND CORRECTED. IN SOME AREAS REPLACEMENT OR RELAYING OF THE FLOOR MAY BE NECESSARY. ANY REPLACEMENT SHOULD BE COMPLETED WITH WOOD OF SIMILAR SPECIES, GRAIN DIRECTION AND SIZE, AND COLOR. ALL WOOD FLOOR REQUIRE REFINISHING WITH OIL-BASED TREATMENT.

EXISTING WINDOW SCHEDULE

EXISTING WINDOW SCHEDULE

FIRST FLOOR WINDOWS

NO.	ELEVATION LOCATION	UNIT SIZE (VIF)	CONDITION (VIF)	REPAIR/RESTORE	NOTES
1	SOUTH ELEVATION LIVING ROOM UNIT 2	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD	REPAIR/RESTORE UNIT AS PER REHABILITATION TREATMENT NOTES:SHT A3.2 NOTE 5(TYP. U.N.O.)	
2	SOUTH ELEVATION LIVING ROOM UNIT 2	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
3	EAST ELEVATION LIVING ROOM UNIT 2	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
4	EAST ELEVATION BEDROOM UNIT 2	2'-2"X 2'-10"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
5	EAST ELEVATION BEDROOM	2'-2"X 2'-6"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
6	EAST ELEVATION BATHROOM UNIT 2	3'-0"X 2'-6"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
7	EAST ELEVATION BATHROOM UNIT 3	2'-6"X 2'-6"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
8	EAST ELEVATION BEDROOM UNIT 3	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
9	NORTH ELEVATION BEDROOM UNIT 3	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
10	NORTH ELEVATION BEDROOM UNIT 3	3'-8"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
11	EAST ELEVATION LIVING ROOM UNIT 3	2'-10"X 4'-0"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
12	NORTH ELEVATION LIVING ROOM UNIT 3	2'-8"X 3'-10"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
13	NORTH ELEVATION LIVING ROOM UNIT 3	2'-8"X 3'-10"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
14	WEST ELEVATION HALL	2'-10"X 2'-0"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-NONE/WIRE MESH		REMOVE WIRE MESH AND REPLACE AND RESTORE WITH GLASS AS PER ORIGINAL WINDOW
15	WEST ELEVATION HALL	3'-3"X 2'-0"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
16	WEST ELEVATION HALL	2'-9"X 3'-8"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-BROKEN BTM		REPLACE BROKEN GLASS WITH NEW GLASS TO MATCH ORIGINAL WINDOW
17	WEST ELEVATION KITCHEN UNIT 1	2'-9"X 3'-8"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
18	WEST ELEVATION BATHROOM UNIT 1	2'-0"X 3'-0"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
19	SOUTH ELEVATION LIVING ROOM UNIT 1	2'-4"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
20	SOUTH ELEVATION LIVING ROOM UNIT 1	3'-10"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-UPPER BROKEN GLASS-GOOD		REPLACE BROKEN UPPER SASH WITH NEW SASH TO MATCH ORIGINAL WINDOW
21	SOUTH ELEVATION LIVING ROOM UNIT 1	2'-4"X 4'-4" (RADIUSED SECTION)	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		
22	SOUTH ELEVATION KITCHEN UNIT 2	3'-0"X 4'-6"	BOARDED-UP ON EXTERIOR FRAME-GOOD SASH-GOOD GLASS-GOOD		

EXISTING WINDOW SCHEDULE

SECOND FLOOR WINDOWS

NO.	ELEVATION LOCATION	UNIT SIZE (VIF)	CONDITION (VIF)	REPAIR/RESTORE	NOTES
23	SOUTH ELEVATION UNIT 5	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-GOOD SASH-FAIR GLASS-GOOD	REPAIR/RESTORE UNIT AS PER REHABILITATION TREATMENT NOTES:SHT A3.2 NOTE 5 (TYP. U.N.O.)	BOTTOM SASH DETERIORATED ON BOTTOM RIGHT SECTION- REPAIR OR REPLACE BOTTOM SASH-DETERMINE IN FIELD
24	SOUTH ELEVATION UNIT 5	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-GOOD SASH-UPPER BROKEN GLASS-GOOD		REPLACE BROKEN UPPER SASH WITH NEW SASH TO MATCH ORIGINAL WINDOW
25	EAST ELEVATION UNIT 5	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
26	EAST ELEVATION UNIT 5	2'-10"X 7'-6"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
27	EAST ELEVATION FORMAL ENTRY	3'-0"X 5'-0" (FIXED UNIT)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
28	EAST ELEVATION FORMAL ENTRY	3'-0"X 5'-0" (FIXED UNIT)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
29	EAST ELEVATION UNIT 6	2'-10"X 7'-6"	FRAME-GOOD SASH-BOTTOM MISSING GLASS-BOTTOM MISSING		REPLACE BOTTOM MISSING SASH & GLASS AND MATCH ORIGINAL WINDOW
30	EAST ELEVATION UNIT 6	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-FAIR SASH-FAIR GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
31	EAST ELEVATION UNIT 6	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
32	NORTH ELEVATION UNIT 6	3'-8"X 7'-6" (RADIUSED SECTION)	FRAME-FAIR SASH-FAIR GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
33	EAST ELEVATION UNIT 7	2'-10"X 6'-5"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
34	NORTH ELEVATION UNIT 7	3'-3"X 5'-0"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
35	EAST ELEVATION UNIT 7	4'-9"X 6'-1" (FIXED UNIT)	FRAME-GOOD SASH-THERE IS NO SASH GLASS-GOOD		GLASS DIRECT SET INTO FIXED FRAME-GOOD CONDTION
36	NORTH ELEVATION UNIT 7	6'-0"X 6'-9" (FIXED UNIT)	FRAME-FAIR SASH-THERE IS NO SASH GLASS-GOOD		GLASS DIRECT SET INTO FIXED FRAME-GOOD CONDTION
37	NORTH ELEVATION UNIT 7	6'-0"X 6'-9" (FIXED UNIT)	FRAME-FAIR SASH-THERE IS NO SASH GLASS-GOOD		GLASS DIRECT SET INTO FIXED FRAME-GOOD CONDTION
38	WEST ELEVATION UNIT 7	4'-9"X 6'-1" (FIXED UNIT)	FRAME-GOOD SASH-THERE IS NO SASH GLASS-GOOD		GLASS DIRECT SET INTO FIXED FRAME-GOOD CONDTION
39	WEST ELEVATION UNIT 7	2'-0"X 3'-0"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
40	WEST ELEVATION ELEVATOR LOBBY	2'-10"X 4'-1"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
41	WEST ELEVATION ELEVATOR LOBBY	1'-10"X 2'-6"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
42	WEST ELEVATION FORMAL ENTRY	2'-10"X 5'-0"	FRAME-FAIR SASH-POOR GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
43	WEST ELEVATION UNIT 4 KITCHEN	3'-0"X 7'-5" (RADIUSED SECTION)	FRAME-FAIR SASH-BTM BROKEN GLASS-BTM MISSING		REPLACE BOTTOM BROKEN SASH & GLASS AND MATCH ORIGINAL WINDOW
44	WEST ELEVATION UNIT 4 KITCHEN	4'-6"X 7'-5"	FRAME-FAIR SASH-POOR UPPER GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
45	WEST ELEVATION UNIT 4 KITCHEN	3'-0"X 7'-5" (RADIUSED SECTION)	FRAME-FAIR SASH-POOR UPPER GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
46	SOUTH ELEVATION UNIT 4	1'-10"X 4'-5" (FIXED UNIT) (RADIUSED SECTION)	FRAME-FAIR SASH-FAIR GLASS-GOOD		
47	SOUTH ELEVATION UNIT 4	4'-2"X 8'-6"	FRAME-FAIR SASH-POOR LOWER GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
48	SOUTH ELEVATION UNIT 4	1'-10"X 4'-5" (FIXED UNIT) (RADIUSED SECTION)	FRAME-FAIR SASH-FAIR GLASS-GOOD		
49	SOUTH ELEVATION UNIT 5	3'-0"X 5'-0"	FRAME-FAIR SASH-POOR GLASS-UPPER BROKEN		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT REPLACE UPPER BROKEN GLASS AND MATCH ORIGINAL WINDOW

EXISTING WINDOW SCHEDULE

THIRD FLOOR WINDOWS

NO.	ELEVATION LOCATION	UNIT SIZE (VIF)	CONDITION (VIF)	REPAIR/RESTORE	NOTES
50	SOUTH ELEVATION UNIT 9	3'-8"X 6'-9"	FRAME-GOOD SASH-BTM BROKEN GLASS-BROKEN	REPAIR/RESTORE UNIT AS PER REHABILITATION TREATMENT NOTES:SHT A3.2 NOTE 5 (TYP. U.N.O.)	REPLACE BROKEN BOTTOM SASH & GLASS WITH NEW SASH & GLASS TO MATCH ORIGINAL WINDOW
51	SOUTH ELEVATION UNIT 9	3'-8"X 6'-9"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
52	EAST ELEVATION UNIT 9	3'-8"X 6'-9"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
53	EAST ELEVATION UNIT 10	2'-10"X 4'-4"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
54	EAST ELEVATION UNIT 10	2'-6"X 6'-10"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
55	EAST ELEVATION UNIT 10	2'-6"X 6'-10"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
56	EAST ELEVATION UNIT 11	2'-10"X 4'-4"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
57	EAST ELEVATION UNIT 11	3'-8"X 6'-8" (RADIUSED SECTION)	FRAME-GOOD SASH-BTM SASH INCORRECT STYLE GLASS-GOOD		REPLACE BOTTOM SASH WITH CORRECT STYLE OF SASH & GLASS TO MATCH ORIGINAL WINDOW
58	EAST ELEVATION UNIT 11	3'-8"X 6'-8" (RADIUSED SECTION)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
59	NORTH ELEVATION UNIT 11	3'-8"X 6'-8" (RADIUSED SECTION)	FRAME-GOOD SASH-GOOD GLASS-GOOD		
60	EAST ELEVATION UNIT 12	2'-10"X 6'-6"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
61	NORTH ELEVATION UNIT 12	3'-3"X 6'-9"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
62	WEST ELEVATION UNIT 12	2'-8"X 4'-4"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
63	WEST ELEVATION UNIT 12	2'-8"X 4'-4"	FRAME-FAIR SASH-FAIR GLASS-GOOD		DETERMINE IN FIELD- SASH EITHER REPAIR, RESTORE OR REPLACEMENT
64	WEST ELEVATION UNIT 12	2'-0"X 4'-4"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
65	WEST ELEVATION ELEVATOR LOBBY STAIRS	2'-10"X 5'-2"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
66	WEST ELEVATION ELEVATOR LOBBY STAIRS	2'-10"X 3'-5"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
67	WEST ELEVATION ELEVATOR LOBBY STAIRS	2'-0"X 4'-3"	FRAME-GOOD SASH-FAIR GLASS-GOOD		
68	WEST ELEVATION LAUNDRY	3'-0"X 6'-9"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
69	WEST ELEVATION STAIR HALL	3'-8"X 8'-3" (FIXED STAINED GLASS UNIT)	FRAME-FAIR SASH-NO SASH GLASS-POOR		RESTORE/REPAIR FIXED STAINED GLASS WINDOW AND RETURN TO ORIGINAL CONDITION
70	WEST ELEVATION UNIT 8	3'-2"X 6'-8" (RADIUSED SECTION)	FRAME-GOOD SASH-FAIR GLASS-GOOD		
71	WEST ELEVATION UNIT 8	4'-6"X 6'-8" (RADIUSED SECTION)	FRAME-FAIR SASH-UPPER & LOWER MISSING GLASS-MISSING		REPLACE ENTIRE MISSING SASH & GLASS WITH NEW SASH & GLASS TO MATCH ORIGINAL WINDOW
72	WEST ELEVATION UNIT 8	3'-2"X 6'-8" (RADIUSED SECTION)	FRAME-FAIR SASH- BTM BROKEN GLASS-MISSING		REPLACE BTM BROKEN SASH & GLASS WITH NEW SASH & GLASS TO MATCH ORIGINAL WINDOW
73	WEST ELEVATION UNIT 8	1'-8"X 3'-5"	FRAME-GOOD SASH-GOOD GLASS-GOOD		
74	SOUTH ELEVATION UNIT 8	2'-6"X 6'-9"	FRAME-FAIR SASH- BTM BROKEN GLASS-GOOD		REPLACE BTM BROKEN SASH WITH NEW SASH & TO MATCH ORIGINAL WINDOW
75	SOUTH ELEVATION UNIT 8	4'-0"X 6'-9"	FRAME-GOOD SASH- BTM POOR GLASS-GOOD		DETERMINE IN FIELD-SASH EITHER REPAIR, RESTORE OR REPLACEMENT
76	SOUTH ELEVATION UNIT 8	2'-6"X 6'-9"	FRAME-GOOD SASH- BTM POOR GLASS-GOOD		DETERMINE IN FIELD-SASH EITHER REPAIR, RESTORE OR REPLACEMENT
77	SOUTH ELEVATION UNIT 9	3'-0"X 5'-1"	FRAME-POOR SASH- POOR GLASS-GOOD		DETERMINE IN FIELD-SASH EITHER REPAIR, RESTORE OR REPLACEMENT

EXISTING WINDOW SCHEDULE

FOURTH FLOOR/ATTIC WINDOWS

NO.	ELEVATION LOCATION	UNIT SIZE (VIF)	CONDITION (VIF)	REPAIR/RESTORE	NOTES
78	SOUTH ELEVATION ATTIC	3'-8"X 3'-10"	FRAME-FAIR SASH- BTM MISSING GLASS-BTM MISSING	REPAIR/RESTORE UNIT AS PER REHABILITATION TREATMENT NOTES:SHT A3.2 NOTE 5 (TYP. U.N.O.)	REPLACE BTM MISSING SASH & GLASS WITH NEW SASH & GLASS TO MATCH ORIGINAL WINDOW
79	EAST ELEVATION ATTIC	3'-8"X 3'-10"	BOARDED-UP ON INTERIOR FRAME-TBD SASH-TBD GLASS-TBD		DETERMINE IN FIELD-SASH, GLASS-EITHER REPAIR, RESTORE OR REPLACEMENT
80	EAST ELEVATION ATTIC	3'-8"X 3'-10"	BOARDED-UP ON INTERIOR FRAME-TBD SASH-TBD, GLASS-TBD		DETERMINE IN FIELD-SASH, GLASS-EITHER REPAIR, RESTORE OR REPLACEMENT
81	NORTH ELEVATION ATTIC	3'-8"X 3'-10"	BOARDED-UP ON INTERIOR FRAME-TBD SASH-TBD, GLASS-TBD		DETERMINE IN FIELD-SASH, GLASS-EITHER REPAIR, RESTORE OR REPLACEMENT
82	WEST ELEVATION ATTIC	3'-8"X 3'-10"	BOARDED-UP ON INTERIOR FRAME-TBD SASH-TBD GLASS-TBD		DETERMINE IN FIELD-SASH, GLASS-EITHER REPAIR, RESTORE OR REPLACEMENT

REHABILITATION TREATMENT NOTES:

WOOD WINDOWS

1.) REPAIR WOOD WINDOWS AS REQUIRED TO RETURN THEM TO OPERABILITY. REPLACE ALL BROKEN GLAZING. DIVIDED LITE SASHES
WITH CURVED GLASS TO BE REPLACED WITH SINGLE LITE CUREVED GLASS SASHES. WINDOWS SHOULD BE REPAIRED TO OPERABILITY AND THEIR ORIGINAL FORM DURING THE REHABILITATION. WINDOWS SHOULD NOT BE FULLY REPLACED.

2.) REPLACE ALL EXISTING WINDOW CHORDS WITH NEW CHORDS. RE-USE EXISTING COUNTERWEIGHTS WHENEVER POSSIBLE. USE NEW COUNTERWEIGHTS TO MATCH WEIGHT OF EXISTING ONLY IF EXISTING COUNTERWEIGHT IS MISSING.

3.) ALL FRAMES TO BE REPAIRED AND RESTORED. NO NEW FRAMES ARE REQUIRED.

DURING CONSTRUCTION: ALL WINDOWS SHOULD BE SECURED AGAINST ENTRY WHEREVER ACCESS IS POSSIBLE. BRING THE UPPER AND LOWER SASH OF A DOUBLE HUNG UNIT TO THE MID-POINT OF THE OPENING AND THEN INSTALL PRE-CUT PLYWOOD PANELS USING LONG CARRIAGE BOLTS ANCHORED INTO HORIZONTAL WOODEN BRACING, OR STRONG BACKS, ON THE INSIDE FACE OF THE WINDOW.
SAGGING WINDOW SASHES SHOULD ALSO BE SECURED CLOSED TO PREVENT WATER OR ANIMAL INTRUSION. ANY BROKEN GLAZING SHOULD BE SECURED WITHIN THE SASH AS WELL (TAPING ALL PIECES INTO PLACE IS SUFFICIENT PROVIDED THE SITE AND BUILDING REMAIN UNOCCUPIED) AND SHOULD BE REPLACED AS SOON AS FEASIBLE WITHIN THE REHABILITATION.
VENTILATION IS AN IMPORTANT FACTOR TO CONSIDER, AND WHILE THE SAN FRANCISCO CLIMATE REDUCES THE NEED FOR MULTIPLE LOCATIONS OF VENTILATION, A VENTILATION FAN SHOULD BE INSTALLED AT THE BASEMENT AND ON AN UPPER FLOOR IN A WINDOW LOCATION.

HARDWARE

1.) EXISTING HARDWARE TO BE REPAIRED AS REQUIRED AND RESTORED TO ORIGINAL CONDITION.

ISSUES:
10-10-17 PERMIT SET

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

Pham Residence Rehabilitation
930 Grove Street
San Francisco, CA 94117

EXISTING WINDOW SCHEDULE

Date: 09-18-17
Scale: AS NOTED
Drawn: GDG
Job: 0404
Sheet A7.0

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Select one (1) column to identify project requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. Provide the Project Information in the column at right.

2. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

4. LEED or GreenPoint Rated scorecards are not required with Site Permit applications, but should be used as early as possible.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with applicable addenda. "FINAL COMPLIANCE VERIFICATION" form is required prior to Certificate of Completion. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6. See Administrative Bulletin 93 for details.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
				☐ LOW-RISE RESIDENTIAL	☐ HIGH-RISE RESIDENTIAL	☐ LARGE NON-RESIDENTIAL	☐ OTHER NON-RESIDENTIAL	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☒ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS
				R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	CALGreen 4.106.4 & 5.106.5.3	Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (5.106.5.3), 3% of spaces for multifamily with ≥17 units (4.106.4.2), and each space in 1-2 unit dwellings (4.106.4.1). Installation of chargers is not required.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

Pham residence rehabilitation
PROJECT NAME

798 / 031
BLOCK/LOT

930 Grove St.
ADDRESS

Apartments
PRIMARY OCCUPANCY

8,488 occupied
GROSS BUILDING AREA

John Goldman Goldman Architects 10-18-2017
DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:	**Wednesday, April 4, 2018**
Time:	**Not before 12:30 PM**
Location:	**City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type:	**Certificate of Appropriateness**
Hearing Body:	**Historic Preservation Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**930 Grove Street**	Case No.:	**2017-013687COA**
Cross Street(s):	**Steiner and Fillmore Sts**	Building Permit:	**2017.10.18.1620**
Block /Lot No.:	**0789/009**	Applicant:	**John Goldman, Architect**
Zoning District(s):	**RH-3 / 40-X**	Telephone:	**(415) 391-1339**
Designation:	**Alamo Sq. Landmark Dist.**	E-Mail:	**john@goldmanarchitects.com**

PROJECT DESCRIPTION

The proposed project will rehabilitate all exterior finishes and the interior 12 dwelling units in conformance with the Historic Structures Report to abate the outstanding violation (2017-001791ENF) under Article 10, Section 8 of the Planning Code. Project scopes include restoration of the entry porch, exterior wood siding and detailing, and historic windows.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Alexandra Kirby** Telephone: **(415) 575-9133** E-Mail: **alexandra.kirby@sfgov.org**

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that 1) is within 300-feet of the subject property in an Article 10 historic district; or 2) is within 150-feet of the subject property that is an Article 10 individual landmark; or 3) are interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public meeting or hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Historic Preservation Commission at the public hearing.

OTHER APPLICATION INFORMATION

This notice is only for a hearing by the HPC for a Certificate of Appropriateness under Article 10 of the Planning Code.

Pursuant to Planning Code Section 311 or 312, the Building Permit Application associated with this proposal, if any, may also subject to a 30-day notification to property owners and residents within 150-feet of the subject property; and, if applicable, under Planning Code Section 303, a Conditional Use Authorization associated with this proposal may also be subject to a 10 or 20-day notification to owners within 300-feet of the subject property. **The mailings of such notifications, if required, will be performed separately.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Certificate of Appropriateness application** by the Historic Preservation Commission may be made in one of two ways:

1) To the **Board of Appeals within 30 calendar days** after the final decision on the Certificate of Appropriateness; or
2) To the **Board of Supervisors within 30 calendar days** after the final decision on the Certificate of Appropriateness, if the project requires Board of Supervisors approval and/or, if required, the Conditional Use Authorization is appealed.

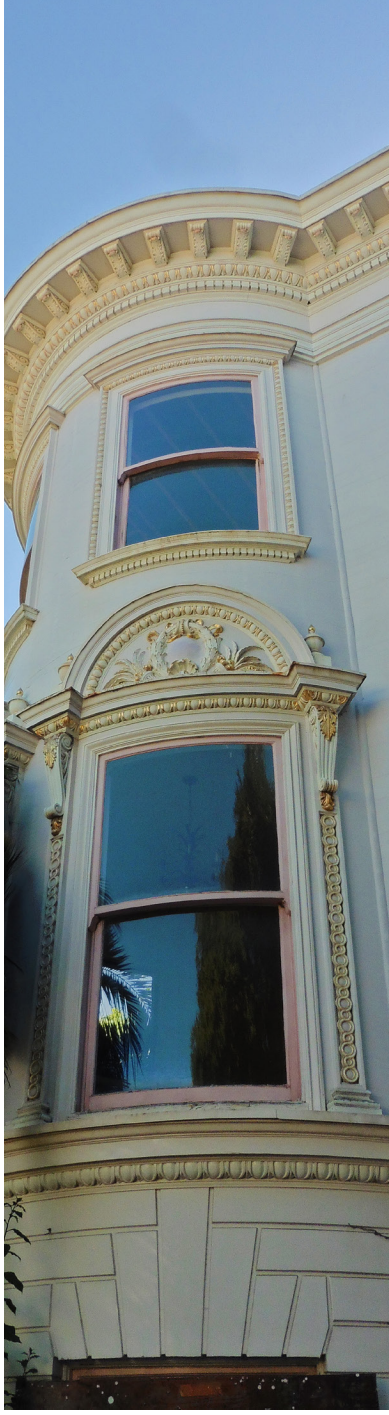
Appeals must be submitted in person at the Board of Appeals office at 1650 Mission Street, 3rd Floor, Room 304 or in person at the Board of Supervisors office at 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244. For further information about either appeal processes, including current fees, contact the Board of Appeals at (415) 575-6880, or the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of the associated **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. If a Conditional Use Authorization is appealed to the Board of Supervisors, then the associated building permit application may not be appealed.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



HISTORIC STRUCTURE REPORT

930 GROVE STREET, SAN FRANCISCO, CALIFORNIA
[17101]

PREPARED FOR:
TP PHAM LLC

PRIMARY PROJECT CONTACT:
Tom Dufurrena, AIA, LEED AP
Page & Turnbull, 417 Montgomery Street, 8th Floor
San Francisco, CA 94104
415.593.3219 / 415.362.5560 fax
dufurrena@page-turnbull.com

All images have been taken by Page & Turnbull, 2017, unless noted otherwise.

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INTRODUCTION

STUDY SUMMARY

PURPOSE

A Historic Structure Report (HSR) is prepared in advance of any anticipated rehabilitation, restoration or major maintenance work on a building that has been identified as a historic resource. According to the National Park Service publication *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, upon which this HSR is based,

> The historic structure report is an optimal first phase of historic preservation efforts for a significant building, preceding design and implementation of its preservation, rehabilitation, restoration, or reconstruction. If work proceeds without a historic structure report as a guide, physical evidence important to understanding the history and construction of the building may be destroyed. The preparation of a report prior to initiation of work provides documentation for future researchers. Even more importantly, prior preparation of a report helps ensure that the history, significance, and condition of the property are thoroughly understood and taken into consideration in the selection of an appropriate treatment and in the development of work recommendations. A well prepared historic structure report is an invaluable preservation guide.

The San Francisco Planning Department requested the HSR for 930 Grove Street to assist in the direction of anticipated rehabilitation work to be permitted. A full interior rehabilitation and renovation is anticipated, and plans submitted for permit by John Goldman Architects were provided.

The HSR will include a history of the building, including its historical context, physical description, and summary of documented alterations the building has undergone since its construction. The report will also include a study of existing conditions, which will be focused on the exterior but will also include interior spaces and features that date to the building's identified period of significance, 1897.

SUMMARY OF FINDINGS

930 Grove Street is generally in fair condition. The building is currently vacant, and many areas of the interior have been partially demolished of finishes and fixtures.

The wood-sided exterior has some areas of fair condition and some of poor condition. The exterior decoration and front entry generally remain in fair condition. Almost all remaining historic materials can be recovered and repaired reasonably with the treatments offered in this report. At the interior, remaining built-in woodwork, fireplace mantels, wood flooring, and plaster work remain in some areas and has been removed in others. What remains is generally in fair condition.

RECOMMENDATIONS FOR TREATMENT AND USE

Recommendations cover all character-defining features and are organized by material. It is the understanding of Page & Turnbull that the future use for 930 Grove Street is to be multi-family housing with a reorganization and improvement of the interiors. As such, treatments emphasize rehabilitation methods for these materials. Options for mothballing are also given should the effort of reuse be delayed.

DOCUMENT ORGANIZATION

This HSR is consistent with guidance provided in *Preservation Brief #43: The Preparation and Use of Historic Structure Reports*, and recommended treatments comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Following the recommended format, the HSR includes two main parts: Part 1 includes historical background, construction chronology, and a conditions assessment. Part 2 includes historic preservation objectives and treatment recommendations for the site.

METHODOLOGY

Completion of the HSR included the following activities:

- Kickoff site meeting and initial field survey
- Research, including City and County of San Francisco Assessor's Property Record Database, U.S. Census Records, San Francisco City Directories, historic newspapers, files of the Junior League of San Francisco, and the Alamo Square Neighborhood Associations newsletters pertaining to the subject property, and Michael M. Zarchin's, *Glimpses of Jewish Life in San Francisco*.
- Research occurred concurrently with the significance evaluation and creation of significance diagrams for 930 Grove Street.
- Conditions evaluations and related treatments were determined after the initial site visit.

PROJECT TEAM

Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104

Tom Dufurrena, AIA, Principal in Charge
Jonathan Rusch, Project Manager
Josh Bevan, Architectural Historian
Caitlin Turner, Conservator

PART 1: DEVELOPMENTAL HISTORY

LOCATION

930 Grove Street is situated on parcel 031 in San Francisco Assessor Block 0798. The subject parcel is located on the north side of Grove Street between Fillmore Street (east) and Steiner Street (west), in the 900 block of Grove Street to the east of Alamo Square.

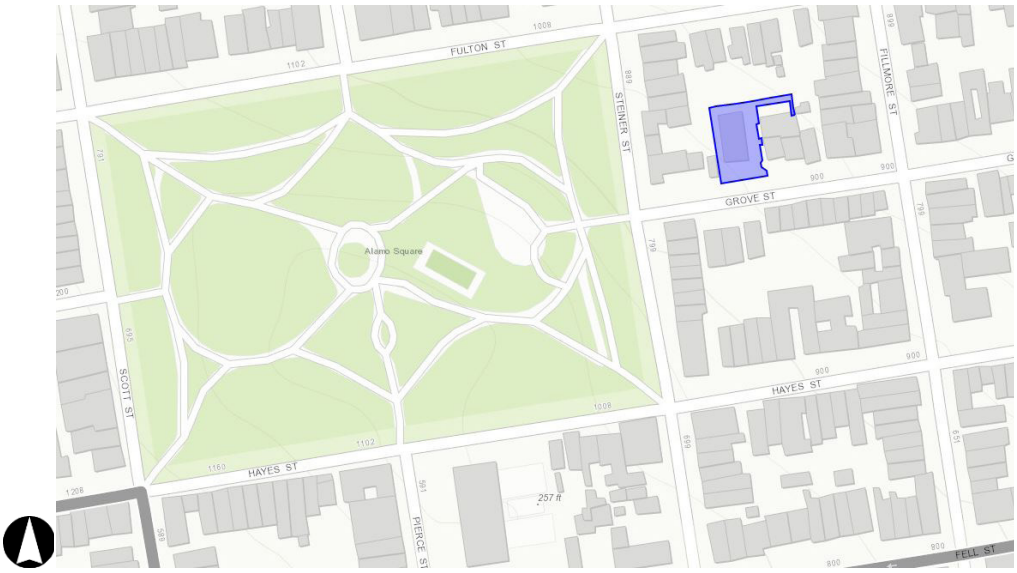

Image 1 - 930 Grove Street property indicated with blue shading on San Francisco Property Information Map, 2017. San Francisco Property Information Map website. Edited by Page & Turnbull.

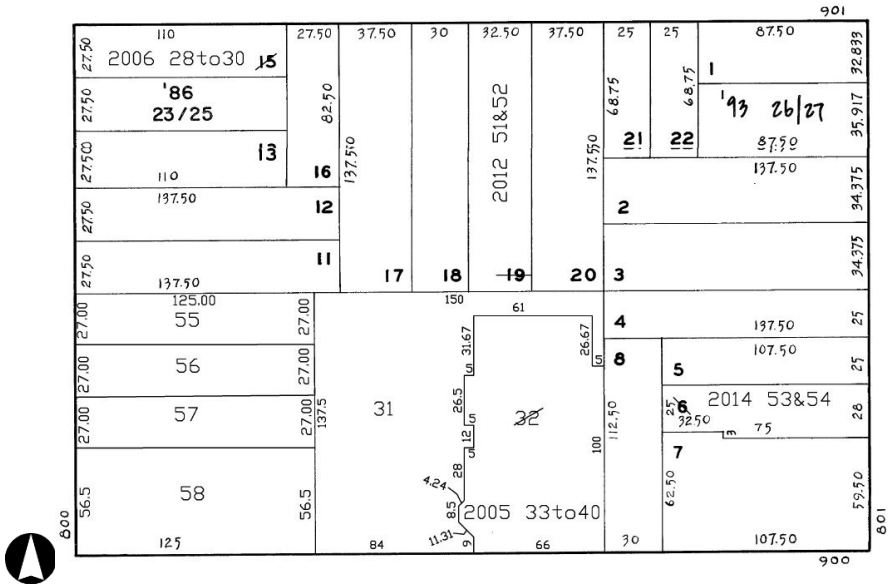

Image 2 - City and County of San Francisco Assessor Block Map of subject block. Subject property outlined with orange line. San Francisco Property Information Map. Edited by Page & Turnbull.

PROJECT INFORMATION

Per the request of the San Francisco Planning Department, this Historic Structure Report has been prepared for TP Pham LLC, owner of the property at 930 Grove Street, to investigate appropriate rehabilitation strategies for the building. This HSR provides the historical and architectural background necessary for rehabilitation planning.

PRIOR HISTORICAL EVALUATIONS

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

930 Grove Street is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

930 Grove Street is not currently listed in the California Register of Historical Resources.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

930 Grove Street is not listed in the California Historic Resources Information System (CHRIS) database with a status code, as of the most recent update to the California Historic Resources Information System (CHRIS) database for San Francisco County in April 2012.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of

"special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."[1] Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Advisory Board. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city.

930 Grove Street is listed as a contributing property to the Alamo Square Landmark District, designated in 1984 by the San Francisco Landmarks Preservation Advisory Board.

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

930 Grove Street is listed in the 1976 DCP Survey. The 1976 DCP Survey assigned a rating of '+5' to 930 Grove Street, meaning the building was considered of exceptional architectural significance.

HERE TODAY

Here Today: San Francisco's Architectural Heritage (*Here Today*), is one of San Francisco's first architectural surveys, undertaken by the Junior League of San Francisco and published in book form in 1968. Although the *Here Today* survey did not assign ratings, it provided brief historical and biographical information about what the authors believed to be significant buildings. Regarding 930 Grove Street, Here Today offers:

> Within sight of Alamo Square is the three-story apartment house at 926 Grove Street which lends an air of spacious elegance to the area. Reminiscent of the 1890s, it was built for vintner John L. Koster. It includes features common to the Baroque, Italianate, Queen Anne and Colonial Revival. A private residence for forty years, it became, in turn, the Jewish Community Center, the Jewish Educational Center, a boys' school and, in 1943, a thirteen-unit apartment house.[2]

1 San Francisco Planning Department, Preservation Bulletin No. 9 – Landmarks. (San Francisco, CA: January 2003).
2 Junior League of San Francisco, *Here Today San Francisco's Architectural Heritage*, (San Francisco: Junior League of San Francisco, 1968), 121.

HISTORIC BACKGROUND AND CONTEXT

ALAMO SQUARE NEIGHBORHOOD

Alamo Square is located near the center of San Francisco, in the southwest area of the Western Addition. The neighborhood gains its identity from its proximity to and association with Alamo Square Park.

Alamo Square Park was established in 1856 by Mayor James Van Ness and the passage of the Van Ness Ordinance. The park was allegedly named for a distinctive cottonwood tree ("alamo" in Spanish) located on the hilly tract where a watering hole once served travelers making their way along a trail that connected Mission Dolores to the southeast and the Presidio to the northwest. In 1860, the Market Street Railway line extended to the southern edge of the Alamo Square area, thus making it accessible from downtown San Francisco, which was the only densely developed portion of the city at that time. Despite the establishment of the park and transportation line, however, the land was claimed by squatter and notorious criminal "Dutch Charlie" Duane, and therefore remained undeveloped until Duane was displaced in 1868. In 1892, the City began to develop the park at Alamo Square and subsequently residences began to spring up around the public space in large quantities.[3]

Attracting many upper-class residents, the architecture of the Alamo Square neighborhood was notably ornate and in many cases architect-designed. The earliest extant buildings date from the 1870s, are Italianate in style, and are predominately single-family residences. Dwellings from this period included speculative single- and multi-family houses that were moderate in size and housed largely Irish and German families. Ornate Queen Anne houses were developed in the 1890s, after the rectangular-bayed, San Francisco Stick houses built during the 1880s.[4] The Queen Annes are primarily small mansions and row houses that were home first to German (more than half of) and Irish (one-quarter of) families as well.[5] The elaborately decorated houses such as those of Postcard Row, on Steiner Street between Grove and Hayes streets, made Alamo Square an iconic representation of Victorian architectural styles.

Since the time of its initial development, the neighborhood has come to be known both for its diverse architecture and for its mixed ethnic identity. Two- and three-story residential buildings in Victorian and Edwardian styles are typical, occupying most of their lots and towering above the sidewalk on raised basements, but early twentieth-century apartment blocks with classically-derived ornamentation also stand within the neighborhood. Houses nearest Alamo Square Park, such as 930 Grove Street, were typically constructed for higher income residents.

The 1906 earthquake and fire, had a considerable impact on the Alamo Square neighborhood. Though the area did not experience the destruction that occurred in many other parts of the city, it became a refuge for those who were forced from their homes by earthquake and fire damage. This influx of people needing shelter resulted in the subdivision of many existing properties. With lots, and even houses, subdivided to create multi-family dwellings, the density of the neighborhood greatly increased, but remained largely residential. Once considered to be the hinterlands, and then the suburbs, the neighborhood eventually developed into one of the closest residential neighborhoods to the downtown core, which became strictly commercial over time. The greater availability of transportation in a growing number of modes meant that accessibility to outlying neighborhoods was more prevalent. At first, this encouraged further growth in the Alamo Square neighborhood, but later plateaued as people moved even farther westward. By 1934, the neighborhood was built out and very little new construction occurred.

In the 1950s, the Alamo Square neighborhood experienced a period of serious decline that lasted 20 years. The multi-family residences that had been a byproduct of the 1906 earthquake and fire came to be used as rental properties owned primarily by absentee landlords who neglected the physical structures. The problem was exacerbated by lingering

3 Jeanne Alexander, "History of Alamo Square Park," *Neighborhood Parks Council Report,* 42 (Fall 2007) 1.
4 Prepared by Anne Bloomfield, *Alamo Square Historic District*, Resolution 9962, (San Francisco: San Francisco Landmarks Preservation Advisory Board, 1984), 3.
5 Bloomfield, "Alamo Square Historic District," 5.

economic conditions caused by World War II and a large influx of war workers, who crowded into the Western Addition due to low rents.

The Alamo Square neighborhood was largely spared from the urban renewal efforts of the City's Redevelopment Agency, which attempted to cure the slum conditions so prevalent in the Western Addition during the 1960s and 1970s. The fact that the Alamo Square area was not subject to urban renewal made it a refuge once again for those displaced by redevelopment. Further subdivision of properties and buildings occurred, leading to increased crowding, poverty, and deferred maintenance of buildings. In the physical sense, these trends helped to preserve buildings in the neighborhood. Their more recent restoration and return to grandeur has bolstered the neighborhood and returned it to its former state as a culturally diverse and aesthetically pleasing environment. Although the neighborhood has always been primarily residential, the Town School for Boys (an orphan asylum), the Patri School of Design, and the Park West Sanitarium have been located within the neighborhood over the years. Religious institutions have included the Archbishop's mansion, the Missionary Temple property (which originally belonged to the Dominican Sisters), the Third Baptist Church, a Franciscan nunnery, the Sacred Heart Church parish, and the Jewish Community Center—located in the subject building between 1923 and 1929.[6]

ORIGINAL DESIGN AND CONSTRUCTION

930 Grove Street was built in 1897 for South Carolina-born industrialist and viticulturist, John Ludwig Koster (1850-1923).[7] Koster experienced great success after founding the California Barrel Company in 1883, and gained additional notoriety as owner of the Mt. Hamilton Vineyard near San Jose, which merged his interests in manufacturing and the California wine industry. Koster commissioned the San Francisco-based architectural firm of (Ferdinand H.) Martens & (Alfred I.) Coffey to design his bespoke mansion on an expansive, hillside lot just east of Alamo Square.[8] Contractor Carl Schutt, who is listed as builder or contractor on additional commissions with Martens & Coffey contemporaneously, was contracted to build the mansion. Regarding the design of "The New Residence of John L. Koster," an advertisement published in the *San Francisco Chronicle* in July of 1897 noted:

> Situated on elevated ground on a lot 137 ¾ by 150 feet, on the north side of Grove Street, between Fillmore and Steiner, the surrounding space will be ample to display the beauties of the structure, while the height will afford an extended view of the city. The designs by Martens & Coffey show a building in the colonial style of architecture, with a spacious entrance in the center and a front portico, to which access is obtained by a flight of marble steps. The vestibule on entering will be finished in mahogany and open into a staircase hall eighteen by thirty fee in size. Its sides will be paneled and its ceiling finished in curly redwood. Parlors, a library and sitting-room will be located on the left, while on the right will be the dining room, back of which will be the kitchen, etc. Sliding doors will permit all of the rooms and the hall being thrown into one when desired. The dining room is to be finished is quarter-sawed oak, the parlors in selected redwood and the library and the sitting room in black walnut and Spanish cedar respectively. The second story is to be finished throughout in light wood, Oregon pine and maple prevailing. The residence will be provided with ventilating, heating, and electric appliances. The cost is estimated at $18,000.[9]

6 "Ordinance No. 324-84: Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District," San Francisco Board of Supervisors (25 June 1984).; The Alamo Square Neighborhood History section was adapted from the

"Alamo Square Park Convenience Station Historic Resource Evaluation" written by Page & Turnbull, Inc. in February 2014.

7 *California Architect & Building News,* Vol. XVIII, No. 8, 96; "The New Residence of John L. Koster," *San Francisco Chronicle*, July 24, 1897, 7. In 1998, 926 Grove Street's address was changed to 930 Grove Street as a result of 926 Grove Street's subdivision into two parcels. See, San Francisco Architecture Heritage Files: "926 Grove Street."

8 Ibid.

9 "The New Residence of John L. Koster," *San Francisco Chronicle*, July 24, 1897, 7.

In addition to the extensive details noted above, the mansion is reported to have had a ballroom with parquet floor within the basement level.[10]

THE NEW RESIDENCE OF JOHN L. KOSTER.

(From the perspective drawing by Martens & Coffey.)

Plans have been prepared and the preliminary contracts have been let for the new residence of John L. Koster, the president of the California Barrel Company and proprietor of the Mount Hamilton vineyard. The site is an admirable one. Situated on elevated ground on a lot 137½ by 150 feet, on the north side of Grove street, between Fillmore and Steiner, the surrounding space will be ample to display the beauties of the structure, while the height will afford an extended view of the city.

The designs by Martens & Coffey show a building in the colonial style of architecture, with a spacious entrance in the center and a front portico, to which access is obtained by a flight of marble steps. The vestibule on entering will be finished in mahogany and open into a staircase hall eighteen by thirty feet in size. Its sides will be paneled and its ceiling finished in curly redwood. Parlors, a library and sitting-room will be located on the left, while on the right will be the dining-room, back of which will be the kitchen, etc. Sliding doors will permit of all of the rooms and the hall being thrown into one when desired.

The dining-room is to be finished in quarter-sawed oak, the parlors in selected redwood and the library and the sitting-room in black walnut and Spanish cedar respectively. The second story is to be finished throughout in light wood, Oregon pine and maple prevailing. The residence will be provided with ventilating, heating and electric appliances. The cost is estimated at $15,000.

Image 3 - Martens & Coffey rendering for "The New Residence of John L. Koster," as published in ***San Francisco Chronicle, 1897.***

JOHN L. KOSTER (1840-1923), ORIGINAL OWNER

John Ludwig Koster was born October 31, 1840 in Hanover, South Carolina. At the age of 19, Koster traveled through the Panama Canal and journeyed westward to California. During the prime years of the Gold Rush in the mid-1800s, Koster spent time in Nevada, and returned to San Francisco to establish the Pacific Vinegar and Pickle Works following his graduation from Heald's Business College (now known as Heald College). Koster's interests expanded into the Pacific Woodenware and Cooperage Company, which merged with Koster's best known business venture, the California Barrell Company (CBC), founded in 1883. A leading figure of such industrial pursuits, Koster was associated with elite entrepreneurs and industrialists in California including Claus Spreckels. CBC's growth was directly influenced by "manufacturing and selling sugar and syrup barrels, half barrels, and kegs for the Spreckels Western Sugar

10 Joseph B. Pecora, "The Koster Mansion: 926 Grove Street," in *The Storied Houses of Alamo Square*, (San Francisco: Norfolk Press, 2014), 48-49.

Refining Company."[11] With Spreckels, Koster organized the Western Beet Sugar Company and extended his reach into transportation networks, namely the Pajaro Valley Railroad Company and San Joaquin Valley Railroad.[12]

As the eminent entrepreneur was building a career he also started an extensive family. U.S. Census records for 1900 indicate the Koster residence housed Koster's wife, Lisette, three of Koster's daughters, and his youngest son.[13] This census was recorded months after Koster's son, Walter E., died due to typhoid fever at the age of 20.[14] In addition to family members who resided at 930 Grove Street, Koster retained the services of a three-person service staff which included two servants and a gardener. By 1910, the residence housed widower Koster (his wife died in 1907), his son Henry, and daughter-in-law Maud, in addition to two servants. Koster shifted his professional interests towards the management of the Mount Hamilton Vineyard near San Jose, CA as indicated by his listing as a viticulturalist. Koster's daughters and sons, seven out of nine having survived to their father's passing, pursued careers in commerce and industry, including sons, John A. and Frederick Koster, who at various points served as Vice President and President of the California Barrell Company, respectively. Several members of Koster's immediate family lived in 930 Grove Street between the residence's construction in 1897 through the 19-teens. Frederick Koster maintained title to the Koster Mansion ca. 1921, as his father approached retirement and began residence at the Fairmont Hotel on Nob Hill, San Francisco.[15] John L. Koster died March 31, 1923 in Saratoga, California and was interred at Cypress Lawn Memorial Park in Colma, CA.[16]

OWNER AND OCCUPANT HISTORY

Page & Turnbull determined the subject building's history of ownership and occupancy through research of the City and County of San Francisco Assessor's Property Record Database, U.S. Census Records, San Francisco City Directories, files of the Junior League of San Francisco, and the Alamo Square Neighborhood Association's newsletters pertaining to the subject property. Additional context was also available in Michael M. Zarchin's, *Glimpses of Jewish Life in San Francisco*.

Following the two-decade-plus ownership and residency by John L. Koster and members of his immediate family between 1897 and 1921, 930 Grove Street welcomed several new owners and associated uses throughout the 1920s and 1930s. Originally a single-family mansion, 930 Grove Street transitioned from residential use to that of the Jewish Community Center between 1922 and 1929 under the ownership of the Talmud Torah Association (The Orthodox Jewish Community) and The Jewish Educational Society.[17] The Association, representing the interests of the Orthodox Jewish Community, established the community center and offered classes within the Central Hebrew School; one of five General Hebrew Schools within San Francisco at the time. The Central Hebrew School operated at 930 Grove Street between August 1922 and May 1923 before moving into another purpose-built facility at 751 Webster Street.[18] 930 Grove Street continued in use as the Jewish Community Center until 1929.

After a very brief period in which the property's only residents appeared to be an employee of the Jewish Community Center and his wife, 930 Grove Street transitioned back to a single-family residence under the ownership of Dr. Rose Fritz until the later years of Second World War. According to the files of the Alamo Square Neighborhood Association,

11 *US-101 Bypass Construction, Redwood National Park: Environmental Impact Statement*, jointly prepared by California Department of Transportation, U.S. Department of Transportation and U.S. Department of the Interior, 1983-1984. Accessed online June 27, 2017- via: https://play.google.com/store/books/details?id=3-g0AQAAMAAJ&rdid=book-3-g0AQAAMAAJ&rdot=1.

12 See, "Obituary: John L. Koster," *Western Canner and Packer*, Vol. 14, No. 12, 51.

13 United States Federal Census records for 1900, 1910, and 1920 accessed via Ancestry.com.

14 "Promising Career Cut Short by Death," *San Francisco Call*, January 2, 1900, 10.

15 San Francisco City Directory, 1920.

16 See, "Obituary: John L. Koster," *Western Canner and Packer*, Vol. 14, No. 12, 51. Koster's birth and death are confirmed by Find A Grave.com via Ancestry.com. Accessed June 23, 2017, https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=43895752.

17 Michael M. Zarchin, Glimpses of Jewish life in San Francisco (History of San Francisco Jewry), (San Francisco: Michael M. Zarchin, 1952), 172.

18 Zarchin, *Glimpses of Jewish Life in San Francisco,* 171-172. See also, Pecora, "The Koster Mansion: 926 Grove Street," 48-49.

Fritz leased the building to a "boys' school" at various points during the period of her ownership, however, additional information on the boys' school and its tenancy were not recovered.[19]

Between 1943 and 1945, 930 Grove Street was occupied by the Federal Government as military housing, which according to building permits, saw the building undergo conversion to use as thirteen apartments.[20] Information regarding the occupancy of the building during war-time is extremely limited. It is understood, however, that renovations relating to the building's conversion to apartment use were extensive, and included removal of a considerable amount of architectural material form the interior, and painting over of wood paneling. Characteristics of the property outside of the building do not appear to have been significantly altered with respect to the Jewish Community Center's use of the property. Following the Government's two-year occupancy and Fritz's death in 1944, the mansion property was bequeathed to Fritz's niece, Anna Havel. Havel and/or her relatives owned 930 Grove Street until 1980 when Joan Grant acquired the property. Between the late 1940s and early 1980s, San Francisco City Directories listed anywhere to 10 to 12 tenants (some of which also lived with at least a spouse at 930 Grove Street). Occupations of the building's tenants were varied, ranging form bartenders to clerks to shipfitters and retirees. Directories published in the 1970s and early 1980s listed Dr. Joseph Havel as owner of the building and as one of several residents through Grant's acquisition of the property. Between Grant's acquisition and that of Philip Anselmo in 1994, the property remained in multi-residential use. This trend continued into the 2000s under current owner Pham Phuong Thanh who acquired the property in 2004. The building has been vacant since 2011.

19 Joseph B. Pecora, "The Koster Mansion: 926 Grove Street," in *The Storied Houses of Alamo Square*, (San Francisco: Norfolk Press, 2014), 48-49.
20 See Construction Chronology section for further detail.

OWNERSHIP AND OCCUPANCY HISTORY

YEAR(S)	OWNER	RESIDENTS/TENANTS
1897-1920	John L. Koster	ca. 1900: Kosters; John L.; Lisette (spouse); Meta (daughter); Matilda (daughter); Inez (daughter); Harold (son); Julia Dineen (servant) ca. 1910: Kosters; John L; Henry; Maud E. (daughter-in-law); Joseph Dettenhauser (servant); Agnes Hensen (servant)
1920-1921	Frederick Koster (John L. Koster's Estate)	Maria Burkhardt (Servant/Caretaker) Jacob F. Burkhardt (Laborer)
1921	Dr. Walter H. & Inez M. Winterberg	N/A (Winterberg's resided at 835 Hyde)
1922	Morris M. Lesser (Lesser Bros. Properties)	None Listed
1922-1923	The Orthodox Jewish Community	Jewish Community Center/The Central Hebrew School
1923-1929	Jewish Educational Society	Jewish Community Center (Nathan and Yetta Horwitz, Caretaker, Jewish Comm. Ctr.)
1929-1930	California Pacific Title & Trust Co.	Nathan Horwitz, Janitor Yetta Horwitz
1931-1933	California Pacific Title & Trust Co.	None Listed
1934-1942	Rose Fritz, M.D.	Rose Fritz (only resident listed on 1940 Census)
1943-1945	Federal Government-temporary occupation (Listed as Home Owners' Loan Corporation (HOLC) on 1943 Permit)	Low-cost military housing during wartime
1944-1980	Anna Havel (niece of late Rose Fritz, M.D.)	12-13 Tenants listed in San Francisco City Directories between 1956 and 1982.
1980-1994	Joan Grant	
1994-2003	Philip Anselmo	Exact number of tenants unknown
2003	Pacific Grove Properties	Exact number of tenants unknown
2004-2011	Pham Phuong Thanh	Exact number of tenants unknown/vacant
2011-Present	Pham Phuong Thanh/TP Pham LLC	Vacant

MARTENS & COFFEY | ARCHITECT

The architectural firm of Martens & Coffey were among prolific late-nineteenth century residential designers in San Francisco, particularly in the vicinity of Alamo Square. Led by master architects Ferdinand H. Martens and Alfred I. Coffey, the firm's reverence for Queen Anne and Classical Revival designs was noted throughout their partnership which lasted 1892 to 1908.[21] Of the firm's commissions, The Stanyan Street Hotel at 750 Stanyan Street and the subject building remain primary examples of the firm's highly artistic, prominent architectural contributions from the turn-of-the-20th century. According to historian Anne Bloomfield's research for the Alamo Square Landmark District, Martens & Coffey "[designed] nine buildings in the District, four of them rated 4 or 5 [exceptional architectural quality] in the 1976 [DCP] Survey. Among Martens & Coffey's commissions in the district are:

- 1015 Hayes (1891)
- 1021 Hayes (1891)
- 820 Fillmore (1895)
- 833 Fillmore Street (1895)
- 930 Grove Street (1897)
- 837 Fillmore Street (ca. 1900)
- 847 Fillmore Street (ca. 1900)
- 937 Steiner Street (1901)

F.H. Martens was born in Germany in 1861 and came to San Francisco around 1888. Early in his career, Martens worked as a draftsman with Thomas J. Welsh. A.I. Coffey born in San Francisco in 1866 worked as a draftsman for Charles I. Havens' office prior to forming a partnership with Martens in 1891. Martens & Coffey completed designs for Chinese and San Mateo County buildings at the California Midwinter Fair (1894) which enhanced the firm's presence at the turn of the century and was catalytic to its success over the next decade which saw the firm design residences at 573 South Van Ness, 387 Fair Oaks (both 1896) and the subject building in 1897; their largest commission of the period Between 1900 and 1908, Martens & Coffey produced over forty large, substantial buildings, mostly flats in the Western Addition, Cole Valley and the Mission. Examples include 104-114 Guerrero Street (1905), 1657-1663 Waller Street (1904), and 607-619 Oak Street (1905).

Considering non-residential work, the firm designed St. John's Lutheran Church (1901) and the St. James School (1906). The firm also served as supervising architects for St. Boniface Church (San Francisco Landmark 172). After the pair dissolved their professional ties, each continued an independent, San Francisco-based practice. Martens transitioned toward Mission and Mediterranean Revival style designs before his death in 1914. Coffey served as City Architect from December 1910 until April 1912 during which time he designed the Potrero and Richmond Police Stations. Coffey died in 1931. In terms of prominent San Francisco's prominent architectural firms in operation at the turn-of-the-20th century, Martens & Coffey were among the city's most prolific designers, and one of the most impactful in the blocks surrounding Alamo Square Park aside from a number of speculative builders of the area's characteristic Italianate, Stick-style, and Queen Anne houses and flats.

21 San Francisco Planning Department, Historic Resources Inventory. ID No. 5833: Historic Name, Koster House.

CHRONOLOGY OF DEVELOPMENT AND USE

SITE HISTORY

Prior to 930 Grove Street's construction in 1897, the blocks in close proximity to Alamo Square Park were built up with residences. By 1899, roughly two years following 930 Grove Street's construction, nearly all lots within the subject block had been built upon. On the city block surrounding the subject building, roughly half the lots that were vacant ca. 1899 had been improved with dwellings by 1905. Following the 1906 earthquake, all remaining vacant lots were filled by 1913. 930 Grove Street (addressed as 926 on all Sanborn maps) and the Probert mansion at 940 Grove Street remained prominent, single-detached houses on large open lots, in comparison to surrounding lots packed with smaller and more tightly spaced homes. Although Sanborn maps do not provide detail pertaining to the landscape surrounding the Koster residence ca. 1899-1913, a historic rendering of the mansion from Martens & Coffey and subsequent photographic documentation suggest the property featured the current masonry retaining wall with an original iron fence and masonry entry stairs along Grove Street. A rolling, open side yard sloped downward toward the east. This characteristic of the site appears to have informed the design of the residence, which features a first-story portico with second-story balcony providing a vantage point for views eastward.

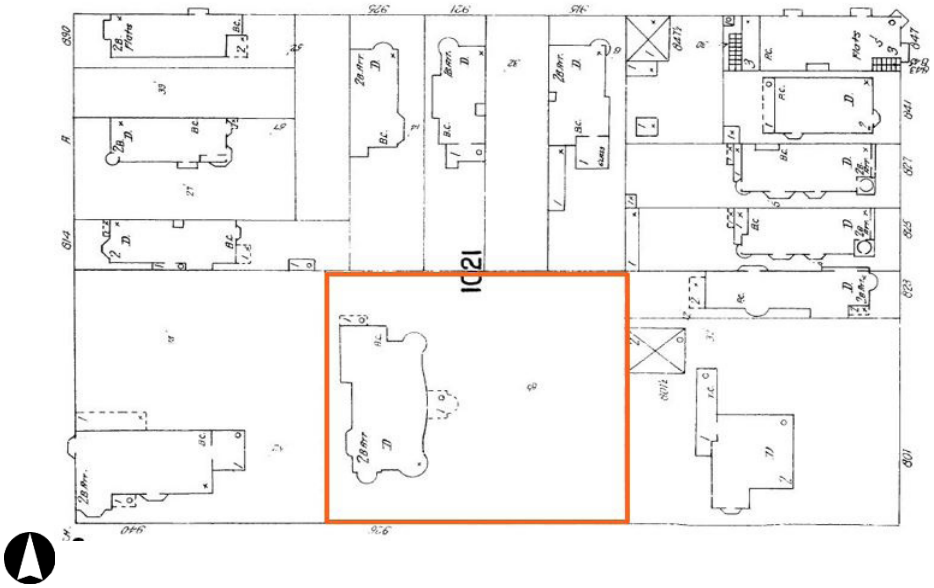

Image 4 - 1899 Sanborn fire insurance map. Subject property indicated with orange rectangle. San Francisco Public Library. Edited by Page & Turnbull.

A comparison of pre-earthquake and post-earthquake Sanborn maps from 1905 and 1913 indicates that with a few exceptions, the subject block retained similar form as documented in 1899. By 1913, several formerly unimproved lots now featured houses or flats, while most pre-earthquake houses survived the disaster and ensuing fires. Throughout the subject property's first two-decades of existence, it was continuously used as a single-family residence. It's expansive 8,000 square-foot-plus footprint appears to have been unaltered during the residency and ownership of John L. Koster and his family.

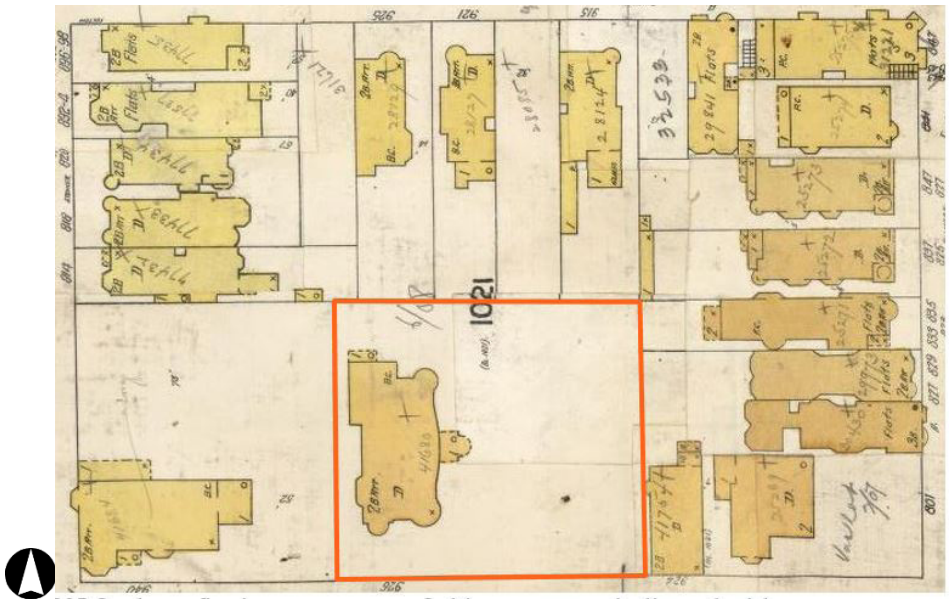

Image 5 - 1905 Sanborn fire insurance map. Subject property indicated with orange rectangle. San Francisco Public Library. Edited by Page & Turnbull.

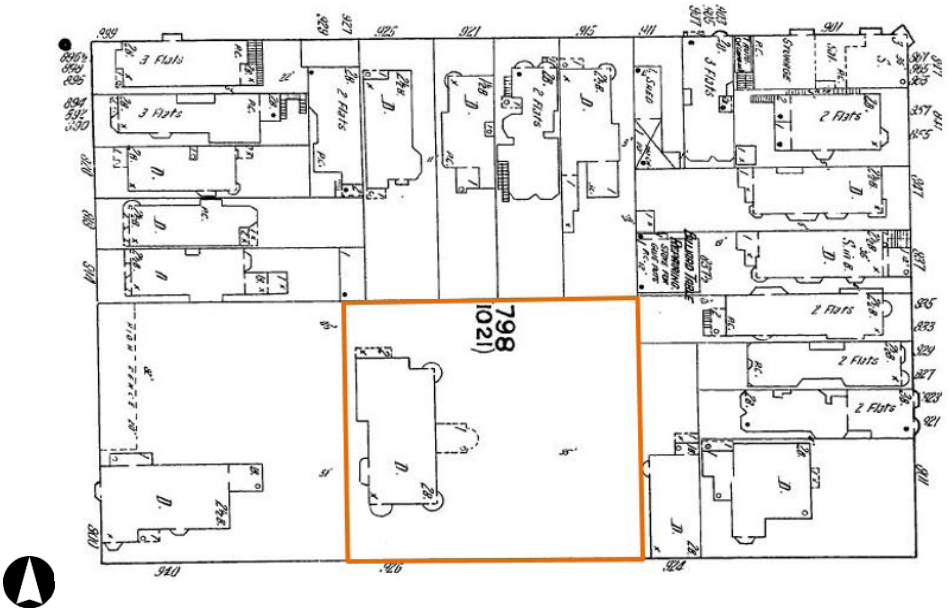

Image 6 - 1913 Sanborn fire insurance map. Subject property indicated with orange rectangle. San Francisco Public Library. Edited by Page & Turnbull.

In 1923, 930 Grove Street entered a six-year period of use as the Jewish Community Center. No building permits dating to this period were recovered at the San Francisco Department of Building Inspection (DBI), while no modifications to the residence-turned-community center were noted in accounts published in newspapers which wrote of the Jewish Community Center's establishment at the building. In 1934, Dr. Rose Fritz acquired the property for use both as a primary residence, and periodically for leasing to a boys' school.[22] Aerial photography of the building and surrounding vicinity shows the residential building nestled along the western perimeter of its lot and several large trees proximal

22 See, Pecora, "The Koster Mansion: 926 Grove Street," 48-49.

to the building. Additionally, the photography shows what appears to be an athletic field or court within the western-half of the parcel. The exact construction date of this feature was unable to be determined through building permit research, but it was most likely added between 1923 and 1938 by either the Jewish Community Center, or by Fritz for use by the boys' school she leased the building to. In any case, the court did not appear on Sanborn maps published before or after the aerial photography was published.

Image 7 - 1938 Aerial imagery of subject block. Photograph by Harrison Ryker. David Rumsey Map Collection. Edited by Page & Turnbull.

Image 8 - 1938 Aerial imagery of subject property. Photograph by Harrison Ryker. David Rumsey Map Collection. Edited by Page & Turnbull.

Between 1943 and 1945, the Federal Government temporarily occupied the building to provide low-cost military housing during WWII. Fritz and/or her heirs retained ownership of the property throughout and after the government's occupancy. During this period, the building's interior was subject to extensive alteration to provide thirteen apartment units. No changes to the site surrounding the building are known to date from this period, however, it is understood that finishes, materials, and partitions dating to the building's original construction were in many cases completely removed from the building. Such alterations are believed to have included: painting over (in green) of redwood paneling, removal of interior architectural features, and removal of much period ornamentation.[23]

23 See, Pecora, "The Koster Mansion: 926 Grove Street," 48-49.

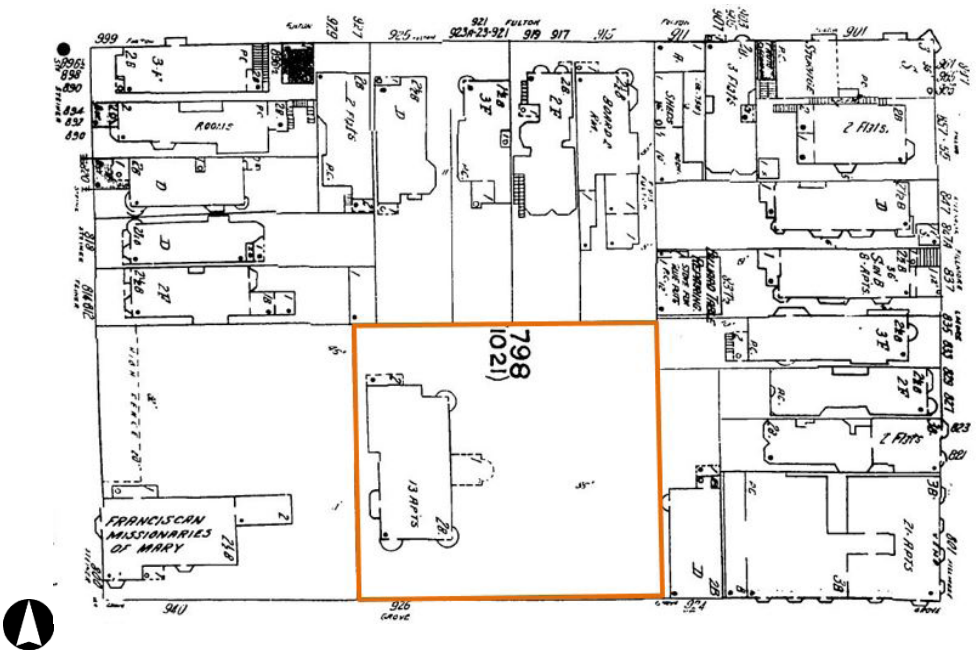

Image 9 - 1950 Sanborn fire insurance map. Subject property indicated with orange rectangle. San Francisco Public Library. Edited by Page & Turnbull.

Following conversion of the building to apartment use, periodic repairs were undertaken over the following three decades. Of note, a permit for repair due to fire damage was filed in 1954. Work appears to have been focused at the rear of the building near the service stairs which were rebuilt according to the permits. Several months after the fire and repair work, a collapsible ladder was installed on an existing fire escape. In July 1971, electrical and plumbing work was performed, however, the exact locations of this work were not provided on permits filed. Additionally, a fire escape balcony and drop ladder was installed from the kitchen to what was at the time considered apartment #9. Two decades later, the building was reroofed in 1993, which preceded the installation of a new iron fence over the existing retaining wall along Grove Street in 1995. An entrance stair handrail was installed by owner Philip Anselmo in 1998. Photographs from 1979 and 2003 indicate these changes.

In 1998, permits were filed to combine two units into one for the owner's occupancy. In late 1999, a permit for interior renovations was filed, however, no further details were provided. Throughout the 2000s, additional work including in-kind repair of stairway at front and addition of handrails to existing concrete stairs were permitted in response to Notices of Violation. In 2007 a permit was filed to provide for a new underground parking garage and a residential elevator in the building. These alterations do not appear to have been completed. Additionally, in 2010, a permit was filed for a kitchen and bathroom remodel in all existing units. This permit preceded a 2011 permit for repair of lath and plaster in units 6 through 11. The most recent permit filed in 2016 proposes remodeling of floors 1, 2, and 3 to provide new bathrooms and kitchens for units as well as new doors and partitions. These alterations do not appear to have been completed by the time of Page & Turnbull's site visit in May 2017.

Image 10 - 1979 photograph of 930 Grove Street. Photograph by Max Kirkeberg. Max Kirkeberg Photograph Collection, San Francisco State University.

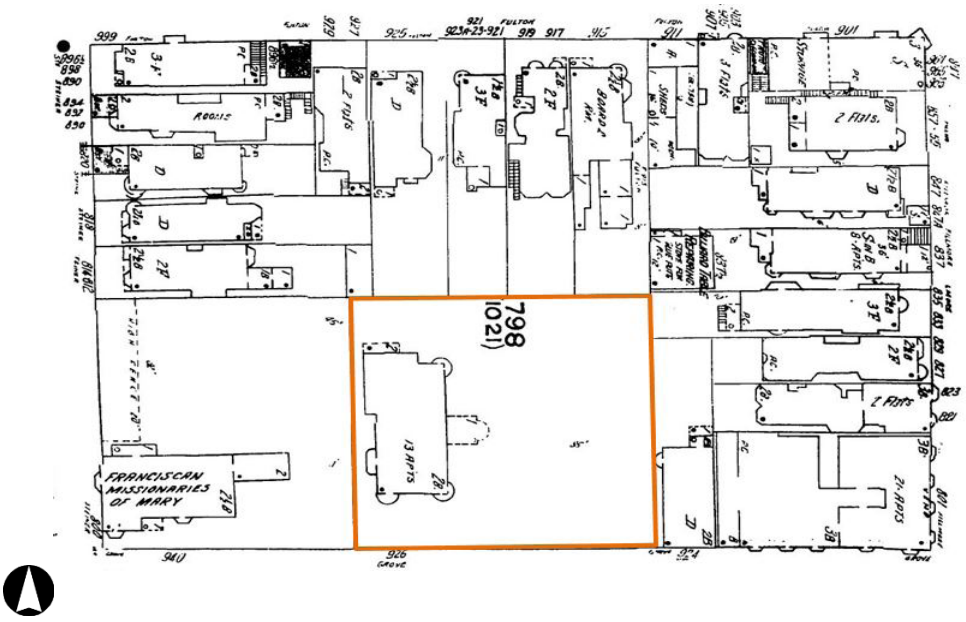

Image 11 - Ca. Mid-1990s Sanborn fire insurance map. Subject property indicated with orange rectangle. San Francisco Planning Department. Edited by Page & Turnbull.

Image 12 - 2003 Photograph of east façade of 930 Grove Street prior to the completion of the neighboring building at 926 Grove Street in 2004. Photo by Max Kirkeberg. Kirkeberg Photograph Collection, San Francisco State University.

Image 13 - Aerial imagery of subject property with approximate, current parcel boundary indicated with orange dashed-line. Google Earth, Pro, 2017. Edited by Page & Turnbull.

SUMMARY OF ALTERATIONS

The following list of alterations was compiled from available permit application records on file at the San Francisco Department of Building Inspection.

DATE	PERMIT APPLICATION #	OWNER	PROFESSIONAL	WORK COMPLETED
11.20.1943	73651	Home Owners Loan Corporation (HOLC)	Vincent Buckley, Architect DeLuca & Son Contractor	Alterations to provide 13 apartments.
12.29.1954	171011	Joseph Havel	Leonard Salomon	Repair fire damage only: Rebuild rear service stairs Repair roof Repair damaged plaster Replace broken glass Repair Wiring Other work to be omitted by this contractor, painting by owner.
4.20.1955	172142	Joseph Havel	Department of Public Works, SF.	One collapsible ladder on one existing fire escape.
7.21.1971	357190	Joseph & Anna Havel	Locke McCorkle	Electrical and plumbing work to be performed.
7.13.1971	399161	Joseph & Anna Havel	Patterson & Elvin/ Locke McCorkle	One fire escape balcony and drop ladder from Kitchen at Apartment #9
1.11.1973	417431	Dr. Richard Havel	The Lawson Roofing Co.	Tear-off built-up roofing around perimeter of sloped roof. Install new built-up roof system. Same to consist of one layer base sheet, one layer fiberglass ply sheet and one layer SBS mineral surfaced modified bitumen cap sheet.
8.23.1993	9314471	Dr. Richard Havel	The Lawson Roofing Company	Tear-off built-up roofing around perimeter of sloped roof. Install new built-up roof system. Same to consist of one layer base sheet, one layer fiberglass ply sheet and one layer SBS mineral surfaced modified bitumen cap sheet.
3.6.1995	9503208	Philip Anselmo	Roberto Umanzor Reconstruction	Install new iron fence over existing retaining wall.

DATE	PERMIT APPLICATION #	OWNER	PROFESSIONAL	WORK COMPLETED
9.17.1997	9718296	Philip Anselmo	By owner	Install entrance handrail on stairs with returns 34" to 38" above nose of tread.
1.13.1998	9900842	Philip Anselmo	John Goldman, Goldman Architects	Combine 2 units in building into 1 unit for the owner's occupancy. Remove refrigerator and cooktop in 1 unit. Demolish 1 wall, add French double door in its place.
12.31.1999	9927349	Philip Anselmo	Goldman Architects	Interior renovation presumed-no description provided on permit application. $1,000,000 estimated cost.
5.19.2000	200005190435	Philip Anselmo	Goldman Architects	Add handrails to 2 existing concrete stairs in the yard of 926 Grove Street to eliminate Notice of Violation number 199705639 and to get an inspection that the handrail work has been completed.
4.19.2002	200204194381	Philip Anselmo	By owner	6 vinyl flooring, trim, sprinkler extension to under deck, paint bath trim. Description partially legible.
11.2.2006	200611026767	Phuong Pham	TBD	In-kind repair of stairway at front, replace one stringer. To comply with NOVs 200672194, 200450917, 200671344.
1.9.2007	200701091347	Phuong Thanh Pham	Goldman Architects	Provide new driveway access to new underground parking garage. Provide elevator-residential. Provide ne stair (modify existing) to new garage. Comply w/ violation/ complaint 200671344, issued 14 Jul 06.
5.1.2007	200706010116	Phuong Pham	Owner/not listed	Renew application for 200611026767.
5.25.2010	201005202917	Phuong Thanh	Shek's Construction	Remodel (E) kitchen and bathroom at all units. No window + no door + no wall work on this permit. Kitchen: at least 50 % high-efficacy lighting. Bathroom: High-efficacy of occupancy sensor control. No change to exhaust system.

DATE	PERMIT APPLICATION #	OWNER	PROFESSIONAL	WORK COMPLETED
4.6.2011	201103252878	TP Pham LLC (Phuong Pham)	Shek's Construction	Repair Lath and plaster in units 6 through 11. Repair units cracked ceiling. To comply NOV 201079911. Revision to Application 201005202917; modify and relocate bathroom fixtures within same space per plans.
3.2.2016	201601268022	Phuong Pham	Shek's Construction and Goldman Architects	Remodel Floor 1, 2, 3. Remove doors, non-bearing partition walls, bathroom and kitchen fixtures, furnishings and equipment. Construct new doors, partition walls, bathroom and kitchen equipment. All bathroom and kitchens are new. No change to egress, occupancy type, or gross square footage of the building.

PHYSICAL DESCRIPTION

SITE AND PROPERTY

930 Grove Street (block/parcel 0798/031) is located at approximately mid-block on the north side of the 900-block of Grove Street. The subject parcel contains 12,006 square feet within an irregular footprint. This parcel was historically parcel 009 within the subject block and was generally rectangular in plan. Following subdivision of the parcel in 2000, the parcel was assigned a new number and resulting shape.

The parcel fronts Grove Street at the south property line and features a stepped, masonry retaining wall with granite steps and an iron fence with entry gates along its street frontage. The retaining wall appears to be constructed of concrete, scored to mimic coursed ashlar stone. A surface application of concrete (partially extant) provides the appearance of rusticated or quarry-faced stone. The existing iron fence was installed in the mid-1990s and replaced a non-historic chain link fence that appeared in a photograph of the property form 1979. Originally, the retaining wall featured a similar iron fence based upon historic renderings of the property from the time of the subject building's construction.

The subject building is situated adjacent to the west property line and is set back from the street; the building is located centrally within the parcel with regard to front and rear setbacks. Paved-concrete paths around located around building and separate each façade from the lawn area of the subject site. The site features a sloping topography that descends toward the east, thus the subject building is situated at the highest elevation within its parcel.

Image 14 - Retaining and adjacent sidewalk located along south, street-fronting property line. Looking east.

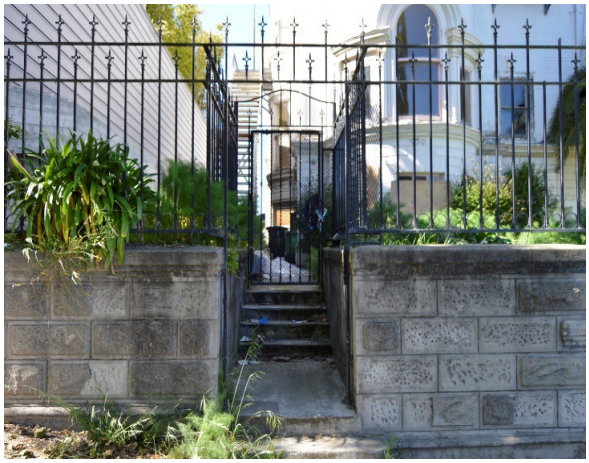

Image 15 - Side entryway with iron gate near west property line. Looking north.

Image 16 - Main entry steps with replacement railing and iron gate. Looking north.

Image 17 - Typical scored concrete with applied rustication on retaining wall along Grove Street. Looking north.

Image 18 - Northeastern lawn area of subject lot. Topography slopes downward towards east, indicative of historic site condition. Looking north.

Image 19 - Iron fence along west property line towards rear of subject lot. Looking north.

EXTERIOR

930 Grove Street is a two-story-over-basement residential building design in 1897 by the prominent San Francisco-based architectural firm Martens & Coffey. Originally designed as a single-family residence, the building was altered in 1943 to contain thirteen apartment units during U.S. Government's wartime occupancy of the building which lasted until 1945. These interior alterations appear to have minimally impacted the exterior of the building with respect to its original design. Although fronted to Grove Street, the primary façade of 930 Grove Street is oriented eastward toward downtown San Francisco. As designed in 1897, the subject building was situated on hill topography that sloped downward toward the east and provided an expansive open space to the east of the subject building. Additionally, 930 Grove Street was built on a generally rectangular plan and features a curved bay at the southwest corner, and projecting, turreted bays at the northeast and southeast corners of the building. Toward the northwest portion of the building, a rectangular volume juts out slightly from the main volume. At this the location, the building features a squared, northwest corner, without a projecting bay.

Martens & Coffey employed Classically-influenced features and details at 930 Grove Street such. Such features include: the building's pedimented primary façade; entry portico with coffered ceiling; Palladian windows; bracketed, arched pediments above select windows; Corinthian and Ionic columns and pilasters; modillion cornice with egg-and-dart and dentil detail. The building's robust ornamentation serves as part of a hierarchical division of material and architectural detail that extends from the basement level through the second-story-above-basement. Materials and elements of design and detail extend from the primary east façade to the south façade and north façade. The northern two-thirds of the west façade and north façade's western half are restrained in detail when compared to other facades. Considering the building's fenestration, all windows appear to be one-over-one, single- or double-hung with wood sash. Such windows will be referred to as standard windows throughout this description. Non-standard windows will be described in further detail throughout this description. Of additional note, windows set into curved bays at the subject building typically feature curved glass.

Exterior cladding at 930 Grove Street is differentiated between the exposed basement and above-basement levels. The basement level is visible at most exterior locations around the building. At the base, a concrete water table is scored to mimic coursed ashlar stone. The water table is capped by simple molded coping. Above the water table, the basement level is clad with channeled wood siding that mimics the appearance of banded or rusticated masonry. This basement level cladding material wraps around the entire building, including projecting bays. At each bay, the channeled siding mimics voussoirs and keystones above windows within the turreted bay. The basement level is capped by a molding beltcourse with egg and dart trim. At the first- and second-story-above-basement, painted horizontal wood siding is used as the primary cladding material. The second story terminates with a molded architrave that sits beneath a molded frieze and robust, overhanging cornice ornamented with modillions, egg-and-dart, and dentils.

Image 20 - Typical cladding hierarchy of scored concrete water table and channeled wood siding at basement level; horizontal wood siding at first story and second story.

Image 21 - Scored concrete water table at base of projecting bays.

Image 22 - Channeled wood siding with voussoir and keystone channeling as found on projecting bays.

Image 23 - Classically-influenced ornamentation representative of that utilized along much of the exterior.

PRIMARY (SOUTH) FAÇADE

The primary south façade is oriented to Grove Street and spans three bays in width including a west circular bay that projects southward from the façade; a central planar bay; an east turreted bay at the southeast corner. Corinthian pilasters flank the west bay at the first and second story. The basement level features three standard windows spaced evenly within the west bay and a single standard window adjacent (west) of to a flush wood door within the central bay. The west bay also contains three, evenly spaced standard windows as basement level, however, two of these windows are visible at the primary façade, and the third along the east façade.

Image 24 - Primary (south) façade. Looking north from Grove Street.

At the first story, the west bay features a Palladian window with a central, arched, double-hung wood-sash window. The large center window is flanked by fixed-sash, single-lite windows. Each individual window with the Palladian arrangement is set into a molded wood surround. Outer windows feature denticulated lintels and are flanked by decorative columns. The central window is capped by an arched lintel with a scrolled console at its peak. The central bay features a single standard window set into a simple wood surround. The east bay features three standard windows spaced evenly around the turreted bay at the first story; one-third of the window arrangement is visible along the east façade, and the remaining portion from the east façade.

Image 25 - Palladian window within curved bay at first story. Primary façade, looking north.

Image 26 - Standard window (boarded-over) within turreted bay at basement level of primary façade. Looking north.

At the second story, the west bay contains three standard windows set into separate surrounds. Each window is aligned vertically with a portion of the Palladian window at the second story below. Additionally, each standard window is set into a molded surround with denticulated sill, molded lintel, and egg-and-dart molding framing the surround. The central bay of the second story contains a single standard window aligned vertically with that of the first story. This window is adjacent to a small fire escape balcony mounted to the south façade. To the east of this window a similar arrangement of three individual standard windows with slightly wider spacing is located in the east, turreted bay. These windows feature similar molded surrounds and detail to those in the east bay of the second story. Immediately above the windows of the second story, the building's molded architrave, freeze, and projecting cornice wrap around the projecting curved bays and planar bay. Above the cornice, the south eave of the hipped roof is visible. An arched dormer with decorative surround, and denticulated lintel is centered with the eave. A metal chimney chute is located directly east of the dormer window.

Image 27 - Curved bay along primary facade with three, standard windows at second story. The building's ornate cornice wraps around this corner of the project before terminating along the west façade. Looking north.

Image 28 - Second story and south eave of hipped roof with arched dormer along south façade. Looking north.

WEST FAÇADE

The west façade is five bays in width and faces the neighboring property and residence at 940 Grove Street. Fenestration along the north façade is varied and irregular in comparison to the opposite east façade. The three northernmost bays are restrained in ornamentation and detail compared to the two southernmost bays. The northernmost bay at the northwest corner of the building is not fenestrated at the basement or first story levels. The second to northernmost bay features a dugout basement or cellar entrance with a concrete retaining wall. This entrance is set beneath a wood staircase with balustrade that rises from a dugout path way that runs along the west façade a slightly below grade-level to a recessed landing and entry at the first story. A standard with covered with boards is located to the south of the landing stairs in the central bay. In the second to southernmost bay, wood supports extend from the base of an overhanging bay window at the first story to the dugout path. Two additional standard windows are located at the basement level at this location. The southernmost bay contains a single door or door opening that was boarded over during the site visit.

Image 29 - West facade viewed from Steiner Street. Looking east.

Image 30 - Dug-out basement access at northwest corner of building. Looking northeast.

Image 31 - Jut-out volume at northwest corner of building. Windows of second story shown. Looking northeast.

At the first story, the west face of the north façade's first story projecting addition is visible. The westernmost bay of the west façade is not fenestrated. The second to westernmost bay features two standard windows; the first smaller window is set into a simple surround with apron, the second larger window features a molded lintel and sill, matching other wood windows within the projecting volume of at the northwest corner of the building. To the south of these windows, the bay terminates with a recessed entry and landing accessed by a wood staircase with balustrade that extends from the path adjacent to the west façade to the first story A small standard window is located within the landing space, while a door opening is boarded over with plywood.

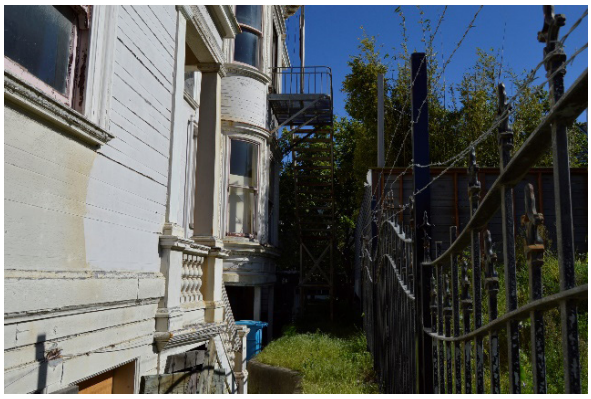

Image 32 - Fenestration indicating interior staircase along west façade. Looking east.

Image 33 - Wood stairs at secondary side entrance along west façade. Looking north.

The central bay features a single standard window at the first story. The second to westernmost bay features a curved, projecting bay that varies from other projecting bays around the building. At the first story, the bay features three standard windows set into ornate surrounds with similar detail to those along the primary façade. The below these windows, the bay's base is wrapped with paneled wood and egg-and-dart trim. To the west of this bay, the southern-most bay is not fenestrated. A portion of the fire escape attached to the west façade passes over this portion of the west façade.

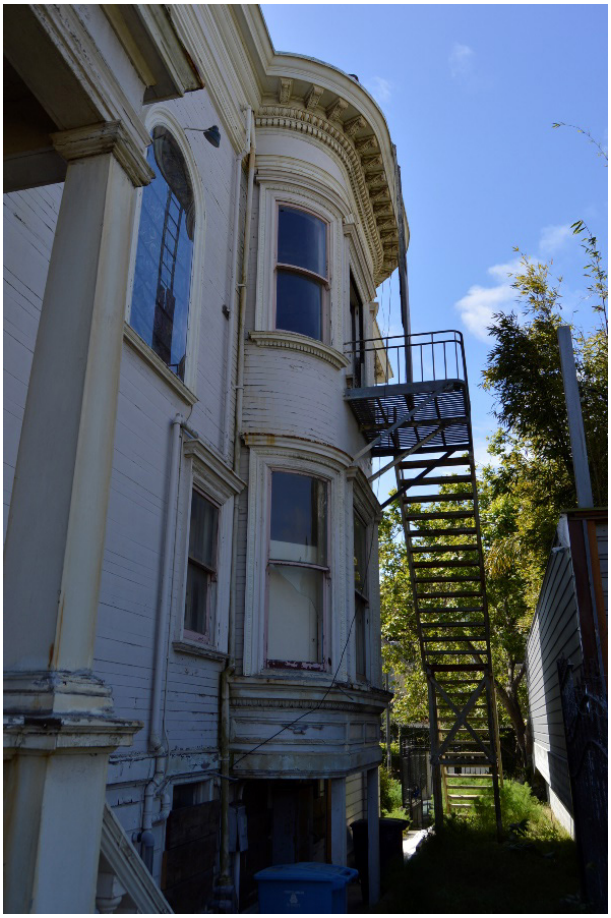

Image 34 - Two-story, projecting bay at west facade and attached fire escape. Looking south from location of side staircase.

Image 35 - Wood staircase with turned balusters and concrete-paved, dug-out pathway adjacent to west façade. Looking south.

Image 36 - Paneled base of project bay with egg-and-dart detailing. Looking north.

At the second story, the northernmost bay features two side-by-side standard windows and a third standard window further southward. The second to northernmost bay features three standard windows that indicate the interior location of a staircase given their diagonal arrangement. Each window, except the uppermost, has a molded sill and lintel. The uppermost window is set into the architrave running along the top of the second story and appears to extend into the cornice slightly. The central bay is fenestrated with an arched stained-glass window shielded by interior and exterior plexiglass (located between the first and second story (the location of an interior stair landing), and a standard window with molded sill and lintel. To the south, the aforementioned projecting bay contains a similar arrangement of windows at its second story, however, the center window has been boarded over. This window is accessible by and provides egress to a metal fire escape and landing that extends from the second story to ground level. A metal latter also extends from this fire escape to the building's roof top dormer aligned directly above the project bay on the building's roof. To the west of the projecting bay, a small standard window is set into the west façade. The west façade terminates with a Corinthian pilaster that extends from the first story through the second.

Image 37 - Fenestration indicating interior staircase along west façade. Looking east.

Image 38 - Stained-glass window at center of west façade. Looking east.

Returning to the north end of the facade, a small standard window and additional adjacent standard window with molded lintel and sill are set into the west façade. Above the second story, the west façade features a similar architrave and frieze as seen on other façades. The ornate cornice seen at the primary and south façades extends to the west façade, and wraps around the projecting bay where it then terminates. The hipped eave above the west façade features a brick chimney chute and smaller metal chimneys within the projecting northwest volume. Similar metal chimneys pierce the hipped roof of the main volume's west eave around the location of the arched dormer located directly above the west façade's projecting bay. The dormer window is similar in dimension and material to that of the primary façade.

NORTH FAÇADE

The north façade is four bays wide and faces a rear yard space between the subject building and its north property line. The east bay is contained within the northeast turret. At the basement level, the east bay contains two standard windows set into channeled wood siding similar to the aforementioned basement level windows within other curved or turreted bays. The second to easternmost bay contains a door opening that was boarded over during the site visit. Directly east of this bay, the second to westernmost bay extends northward within the projecting rectangular volume of the building. This east face of this bay contains one standard window; the north façade is not fenestrated otherwise at this location. The westernmost bay features two standard windows at basement level that are located beneath an overhanging rear addition.

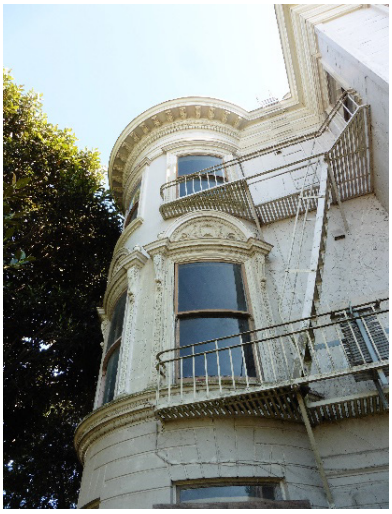

Image 39 - East, turreted bay of north façade. Looking south.

Image 40 - Central bays of north façade. Looking south.

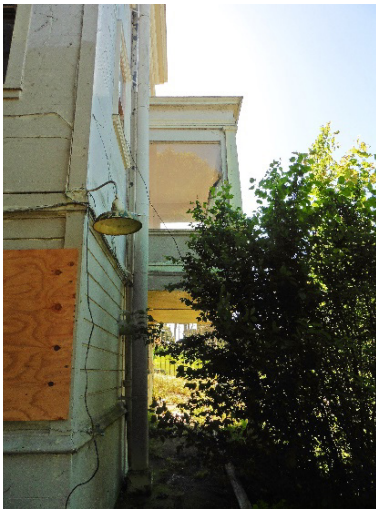

Image 41 - Rear, projecting addition at west bay of north façade. Looking west.

At the second story, the east, turreted bay contains three, evenly-spaced standard windows with ornate surrounds, and bracketed lintels with urns that flank arched pediments with inset cartouches. To the west of this bay, the first story is not fenestrated in the second to westernmost bay. A fire escape landing and ladder are attached to the façade at this location. The second to westernmost bay features a single standard window. The west bay features a projecting boxed bay addition supported by wood posts. The boxed bay is fenestrated on three sides including: single-lite, fixed-sash windows on its east and west sides; two, single-lite windows divided by a central mullion and set beneath louvered transoms along its north side. The bay is capped with a flat roof and trimmed with molded wood.

Image 42 - Basement level at north facade and wood posts supporting rear, projecting addition above. Looking south.

Image 43 - Rear, projecting addition with glazed sides and louvered transom. Looking south.

At the third story, the east, turreted bay contains three evenly-spaced, standard windows. The previously noted metal fire escape extends from the westernmost of these windows to a second story landing and to the roof above with a ladder at the second to easternmost bay. The second to westernmost bay contains one standard window. The west bay is not fenestrated at the second story. At the cornice line, the rich ornamentation of the primary and south facades continues around the turreted bay at the northeast corner of the building and terminates at the second to easternmost bay. At that location the cornice, frieze, and architrave continue along the north façade with a relatively simplified molding profile.

EAST FAÇADE

The east façade is five bays wide and spans three stories in height including the exposed basement level. The primary façade is generally symmetrical in terms of its form and fenestration. The southernmost bay of the east façade contains a portion of the projecting turreted bay at the southeast corner of the building. At basement level, three evenly standard windows (two of which are visible from the east façade) are located within the turreted bay and wrap around the bay with spaced evenly. The second to westernmost bay features a single casement window adjacent to a slight just out adjacent to the southern portion of building's main entry staircase. The central bay is recessed beneath the central staircase and is not visible from most perspectives. To the second to northernmost bay is not fenestrated. The northernmost bay, in similarity to the southernmost bay, features a turreted volume with standard windows at basement level. At the first story, the south bay features three evenly-space standard windows set into ornate surrounds with bracketed, arched-pediments similar to those described previously. A plaster motif with wreath and cornucopia is set into each pediment. The second to southernmost bay features a standard window with arched pediment and ornate trim similar to those of other standard windows along the east façade. This window is flanked by Corinthian columns that are paired with two overlapping Corinthian pilasters.

Image 44 - Projecting, turreted bay at south bay of east facade (similar to north bay). Looking west.

Image 45 - Central bay of east facade with portico and balcony adjacent to recessed main entrance. Looking north.

Image 46 - Second to southernmost bay adjacent to central bay (similar to opposite bay north of central bay). Looking west.

Image 47 - Pedimented central bay and Classical ornamentation along east façade.

Image 48 - Typical ornate surround and bracketed pediment for standard windows on projecting bays.

Image 49 - Double-hung window with arched upper-sash and extended apron with cartouche. Windows of this type flank the central, second-story balcony entrance.

These elements extend from the base of the first story through the second story. The central bay contains the building's recessed main entrance. The entrance is comprised of a paneled wood door set into a recessed frame, with stained glass upper-lite, flanked by sidelights glazed with curved glass. Colored marble panels are located directly beneath each sidelight. The door frame and paneled wood wall are trimmed with Classical details including dentils, volutes, and an arched transom (not glazed). The recessed entrance is flanked by Ionic column which are paired with Ionic pilasters. These Ionic columns are located at the threshold or joining point of the main volume and the building's grand main entry staircase and portico. The floor of the entry is paved with a combination of marble and tile with a geometric pattern. The second to northernmost and northernmost bays mirror the southernmost and second to southernmost bays in terms of material and fenestration.

Image 50 - Recessed main entrance with paneled wood door with leaded-glass upper lite; wood surround, trim, and paneling.

Image 51 - Boarded-over single-lite, curved glass window and classical detailing at main entry.

Image 52 - Colored marble inset into wood paneling at main entry.

Image 53 - Inlaid tile floor and marble step adjacent to main entry door.

At the second story, the southernmost bay features a similar arrangement of standard windows relative to the first story, however, second story windows within each turreted bay are set into let ornate wood surrounds that do not feature a curved parapet or other ornate embellishment. The second to southernmost bay features double-hung wood sash window with an arched top sash. This window features an extended apron with an inset-winged cartouche. The Corinthian capitals of flanking columns are located adjacent to the window on both sides. The central bay features double-door with transom flanked by standard windows. This doorway provides access to the second story balcony above the portico at the first story. The balcony features a wood balustrade that wraps around the curved cornice of the portico. The second to northernmost and northernmost bays mirror the southernmost bays at the second story. A pediment with an oxeye window within its tympanum is centered above the façade. The pediment is flanked by arched dormers, similar to those described along the east and north facades.

Image 54 - Stairs to entry (south side) at portico on east façade. Looking north.

Image 55 - Stairs to entry (north side) at portico on east façade. Looking south.

Image 56 - Stepped stair wall and base of portico with recessed access to basement.

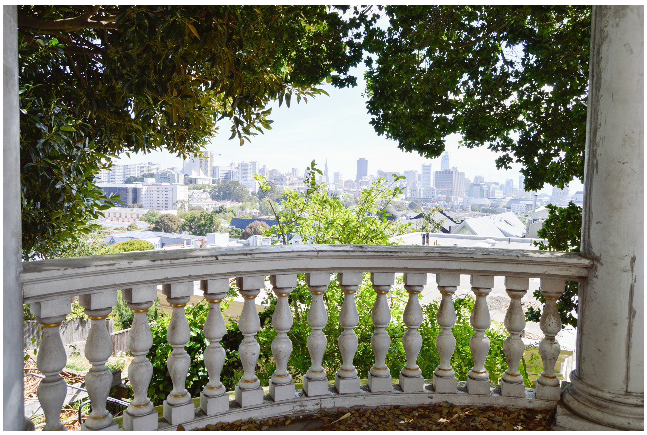

Image 57 - Wood balustrade with turned balusters along portico. Facing east from portico landing.

INTERIOR

As detailed previously, 930 Grove Street was originally designed as an expansive, opulent mansion with a heavily ornamented exterior and an interior finished with high-quality materials throughout. Page & Turnbull visited the site and documented interior condition within the first and second story. Features of the interior that appeared to be historic in nature are included below in the Character-Defining Features section and are organized by level. Beyond these character-defining features, much of the interior of the building has been altered, including the relocation or complete removal of partitions at each residential story. A summarized interior description is provided below.

1st Story

The first story contains a central entry lobby and grand stair case. Although original wood materials were repainted ca. 1943, and apparently repainted at a later date, the lobby is generally intact with respect to its original design. The lobby retains parquet wood floors with dark wood inlays,; fireplace with marble mantle and hearth; wood staircase with paneled sides, spindles, and railing; a coffered ceiling; wood door surrounds; wood baseboards, and an Ionic column and pilasters located at the base of the staircase and adjacent to the entry door..

The southeast parlor retains wood baseboards, hardwood flooring, and paneling below windows within the curved bay. Windows retain wood surrounds. Additionally, this room retains a plaster ceiling medallion. This room, as with other rooms throughout the first story has undergone previous alteration including installation and removal of kitchen appliances related to apartment use. A historic wood pocket door is present between the southeast parlor and the adjacent northeast room. The opposite northeast parlor retains similar features to the southeast parlor including hardwood flooring, intact wood paneling, and coved ceiling.

The southwest room retains a pair of wood built-in cabinets with arched niches along its west wall. The northeast room also contains a fireplace wood mantel, inset mirror, and hearth opposite the built-ins and a door with bracketed lintel and molded wood surround. The hardwood floors feature inlaid wood. The project bay of west facade is adjacent to and accessible from the southwest room. Its floor has been relaid with linoleum tile, but retains interior wood paneling.

At the northwest corner, the similar conditions are present. Doors and windows retain their wood surrounds while plastered wall are intact. A secondary rear staircase, part of the former service wing or kitchen area of the house retains wood railings, wood paneling, and additional wood trim.

2nd Story

The second story presents generally less intact conditions compared to the first story. Although staircases that lead to the second story in large part retain historic materials, the rooms of the second floor have been stripped down to wall studs at most locations. Several wood paneled doors are detached from their frames and remain in several rooms, however, their exact location of original installation is not known. Windows within round projecting bays at the northeast, southeast, and southwest corner of the building retain their paneled bases just above the floor and appear to retain wood-sash windows at all locations. In some cases, curved glass has been replaced by divided lites such as in the northeast turreted bay. Floors in most room are hardwood. The hallway spaces of the second floor are generally intact with plaster walls, wood baseboards, and simple molded chair rails. The rear service hallway features a bracketed lintel and intact plaster ceiling medallion.

The central east room, directly to the second story balcony along the east facade, is the most intact room of the second story. Wall studs are partially exposed with plaster wall surfaces intact, while wood trim around windows, doors, and wood baseboards are largely intact. This room also contains an intact plaster ceiling medallion.

The northeast room, directly north of the central east room, retains a fire place with a non-historic tiled mantel. Walls are stripped to the studs excepting paneled wood beneath windows in the turreted bay. The southeast room retains a fireplace with a historic mantel that features a mirror above.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms of form, proportion, structure, plan, style, or materials. The character-defining features of 930 Grove Street include:

<u>Site</u>

- Rusticated concrete retaining wall along Grove Street property line with entry steps.

Exterior

- Freestanding, two-story-over-basement massing with attic;
- Wood frame construction set on a concrete foundation with scored surface;
- Generally rectangular plan with prominent curved or turret bays at southeast and northeast corners;
- Hipped roof with several arched-roof dormer windows and pedimented east cross gable;
- Richly ornamented Classical Revival style, featuring the following: molded concrete water table; molded wood frieze and cornice with dentils, scrolled modillions, and egg and dart detail; composite columns and composite pilasters;
- Wood sash windows of several varieties, typically double-hung with ogee lugs;
- Turrets featuring tripartite and Palladian windows with richly ornamented trim, including the following: surrounds with egg and dart detail; denticulated sills; segmental pediments with wreath detail console bracketed lintels and urn shaped pinnacles; decorative paneled aprons with cartouches; and colonettes;
- Balanced fenestration along primary façade and south façade with irregular fenestration along west and south facades;
- Masonry chimneys at center and northwest corner of hipped roof (secondary significance as noted on attached diagrams);

Basement Level

- Channeled wood siding at basement level, designed to appear as rusticated stone along turreted bays;
- Massive entry stairways with side walls leading to portico;

1st Story

- Flush, horizontal wood siding cladding the first and second stories;
- Curved portico entry and landing, featuring Ionic columns, entablature with egg and dart detailing, modillions, wood balustrades, coffered ceiling;
- Ornate flooring and stone step in front of main entrance;
- Wood framed entry door with leaded glass window, richly ornamented wood surround with windows and inset marble panels;
- Rear sunroom addition (constructed within period of significance, although windows and louvers appear to be replacements);
- Recessed side entry at west façade with pilasters and pier;
- Additional wood entry steps and side walls;

2nd Story

- Arched stained glass window at west façade with lead caning (between 1st and 2nd story);
- Balcony with curved, wood balustrade above Portico at 1st story;

Interior

1st Story

- Coffered entry ceiling with dentil details;
- Paneled wood wainscoting in entryway, stairway, and hallways;
- Engaged pilasters above wainscoting in entry lobby, and built-in bench
- Main staircase and wood railing;
- Additional wood staircases with turned spindles and wood railings;
- Parquet wood floors in several locations in interior, including most of first story, portions of which feature dark wood inlay in various geometric patterns;
- Several intact plaster ceiling medallions;

- Decorative scrolled modillions and arches above hallways.
- Coved ceilings (in some instances, wall studs retain cove profile although plaster has been removed);
- Original wall locations;
- Wood baseboards;
- Fireplaces with ornate mantels and surrounds;

2nd Story

- Molded main door surrounds with bracketed entablature above;
- Fireplaces with ornate mantels and surrounds;
- Paneled wood doors (select doors retain brass hardware and hinges);
- Panels underneath windows;
- Wood baseboards;
- Main staircase and wood railing;
- Additional wood staircases with turned spindles and wood railings;
- Wood flooring
- Intact plaster ceiling medallions
- In some cases wall studs retain cove ceiling profile although plaster has been removed;
- Original wall locations.

The above-listed character-defining features are further detailed and categorized on attached Significance Diagrams. Please see Appendix.

EVALUATION OF SIGNIFICANCE

SUMMARY OF SIGNIFICANCE

930 Grove Street, historically addressed 926 Grove Street and known as the Koster House, has been assigned a Historic Resource Status of A-Historic Resource Present by the San Francisco Planning Department. The residential building is listed as a contributing property to the Alamo Square Landmark Historic District for its association with the historic development patterns that define the blocks in the vicinity of Alamo Square Park. Designed by the prominent San Francisco architectural firm, Martens & Coffey, for original owner John L. Koster, the 1897 Classical Revival building was among the firm's most significant residential commissions, and at the time of its construction, among the most prominent of architect-designed residences to embrace Alamo Square. In addition to being a district contributor, 930 Grove Street was noted in the Junior League of San Francisco's *Here Today,* and assigned a rating of 5—the highest rating level— in the Department of City Planning's 1976 Architectural Quality Survey. For additional details regarding the Alamo Square Landmark District please refer to the following section.

Per the request of the San Francisco Planning Department, Page & Turnbull has provided an evaluation of the property for individual eligibility to the California Register of Historical Resources. The following section examines the eligibility of 930 Grove Street for individual listing in the California Register of Historical Resources:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1

930 Grove Street does not appear eligible under Criterion 1 (Events) as an individual resource. The property as an individual resource is not clearly associated with the development of the Alamo Square neighborhood, which is conveyed through numerous contributors to the Alamo Square Landmark District. Although the property retains to a high degree, character-defining exterior features, and to a more limited degree interior character-defining features, the subject property on the whole does not reflect historic conditions of the site present between 1897 to the 1920s. During

that period, the subject property was constructed for and owned and occupied by its original owner, John L. Koster. The entirety of Koster's ownership falls within the period of significance of the Alamo Square Landmark District; 1870s to 1920s. The formation of the district and its overall character during its period of significance are no longer clearly present at the subject property due to changes within the lot surrounding the building and a loss of historic setting to the property's immediate east.

In 1923, following the two-decade period in which the subject building was used as a single-family residence by Koster and family, the Orthodox Jewish Community, and subsequently the Jewish Educational Society, acquired 930 Grove Street for use as the Jewish Community Center between through 1929. Although this use adds an important aspect to the building's history and occurred within the period of significance of the Alamo Square Landmark District, the building's use as the Jewish Community Center was not related to the organization's establishment, and was of short duration compared to other uses of the building. In terms of association with this brief period, the building's significant architectural design (discussed in Criterion 3) did not change as a result of the Center's ownership based upon available records. The east-half of the site (location of present-day 926 Grove Street, built 2004) was the site of an athletic field or court that appeared on 1938 aerial photography but was not documented on subsequent Sanborn map. The subject property on the whole does not remain well associated with the Center's use due to later alteration of the subject building and the lot surrounding it; specifically the eastern portions of the lot. Concerning the building's use as temporary, government-occupied military housing between 1943 and 1945, such use occurred beyond the period of significance for the Alamo Square Landmark District. Although building permits indicate that this use was directly related to conversion of the building into apartments in 1943, this use does not remain effectively represented within the building due to subsequent alteration. Beyond these factors, no events with particular significance to the history of San Francisco, California, or the Nation are known to have occurred at 930 Grove Street. Therefore, 930 Grove Street does not appear eligible under Criterion 1.

Criterion 2

930 Grove Street does not appear eligible under Criterion 2 (Persons) as an individual resource. John L. Koster was a prominent industrialist who founded the California Barrell Co. in 1881. Koster's business interests and social connections brought him into the same circles with elite entrepreneurs and business in San Francisco by the 1890s. Although Koster's company, and later interests in viticulture at Mt. Hamilton Vineyard are worthy of consideration for their historic significance, 930 Grove Street itself does not appear to have played a direct or otherwise significant role in Koster's professional achievements. Therefore, 930 Grove Street does not appear eligible under Criterion 2.

Criterion 3

930 Grove Street appears eligible under Criterion 3 (Architecture) as highly artistic example of a Classical Revival residential building, designed by master architects Martens & Coffey. The period of significance for this Criterion is 1897, the year of the building's construction. The subject property was designed by the San Francisco-based firm of Martens & Coffey for original owner John L. Koster. Martens & Coffey came to prominence in San Francisco during the early 1890s, and were among the most prolific residential designers of houses around Alamo Square, with at least eight confirmed commissions as noted previously. The firm continued in operation during the first decade of the 1900s before each architect pursued individual practice. Alfred I. Coffey briefly served as San Francisco City Architect between 1910 and 1912 while Martens shifted his focus toward Mission Revival- and Mediterranean Revival-style designs. During the firm's two-decade existence, Martens & Coffey produced over forty residential buildings, most of which were commissioned in the Western Addition, Cole Valley, and the Mission. In addition 930 Grove and additional residences which contribute to the Alamo Square Landmark District, the firm served as supervising architects for St. Boniface Church (San Francisco Landmark 172) and remain well-known for their design of the Stanyan Street Hotel (1904), an

individual resources listed in the National Register. Of the firm's residential commissions, 930 Grove Street appears to be among, if the most, important as it provides a highly-artistic example of the firm's work while contributing to a Landmark District.

930 Grove Street remains well associated with Martens & Coffey through its retention of exterior features including: cladding materials, robust Classical ornamentation around windows, ornate cornice, and pedimented east facade with portico and balcony; and select interior features including: grand entry lobby with coffered ceiling and grand staircase, wainscoting and wood paneling, coved ceiling framing. Such character-defining features are significant to the firm's 1897 design and enable the subject building to remain a significant example of both its designer's portfolio, and residential construction in San Francisco ca. 1897.

Therefore, 930 Grove Street appears eligible under Criterion 3.

Criterion 4

Evaluation of 930 Grove Street under Criterion 4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archaeological information.

PERIOD OF SIGNIFICANCE

As described in the above Evaluation of Significance, 930 Grove Street appears eligible for listing in the California Register as an individual resource under Criterion 3 (Architecture). The building's period of significance is 1897, which corresponds to the building's year of construction. Therefore, features that date to this year are considered historic, and therefore character-defining. Regarding the determination of the Period of Significance, it is the opinion of Page & Turnbull that alterations to the subject property have impaired its ability to remain highly representative of Alamo Square's historic development as an individual resource, eliminating the building's individual eligibility under Criterion 1 (Events). Further, although the building's original design is directly related to John L. Koster, an important turn of the century industrialist in the Bay Area, Koster's contributions to the history of the City, State, and Nation do not appear to rise to a level necessary to distinguish the subject building as significanct under Criterion 2 (Persons) for its association with Koster. Thus, although the subject building avoided major alteration during Koster's residency (1897-1921), its original design by Martens & Coffey, and architectural quality justify the buildings designation under Criterion 3, and its period of significance 1897.

ALAMO SQUARE LANDMARK DISTRICT

930 Grove Street is considered a contributing property to the Alamo Square Landmark District.

The Alamo Square Landmark District was designated under Article 10 of the City of San Francisco Planning Code in 1984. The Landmark District is described within the Planning Code as the following:

> The Alamo Square Historic District is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s [the District's Period of Significance]. The towered Westerfield House, the renowned "Postcard Row" with its background of the downtown skyline, and the neighboring streetscapes are as identified worldwide with San Francisco as the cable cars and Coit Tower. With a variety of architectural styles, the District is 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. Boundaries include the park, its edges, the nearby buildings rated highest on the City's architectural survey, and infill structures for rational planning. Most of the original owner-residents were moderately successful businessmen. A higher than average percentage of the houses were designed by architects,

> including a virtual cross-section of the City's better professionals. The District has always housed a varied ethnic group. With a high degree of integrity to its origins, the District clearly serves as a visual reminder of how businessman lived two to four generations ago.[24]

The District is comprised of a robust inventory of residential buildings including ca. 1870s Italianate residences, ca. 1880s Stick Style residences, Queen Anne houses of the 1890s, and turn-of-the-century Edwardian infill. These earlier buildings are joined by a smaller number of apartment blocks built after the 1906 earthquake; mainly between 1912 and 1934.[25] During the years of the Great Depression and leading into the Second World War (WWII), the district experienced no new construction. During the years of WWII, and later in the 1950s, many houses in the District were subdivided, among them the subject building, as a result of an influx of incoming residents, including a substantial number of African-American residents, and people displaced by redevelopment in the Western Addition during the late 1950s and 1960s.[26]

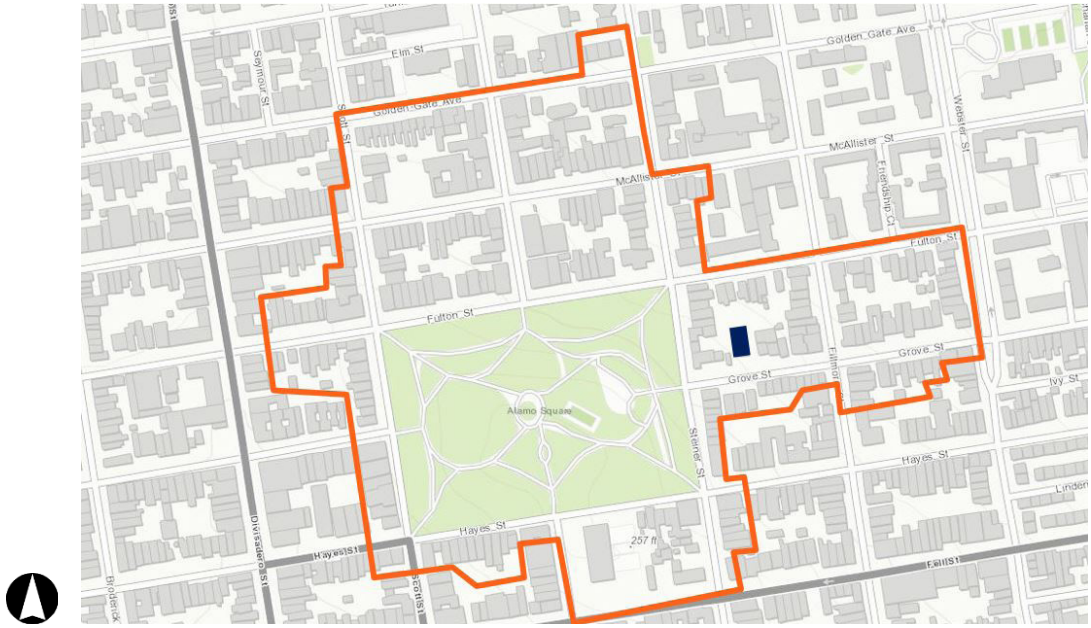

Image 58 - Approximate boundary of Alamo Square Landmark District indicated by orange line. Subject building indicated with blue rectangle. Source: San Francisco Property Information Map. Edited by Page & Turnbull.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."[27]

In order to evaluate whether 930 Grove Street retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register*

24 City of San Francisco Planning Code, Article 10. Prepared by Anne Bloomfield, *Alamo Square Historic District*, Resolution 9962, (San Francisco: San Francisco Landmarks Preservation Advisory Board, 1984), 4.
25 Ibid, 5.
26 Ibid, 6.
27 California Office of Historic Preservation, Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources (Sacramento: California Office of State Publishing, 4 September 2001) 11.

Criteria for Evaluation. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must be sufficiently intact under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

> Location is the place where the historic property was constructed.
>
> Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
>
> Design is the combination of elements that create the form, plans, space, structure, and style of the property.
>
> Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
>
> Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
>
> Association is the direct link between an important historic event or person and a historic property.

The following is an analysis of 930 Grove Street under each of the seven aspects of integrity:

Location

The subject building remains situated at its original location and therefore retains integrity of location.

Design

The subject building retains integrity of design. Although heavily altered in most interior spaces, 930 Grove Street retains most historic exterior features, its two-story-over-basement massing, hipped roof, and evidence of craftsmanship ca. 1897. These elements of the building's design enable it to remain highly-representative of the Classical Revival style and a prime example of the work of the architectural firm of Martens & Coffey. The firm's distinctive use of a variety of Classical architectural details and features remains highly-intact at 930 Grove Street. The building's tiered, hierarchy of cladding materials, rich ornamentation, and features such as turreted bays and pedimented, portico entry continue to define the 1897 building's overall form and presence on a hill top site.

Setting

The subject building does not retain integrity of setting. The subject building remains situated at its original location, however, the site surrounding the subject building has undergone alteration since the building's construction in 1897, and importantly, after the period of significance of the Alamo Square Historic District to which the subject building contributes. These changes include the reconfiguration of the east, open yard area that the subject building once looked out upon to contain an athletic field of some type. Additionally, the subject building's historic setting was further diminished due to construction of a residential building on ground that was once a portion of the subject property. Despite these changes, 930 Grove Streets retains its presence along Grove Street with a masonry retaining wall and entrance stairs which lead to the residence situated above the street. Therefore, the subject building does not retain integrity of setting. 930 Grove remains in an entirely residential area. Although the property immediately east of 930 Grove Street, addressed 926 Grove Street, has replaced ground that was historically within the subject property, the general character of the subject block and proximal street faces has not changed to a degree that significantly diminishes

the subject building's setting.

Therefore, the subject building does not retain integrity of setting.

Materials

The subject building retains material integrity. 930 Grove Street was extensively renovated through its interior in 1943, and subsequently during the late-20th century and early 2000s for use as a multi-unit residential building. Although a large amount of interior ornamentation and other period architectural features were altered or completely removed, these interior changes appear to have had a very minimal impact on the building's exterior. 930 Grove Street retains is original wood windows, curved glass within select windows; paneled wood entry door and surround; scored concrete watertable; channeled wood siding; narrow horizontal wood siding; and an array of molded wood trim, especially along its cornice, frieze, and architrave.

Therefore, 930 Grove Street retains material integrity.

Workmanship

The subject building retains integrity of workmanship. Due to the subject building's retention of extensive exterior features representation of the building's period of construction and construction practices representative of that era, 930 Grove retains integrity of workmanship.

Feeling

The subject building retains integrity of feeling. 930 Grove Street has retained its original massing, fenestration along prominent façades, and a great deal of its historic exterior features. Although no longer utilized as a single-family residence, and heavily-altered throughout several interior renovations, the building still communicates its historic design a function.

Therefore, 930 Grove Street retains integrity of feeling.

Association

The subject building retains integrity of association. Extensive alterations to the interior of the subject building has resulted in removal of most historic finishes, partitions, and architectural ornamentation, and the dimension of the subject parcel has been reduced over the course of the building's existence. Despite these changes, 930 Grove Street retains its association with designers Martens & Coffey, original resident-owner John L. Koster, and the historically significant development of the Alamo Square Landmark Historic District. The residential building's exterior retains historic massing, character-defining architectural features, and ornamentation associated with the building's period of significance 1897-1921. The building remains located in a largely residential area with a high-concentration of architect- and/or highly-artistic, builder-designed residences, representative of the decades in which the Landmark District reach its historic prime.

Therefore, 930 Grove Street retains integrity of association.

Conclusion

Overall, 930 Grove Street retains historic integrity.

CONDITIONS ASSESSMENT

CONDITIONS ASSESSMENT METHODOLOGY

930 Grove Street was visually surveyed on May 1, 2017. Weather was clear and bright, approximately 60 degrees F. Visual observation took place from the ground level on the exterior and via stairs on the interior from the basement up to the second floor. Photographs were taken of remaining architectural features throughout the exterior and interior of the building, and existing conditions data were recorded in field drawings and notes. No destructive testing, probing, or hazardous materials testing, including for lead paint or asbestos, was conducted.

Additional data collection regarding the state of the Electrical, Mechanical, Fire Life Safety, and other related Safety information was not conducted. Considerable removal of the interior finishes, fixtures, and wiring has already taken place within the building. It is understood that complete mechanical, electrical, plumbing, and life safety upgrades are anticipated with the building's reuse.

CONDITIONS DEFINITIONS

The building elements' conditions are described on a good, fair, poor rating system, defined as:

Good (G)

The building element / feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance.

Fair (F)

The building element / feature is in fair condition if either of the following conditions is present:

a. There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or

b. There is failure of a feature or component.

Poor (P)

The building element / feature is in poor condition if any of the following conditions is present:

a. The features are no longer performing their intended purpose; or

b. Features are missing; or

c. Deterioration or damage affects more than 25% of the component; or

d. The component or features show signs of imminent failure or breakdown.

Unknown (U)

The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

SUMMARY OF EXISTING CONDITIONS

A summary of the existing conditions of the 930 Grove Street property follows. Conditions are organized by major features for the Site, Exterior, and Interior. The physical characteristics of each character-defining feature is given in the Physical Description section above.

Site

- Cast and rolled steel fence: Fair
  - Areas of the fence are showing rust and modern modifications to the design, including the addition of barbed or chicken wire in some areas. Some ornamental finials are broken or missing. One section of fence has been relocated to form a high barrier at an otherwise accessible corner of the yard.
  - *The fence is not considered a character-defining feature.*
- Concrete: Poor
  - The rusticated concrete is heavily spalled, with many of the faces of the rusticated ashlar courses detached completely. Cracks are numerous, leading to out of plane movement in some areas. Landscape overgrowth and weeds peak through in many locations.

Image 59 - Typical wrought iron and the state of the concrete retaining wall.

Image 60 - Large crack in retaining wall and spalling of the rustication finish.

Image 61 - The west fence line shows the loss of many finials and the inapprpriate reuse of one broken section of fencing.

Image 62 - Close-up detail of the finals and typical rusting at the connections between fence sections.

Image 63 - Landscape overgrowth at the retaining wall.

Exterior

- Concrete: Fair
  - The concrete foundation and stairs to the main entry have heavy paint delamination and some large cracks with settlement movement. The concrete basement floor slab, a continuation of the foundation is cracked in some areas.

Image 64 - The concrete stirs up to the entry show heavy paint delmination and deterioration around hte foundation near the adjacent gutter downspout.

Image 65 - Other areas od hte foundatoin shows scorred concrete in fair to good condition. Paint delamination and areas of biological growth including vines are common.

- Masonry: Fair
  - Masonry chimneys are visible at the exterior of the house, with part of one fireplace exposed on the interior with the finish removals.
  - Ceramic tile at the entry doorway floor is in good, if dirty, condition.
  - *The exterior chimneys are character-defining, but are considered to have secondary, not primary significance.*

Image 66 - The exposure of the northwest chimney within a demolished section of the interior.

Image 67 - Two brick chimneys visible from the west facade.

- Stone: Good
  - The marble panels and stone step at the entry are both in good condition: intact and undamaged by time.

Image 68 - Two of the marble panels inset into the front entry. The stone threshold step is also visible.

- Wood: Fair to Poor
  - Exterior siding and detailing at the exterior of 930 Grove Street is wood for the most part. The condition of the wood varies by elevation and use.
  - The unpainted redwood entry is in fair condition, with some loss of wood material (especially in the dentils and minor water damage in lower areas.)
  - The wood coffered ceiling and other protect areas are also in fair condition. The newell posts at the base of the entry stairs and the entry flooring are in poor condition, with one post currently in pieces.
  - Much of the exterior siding exhibits paint delamination. Wood rot and biological growth is present near grade and at corners or other locations where water can pool or often sheds. Some minor warping or joint separation is evident at gutter downspout locations. Previous vine growth at the north elevation has been removed, but damage to the siding remains. Multiple penetrations through the siding exists, including openings from where previous penetrations have been removed. At the second level, rust staining from anchors or deteriorating flashing is also apparent.
  - Other exterior ornamentation is in good or fair condition (with the odd poor instance). The window details and ornamental columns still exhibit decorative gold painting, and thought not surveyed at close range, appears in good to fair condition.
  - Measures to protect against vandals and intrusion are also inconsistent and insensitively applied, causing damage to character-defining features at the entry and windows.

Image 69 - Rust staining from deteriorating anchors and separation in the tongue-and-groove siding

Image 70 - Biological growth, rot, and paint delamination surround the gutter downspout.

Image 71 - Deterioration of the wood siding.

Image 72 - Deterioration of the west elevation's wood stairs.

Image 73 - Damage to the front entry stairs, with view to the efforts of mothballing behind.

Image 74 - Evidence of removed vines at the north elevation, but with damage to the wood siding from the removal.

Image 75 - Joint separation, paint delamination and visible mildew staining at the front entry coffered ceiling.

Image 76 - Loss of dentils and fading at the redwood entry.

Image 77 - Gilding and colored paint remains in good to fair condition at areas of detail on the exterior.

Image 78 - Detail of the deterioration at one wood capital at the engaged pilasters. Deterioration of the adjacent siding and at the window casing to the lower right is evident.

- Wood Windows: Poor
  - Wood windows throughout the house suffer from paint delamination, heavy UV damage, rot, and/or joint separation. In some locations, the meeting rails of the double-hung windows are slipping and do not meet. Original curved glazing and windows remain in many locations, but are in disrepair. Operability of most windows was not confirmed as many are nailed shut.

Image 79 - A replaced mutli-lite sash on the second floor.

Image 80 - A curved glass double-hung wood window.

Image 81 - Slippage of an upper sash with detachment of a replacement glazing putty (likely caulking added to prevent leakage).

Image 82 - Visible deterioration of a sash from water and UV damage.

- Wood Doors: Fair
  - The entry exterior door is in good to fair condition with some improper patching following hardware replacement. Most other exterior doors have been fully boarded over and are not visible.

Image 83 - The front entry door.

- Stained Glass: Poor
  - The stained glass window in the west elevation stairwell is effectively breaking apart. The leaded canes no longer hold the glazing in place allowing pieces to slip and fall (and collect in between the two clear glazing layers sandwiching the window; this arrangement is likely contributing to the issues).

Image 84 - Interior view of the stairwell's stained glass window.

Image 85 - Detail of the damage to the window; glazing no longer remains in place within the lead canes cause the out of plane displacement.

- Sheet Metal: Fair
  - The sheet metal cornice decoration is in fair condition which some areas of visible rust staining.
  - Sheet metal at water tables (not character-defining) is in fair to poor condition. Sheet metal flashing has been installed at the interface between the concrete foundation and the wood siding, above the wood-formed rustication siding and plank siding, and above some windows. In all locations, the sheet metal is exhibiting areas of rust and pinholes. Paint is delaminating and exposing the galvanized steel sheet metal to the elements.

Image 86 - Sheet metal has lost its paint and is corroding at the flashing at the water table.

Image 87 - The sheet metal flashing at the water table.

Interior

- Wood: Good to fair
  - Wood paneling and wainscoting is in generally good condition with expected nicks and scratches.
  - Ceiling coffers in the entry, made of both wood and plaster, are in good condition.
  - Wood details around the building, including built-in bookcases, window and door casing are in fair condition. Heavy wear is consistent with water damage in some locations. Some casing at the windows remains where all other interior finishes have been removed.
  - The wood fireplace mantle in the entry is in good condition. Other painted wood mantles
  - The main wood staircase is in good condition though treads to the second level are covered in carpeting (stairs down to the basement are uncovered). Other staircases are in good to fair condition showing small areas of impact damage and wear.
  - Wood parquet floors are in fair to poor condition. In some locations, especially the first floor, water damage from fixture leaks and overuse without maintenance is apparent.

Image 88 - The built-ins in good condition.

Image 89 - The coffers and wainscoting in the lobby are in good condition.

Image 90 - The main stair well from the entry lobby.

Image 91 - The rear stairwell in good to fair condition; here treads are uncarpeted and show greater wear.

Image 92 - The entry lobby's parquet floor.

Image 93 - The parquet floor elsewhere on the first floor.

- Wood Doors: Fair
  - Many wood doors have been removed from their frames or have been replaced over the life of the building. Remaining significant doors, including pocket doors on the first floor, are in fair condition, with water damage and general wear and tear from use.

Image 94 - One sliding pocket door remains. The door itself is in fair, reparable condition.

Image 95 - Paneled historic doors remain in many location, though in some circumstances they have been removed from their hinges.

Image 96 - Remaining knobs on a historic door.

Image 97 - The door hinges, though painted, are in serviceable condition.

- Plaster: Good to Poor
  - Plaster throughout the interior is varied in its condition. In many spaces, especially at the second floor, plaster and lath has been removed back to the studs. Curved studs remain where curved cove ceilings previously existed. The stud-side of the plaster walls, where exposed by the plaster removals show various lath types. Remaining areas with historic plaster are in good to fair condition with expected areas of cracking, visible past repairs or replacement and modification.
  - Remaining ceiling medallions are typically painted, in good condition.
  - Scrolled modillions remaining in hallways are in good to fair condition with cracking

Image 98 - The door hinges, though painted, are in serviceable condition.

Image 99 - The door hinges, though painted, are in serviceable condition.

Image 100 - The second floor hallway modillions in fair condition.

Image 101 - One of hte painted plaster ceiling medallions.

- Masonry: Good to fair
  - Glazed tile and glazed bricks are used in many of the remaining fireplaces. Most are in good condition, with some nicks or spalls, which would require replacement or patching.

Image 102 - A glazed brick fireplace with wood mantle on the first floor in good condition.

Image 103 - A glazed brick fireplace with wood mantle on the second floor in good condition.

- Metal: Good
  - Steel registers for the ventilation system are generally in good condition with well-adhered paint. Many remain intact within the house.

Image 104 - Painted metal register on the first floor.

PART II. TREATMENT AND WORK RECOMMENDATIONS

SUMMARY OF RECOMMENDATIONS

The treatment guidelines which follow offer a rehabilitation approach to the material repair of the character-defining features at 930 Grove Street. Should the expected reuse project not be able to proceed, mothballing tactics are also offered as an alternative.

HISTORIC PRESERVATION OBJECTIVES AND SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource. [1]

The Standards provide guidelines for four treatments of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction:

1. ***Preservation:*** Requires retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time.
2. ***Rehabilitation:*** Acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
3. ***Restoration:*** Allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.
4. ***Reconstruction:*** Establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

TREATMENT OPTIONS

Each of these four options has been considered with regard to the existing fabric at 930 Grove as well as the intended reuse.

Preservation

Preservation treatments would stabilize and preserve the remaining historic materials at 930 Grove Street. Interventions would only attempt to maintain the status quo at the building, and new changes, materials or methods for repair would be mitigated with a preference toward keeping historic materials as much intact and unaltered as possible.

Rehabilitation

Rehabilitation treatments would afford careful repair to the remaining historic fabric at 930 Grove Street with allowance

1 CEQA Guidelines subsection 15064.5(b)(3).

for some modifications to accommodate new spatial arrangement within the interior. Priority features would be maintained, like the front entry porch, entry lobby, stair, and other unique exterior features. Variation could be possible in certain areas of the interior where minimal fabric remains intact.

Restoration

There is limited potential for restoration treatments at the property. Without original plans or a more complete understanding of the division of the spaces over time, it would be difficult to return the property to a particular spatial arrangement indicative of one significant period in its past. While some historic wall locations are known, a more thorough understanding would be required for a restoration approach to the property. \

Reconstruction

Reconstruction is not an appropriate treatment for the state of 930 Grove Street. The structure of the historic resource and many significant finishes remain intact, and as such reconstruction is not a needed course of action.

RECOMMENDED TREATMENT

Rehabilitation is the recommended treatment option for 930 Grove Street. This treatment calls for a strategy of utilizing the property for a contemporary new use through repair and alteration while preserving historically significant portions and features of the building. As such, the Secretary of the Interior Standards for Rehabilitation should be used to guide not only the treatments, but all design work for 930 Grove Street:

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.*
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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

LAWS, REGULATIONS AND FUNCTIONAL REQUIREMENTS

As a historic property within the limits of the City of San Francisco, the property is subject to certain laws, regulations, and requirements.

Any work should be evaluated with respect to conformance with applicable state and municipal codes and standards required by law. All work to the building must comply with the *California Building Code (CBC)* and *Title 24 Part 8 of the California Code of Regulations*. As a qualified historic building, 930 Grove Street is eligible to take advantage of the *California Historical Building Code (CHBC)* with regard to code compliance. The CHBC is intended to be used by any agency with jurisdiction when reviewing code compliance for a qualified historic building in order to insure its preservation. As stated in the CHBC Section 8-101.2:

> The CHBC is intended to provide solutions for the preservation of qualified historical buildings or properties, to promote sustainability, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for reasonable safety of the occupants or users. The CHBC requires enforcing agencies to accept solutions that are reasonably equivalent to the regular code (as defined in Chapter 8-2) when dealing with qualified historical buildings or properties.

ADDITIONAL GUIDELINES

The National Park Service, which is directed by the Secretary of the Interior, has created a number of useful documents to assist with application of the Standards to historic preservation work. Preservation Briefs and Technical Notes are two of these types of useful tools. Applicable documents to the conditions and treatments for 930 Grove Street include:

- Preservation Brief 9: The Repair of Historic Wooden Windows
- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
- Preservation Brief 18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
- Preservation Brief 21: Repairing Historic Flat Plaster—Walls and Ceilings
- Preservation Brief 23: Preserving Historic Ornamental Plaster
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- Preservation Brief 28: Painting Historic Interiors
- Preservation Brief 31: Mothballing Historic Buildings
- Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass
- Preservation Brief 45: Preserving Historic Wooden Porches
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings
- Preservation Tech Note: Proper Painting and Surface Preparation

WORK RECOMMENDATIONS AND ALTERNATIVES

This section of the HSR presents a plan that includes a list of tasks and solutions for the repair of the historic features that remain at 930 Grove Street. The plan recommends options for treatments, where available, that should be considered during the design process of the impending project. It also serves as a guide to standard practice for future maintenance, repair and replacement of historic materials based on the Secretary of the Interior's Standards and the understanding of the anticipated reuse.

These treatments are not meant as a substitute for historic preservation-related specifications during rehabilitation construction or for maintenance strategies after the project is completed. Refer to the Conditions Assessment in Part One for more details about the material features identified, including which features are character-defining.

In response to a request from the San Francisco Planning Department, Page & Turnbull has prepared the following mothballing recommendations, which are excerpted from the Historic Structure Report for 930 Grove Street that is currently under preparation. These recommendations acknowledge the possibility that 930 Grove Street may be mothballed before an anticipated rehabilitation project. Recommendations for mothballing are included with each material at the end of the treatment recommendation.

Under a mothballing approach, a property still needs to be regularly visited and monitored for any dramatic changes or break-ins. Operable, remote-connected smoke and motion detectors should be installed to assist in monitoring. All overgrown vegetation around the site should be cut back, especially where it grows closely to the foundations or retaining walls. The roof was not closely evaluated during the preparation of the Historic Structure Report, but any deficiencies in the roofing should be corrected during mothballing efforts.

SITE ELEMENTS

Cast and Rolled Steel - Fence

Recommendation: Clean, removing areas of delaminating paint and rust. Treat with zinc-rich paint coating.

Guideline: Steel will corrode over time with expansive rust if not treated properly. Elements should be painted with a zinc-rich paint to inhibit deterioration. Anchors should be of compatible metallic material (to prevent galvanic corrosion) and likewise treated. Anchorage into the ground or concrete retaining wall should include a sealant which can move with the concrete and/or wrought iron; this sealant should be non-staining and the color matched to the surrounding concrete.

Mothballing: Salvage sections of the fencing that are not standing or are inappropriately attached to other areas of the fence line. Keep salvaged sections in a protected area, ideally indoors out of the elements.

Concrete - Retaining Wall

Recommendation: Repair cracks in the wall reinforcing the wall as necessary to prevent future cracks or bowing. Areas of spalling or material loss should be patched, reforming the rusticated courses. Patch and crack infill material should match the existing concrete in form, color, composition, and texture.

Guideline: The concrete retaining wall is formed from two different installations of the concrete: one for the primary mass of the wall, and another for the face rustication and detail. As a character-defining feature, though utilitarian, the wall should be treated with the same care and intention as other historic materials on the site. Lab analysis should be used to match the existing face concrete at the wall, including the aggregate shape, size, and color and mix proportion (except where directed by a structural engineer; epoxy is often used for structural reinforcements at cracks, for example). Portland cement should not be used if it is not present in the original mix; its presence can cause historic concrete to preferentially deteriorate.

Mothballing: Shore up any areas of sagging or leaning concrete using netting and bracing as needed. Take care not to drill into or affect the remaining concrete. Collect any spalled pieces and salvage for later replacement or material testing or patch mixes. Store salvage items in a clean, dry location and mark where the item was salvaged from on a locator map. Overgrown vegetation should be removed, and growths cut back to prevent their quick return.

ARCHITECTURAL EXTERIOR

Concrete - Foundation & Slab

Recommendation: Repair or patch deficient areas of the concrete foundation and steps as needed. Paint to match the historic color.[2]

Guideline: The concrete foundation is scored to create the illusion of ashlar masonry courses. Any repairs to the foundation should replicate this detail. Patch and crack repair material should replicate the remaining concrete in color, form, texture, and composition. Lab analysis is suggested to understand the concrete mix, which is not likely to match that used at the retaining wall.

Mothballing: Shore up any areas of sagging or leaning concrete using netting. Take care not to drill into or affect the remaining concrete. Collect any spalled pieces and salvage for later replacement or material testing or patch mixes. Store salvage items in a clean, dry location and mark where the item was salvaged from on a locator map. All overgrown vegetation growing closely to the concrete foundation should be cut back or removed.

Masonry - Chimneys

Recommendation: Repoint loose masonry as needed. Replace any broken or cracked units with a brick that matches.

Guideline: Reuse the existing bricks in use at the exterior of 930 Grove Street as their condition allows; bricks were not closely evaluated during this evaluation. Bricks may require repointing to re-secure them and to prevent any water intrusion. Mortar used for repointing should match the historic mortar in color, texture, composition, and profile. Lab analysis would be required to match the existing mixture. Portland cement should only be used in the point mix should the lab test suggest it; portland cement-based mortars are often too hard and impermeable for historic bricks and can cause quick deterioration to the brick units when used.

Mothballing: Masonry should be able to remain as is in its current condition; no exterior masonry appeared loose during the evaluation. If, however, loose masonry is seen during the mothballing process, the area should be netted and secured to prevent fall hazards or loss. Should the masonry chimney require repair or repointing during the mothballing (if they are in considerable disrepair), then the mortar should match the historic in color, composition, and tooling. (Mortar analysis must be undertaken in this instance.)

Stone - Decorative Panels & Threshold

Recommendation: Gently clean, using only products safe for use on marble (i.e. non-acidic, non-staining).

Guideline: The exterior stone at the entry only requires cleaning. No crack or other major deficiencies requiring correction are present. Test all cleaning products prior to use on the historic stone materials. Tests should be allowed to remain for monitoring for a minimum of 2 weeks to allow for any potential hazing or other after effects.

Mothballing: As noted above for wood materials, the stone present at the decorative front entry would be best mothballed by the construction of a temporary offset barrier to prevent access to this area.

2 Paint color throughout the treatment recommendations are given to "match the historic color." A striated paint color analysis is recommended to document the colors used at 930 Grove Street, which can include suppositions about the length of time or time period in which a color was used. Alternatively, color may be selected to reflect the character of the home and its status as a contributor to the Alamo Square Landmark District; color selections would require review by the San Francisco Planning Department.

Wood - Siding, Decorative Details

Recommendation: Repair or replace deteriorated wood members as needed. All exterior wood should be cleaned, prepped, and repainted to match historic.

Guideline: All wood should be replaced with wood that matches in species as the original wood, especially at locations of Dutchman repairs. Wood filler may be used where only minimal degradation is present. Unused anchors or previous attachment points should be removes and holes filled. Other added pipes or other points of entry into the interior should likewise be removed and patched to match the surrounding finish. Location of paint delamination or loss, and removed vine growth should be cleaned and prepped prior to any painting. Any loose anchorage for decorative pilasters, trim,

Mothballing: Mothballing wood elements focuses on stabilizing them prior to later rehabilitation. Areas of visible water damage and wood rot should be more closely inspected and repaired to prevent additional damage, notably around gutter downspouts. Already damaged elements, like at the north newell post at the main entry stair, should be dismantled, labeled, and salvaged, and the pieces should be stored in a dry space. Any openings introduced from the removal should be adequately covered to prevent further damage to surrounding materials.

Anchoring of exterior-grade plywood sheets or other board to prevent intrusion at lower level windows may occur, but should be drilled into historic members using only small, treated screws (to prevent rusting) and as few screws as necessary for security. All screw holes must be later patched during rehabilitation efforts. Given the nature and finish of the decorative redwood entry, however, a temporary offset barrier should be constructed to prevent access to the inset entry, as opposed to the addition of more boards at the windows or to protect other materials here. Existing boards may remain for the time being, but no more should be drilled into this area.

Wood Windows

Recommendation: Repair wood windows as required to return them to operability. Replace all broken glazing. Any sashes replaced with divided lights should be returned to single curved glass sashes.

Guideline: Windows should be repaired to operability and their original form during the rehabilitation. Should increased performance be desired, there are solutions which could allow the historic sash and curved glazing to be minimally altered to accommodate this preference. Windows should not be fully replaced.

Mothballing: All windows should be secured against entry wherever access is possible. Bring the upper and lower sash of a double hung unit to the mid-point of the opening and then install pre-cut plywood panels using long carriage bolts anchored into horizontal wooden bracing, or strong backs, on the inside face of the window.

Sagging window sashes should also be secured closed to prevent water or animal intrusion. Any broken glazing should be secured within the sash as well (taping all pieces into place is sufficient provided the site and building remain unoccupied) and should be replaced as soon as feasible within the rehabilitation.

Ventilation is an important factor to consider, and while the San Francisco climate reduces the needed to multiple locations of ventilation, a ventilation fan should be installed at the basement and on an upper floor in a window location.

Wood Doors

Recommendation: Retain the historic entry door in its location Dutchman repair for replaced lock holes. Refinish and stain to match historic finish color and sheen. Install with new, appropriate hardware.

Guideline: Replaced locks have over time cause damage to the door. Holes should be repaired to blend in more seamlessly

with the door. New hardware should reflect the historicity of the door, ideally matching historic, if evidence can be found.

Mothballing: The front entry door should be locked and blocked by a temporary offset barrier to prevent unlawful entry. (This barrier should be given a door to allow lawful access.) Other exterior doors are already blocked by plywood sheeting, which appears sufficient to prevent intrusion. Security of these sheets should be confirmed during other mothballing efforts, adding additional screws only where needed.

Stained Glass

Recommendation: Repair stained glass window

Guideline: The westerly location and sandwiching of the stained glass window have contributed to the degradation of the lead canes holding the stained glass pieces in place. Often surrounding the window in other glazing creates a microclimate of harsh heat and UV damage, which speeds the deterioration of a window instead of protecting it as intended. A fine art or stained glass specialist should be used to repair the window, replacing the leading or any broken pieces of glazing as required. Should protective glazing being desired, the specialist can recommend a manner of installation which will not promote deterioration and protect the historic window.

Mothballing: The stained glass window is already sandwiched with clear glazing at both the exterior and interior. All loose and insecure pieces of stained glass are already captured within this space. Two alternatives exist for mothballing: the window may be removed and salvaged, including all component pieces that should be labeled, organized, and carefully stored to prevent further breakage or loss; or the window may remain in place as is. If the second option is chosen, the window may incur some additional failure; however, the pieces will be captured, and the window has previously been documented.

Sheet Metal - Cornice, Flashing, Gutters & Downspouts

Recommendation: Clean, patching or replacing in kind areas of failure. Prep, paint with a zinc-rich primer, and repaint to match historic.

Guideline: The sheet metal flashing used at the water tables, cornice, gutters and downspouts protect the wood elements of the building from water. The visible rusting in some locations suggests insufficient paint protection and pinholes or larger damage in other areas. Sheet metal should be cleaned (but not sand-blasted or media treated), prepped, and repainted with a zinc-rich primer to mitigate continued deterioration. Any sites of perforation should be patched or replaced in kind.

Mothballing: Locations of apparent rust should be evaluated closely at exterior and interior locations to ensure that no water is able to infiltrate in those areas and cause rot to the wood members the sheet metal is meant to protect. Should water intrusion be a problem, a sheet metal patch should be sensitively applied to protect the area. A more thorough evaluation and repair will be required during rehabilitation. Add additional downspout sleeves to gutter downspouts to direct all water flow away from the structure.

ARCHITECTURAL INTERIOR

Wood - Interior Finishing

Recommendation: Interior woodwork should be repaired as required. Refinish wood floors, replacing damaged areas as needed.

Guideline: Painted woodwork remains in decent shape where water damage has been an issue. Floors, however, require more attention. Sagging areas should be reinforced and corrected. In some areas replacement or relaying of the floor may be necessary. Any replacement should be completed with wood of similar species, grain direction and size, and color. All wood floor require refinishing. Special consideration should be given as to which method of finishing is preferred for the future: the use of oil-based staining and finishing, or urethane-based. Oil-based would be the more appropriate treatment.

Mothballing: All remaining wood work should remain in place during the mothballing phase. Any loose or sagging elements, of which there are few, should be re-secured, or removed, labeled, and salvaged. Floors should be swept and cleaned of debris. Any items left rest on parquet floors should be resting on a pad or protective layer, not directly on the historic floors.

Wood Doors

Recommendation: Retain all historic wood doors, and return to original location (if known) as can be accommodated by the rehabilitation design. Dutchman repair any damage or fill chips, nicks, or scratches. Clean prep, and repaint. Hardware should be cleaned of paint and replaced.

Guideline: Interior wood doors in many locations retain historic hardware including knobs and/or hinges. These elements should be retained wherever they remain. Doors can be patched and refinished to coordinate with anticipated interiors.

Mothballing: Interior doors should remain in place or as near to their original location as is possible. Removed doors should be labeled with their original location. All removed doors should remain inside the building, or with other salvaged elements in an appropriate protected location during this time.

Plaster - Walls & Decorative Elements

Recommendation: Repair or replace plaster in historic wall locations.

Guideline: Curved cove ceilings were used throughout the original home. In many locations, even where the plaster finish has been removed, the curved cove remains suggesting a historic wall location. These locations should remain in the redesign wherever possible, and plaster reintroduced wherever it has been removed.

Historic plaster should be patched or repaired with like materials to match form, texture, composition, and color of the original. Wood lath would be preferred to metal. Non-historic finishes or additions should be removed. Ideally, walls, medallions, modillions, and other remaining decorative plaster elements would be repainted to match a historic color.

Mothballing: Areas of cracked or loose plaster may be secured using flat head wood screws and plastic washers. Additional areas of plaster should not be moved until the full rehabilitation. Any removed plaster remaining within the building can be salvaged and kept for later evaluation to match historic materials if need be.

Masonry - Fireplaces & Chimney

Recommendation: Clean masonry, repointing if required. Repointing mortar should match the original in profile, color, texture, and composition. Any cracked or broken units should be replaced where water intrusion is a concern. Cracked or broken units may remain at fireplace surrounds or mantles provided all pieces are secured.

Guideline: Glazed bricks, tiles and fireplace bricks should be reused in their original context wherever possible. Mortars at each brick installation may be different and lab analysis should be used to confirm the nature of each mortar should repointing be necessary.

Mothballing: Interior masonry should remain in place. If loose bricks are present they should be removed or anchored in place with webbing or tie lines. Any removed items should be labeled and salvaged.

Metal - Registers & Hardware

Recommendation: Reuse metal components where possible. Clean metal if required and repaint if painted and required.

Guideline: interior metal elements will require minimal care to maintain their good condition. Locations of minor corrosion should be cleaned and surfaces treated to prevent additional corrosion. Reuse should occur, with elements being presented in their original contexts and locations.

Mothballing: Metal registers, radiators, and all door and window hardware should remain in place during the mothballing phase. Provided there is no water intrusion or theft, all should remain as is until rehabilitation can occur.

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David Rumsey Map Collection.

Max Kirkeberg Photograph Collection. San Francisco State University.

San Francisco Property Information Map

APPENDIX

Significance Diagrams

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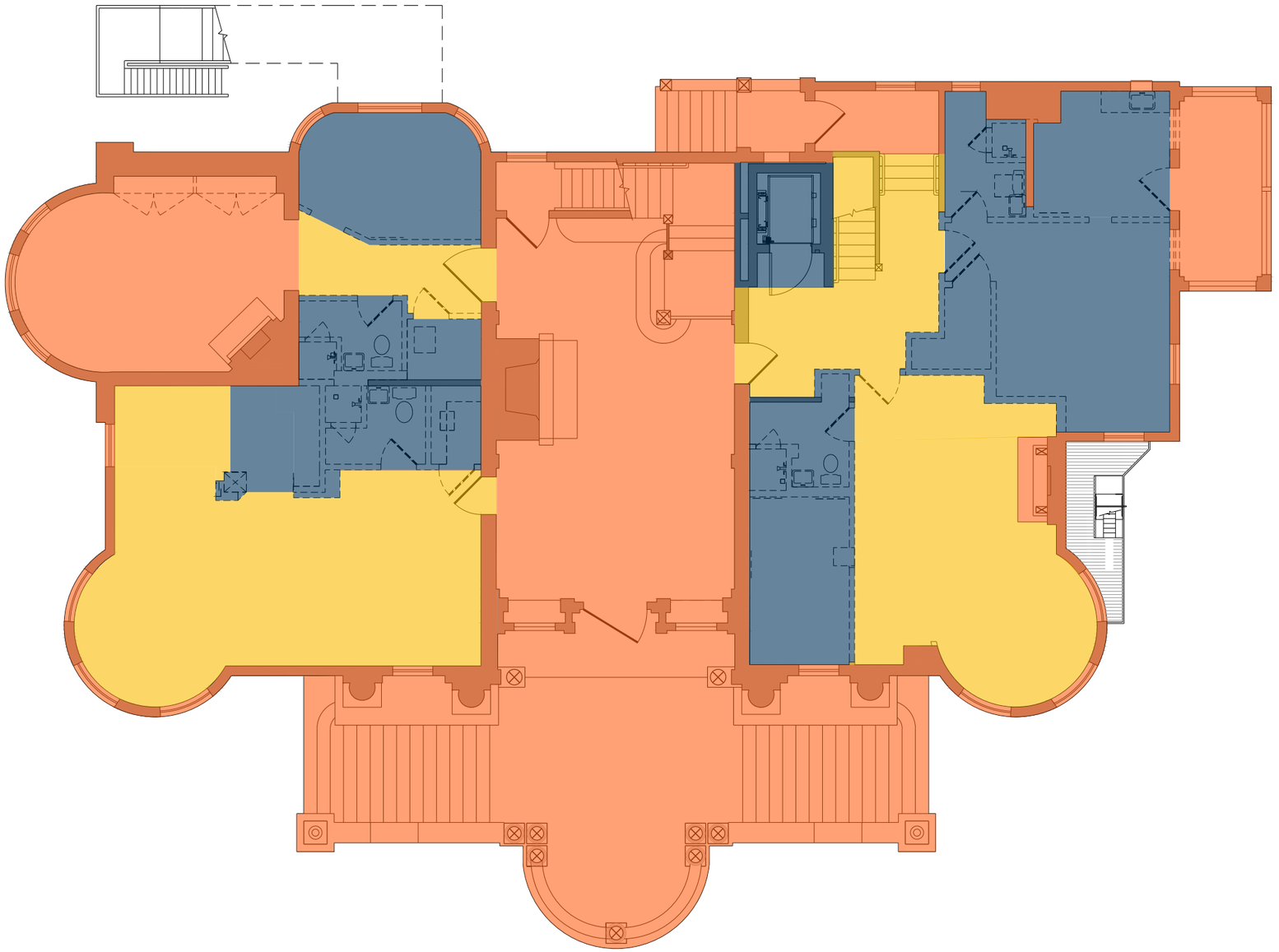
1st Story



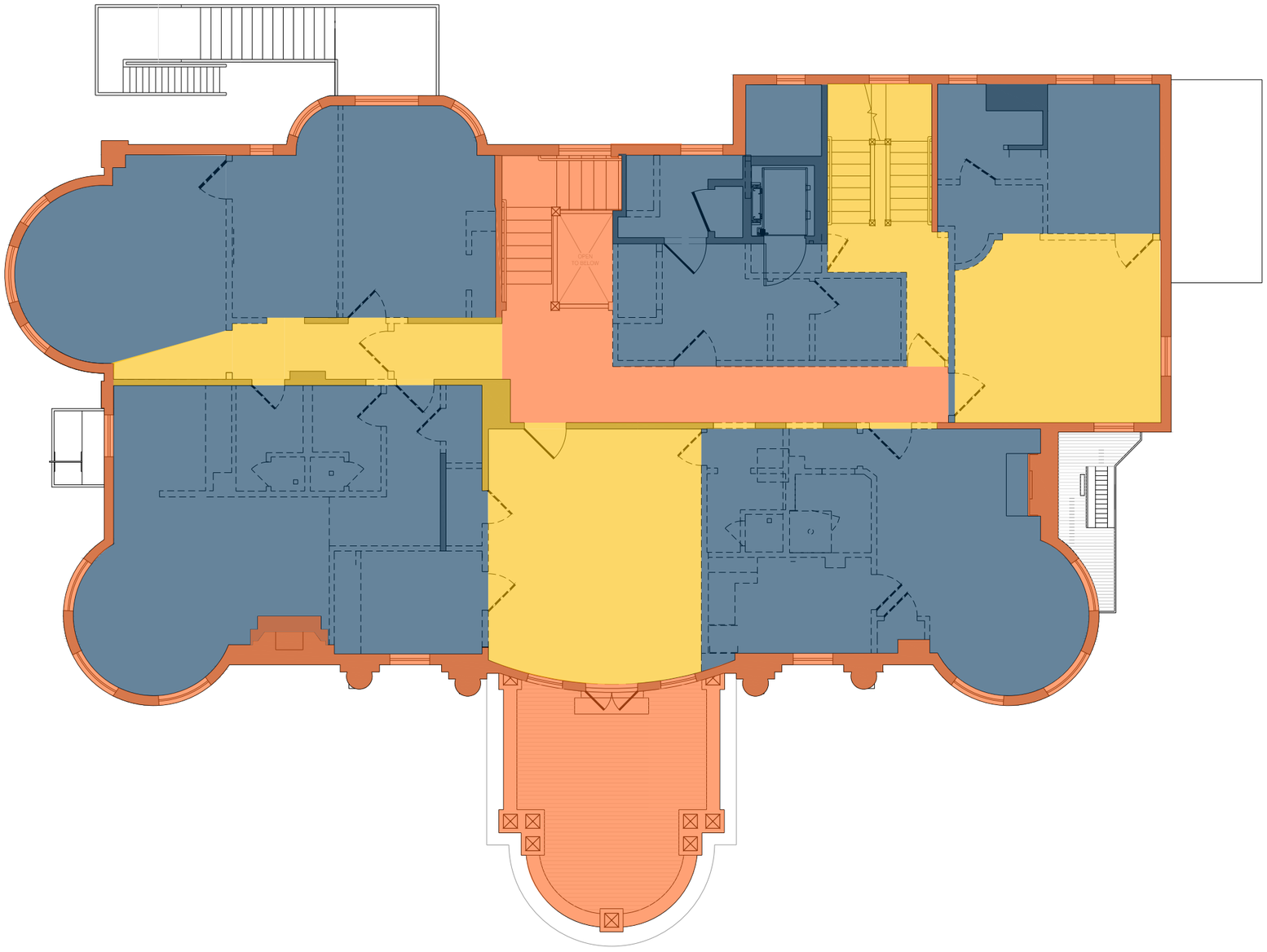
LEGEND

Primary Significance delineates features or spaces that date to the period of significance (POS) and are the most historically significant components of the building.

Secondary Significance delineates features of spaces that date to the POS and cumulatively contribute to the overall historic character of the building.

Features that are *Not Significant* were constructed after the POS, have been significantly altered, or do not contribute to the overall historic character of the building. These features are not considered historic.

2nd Story



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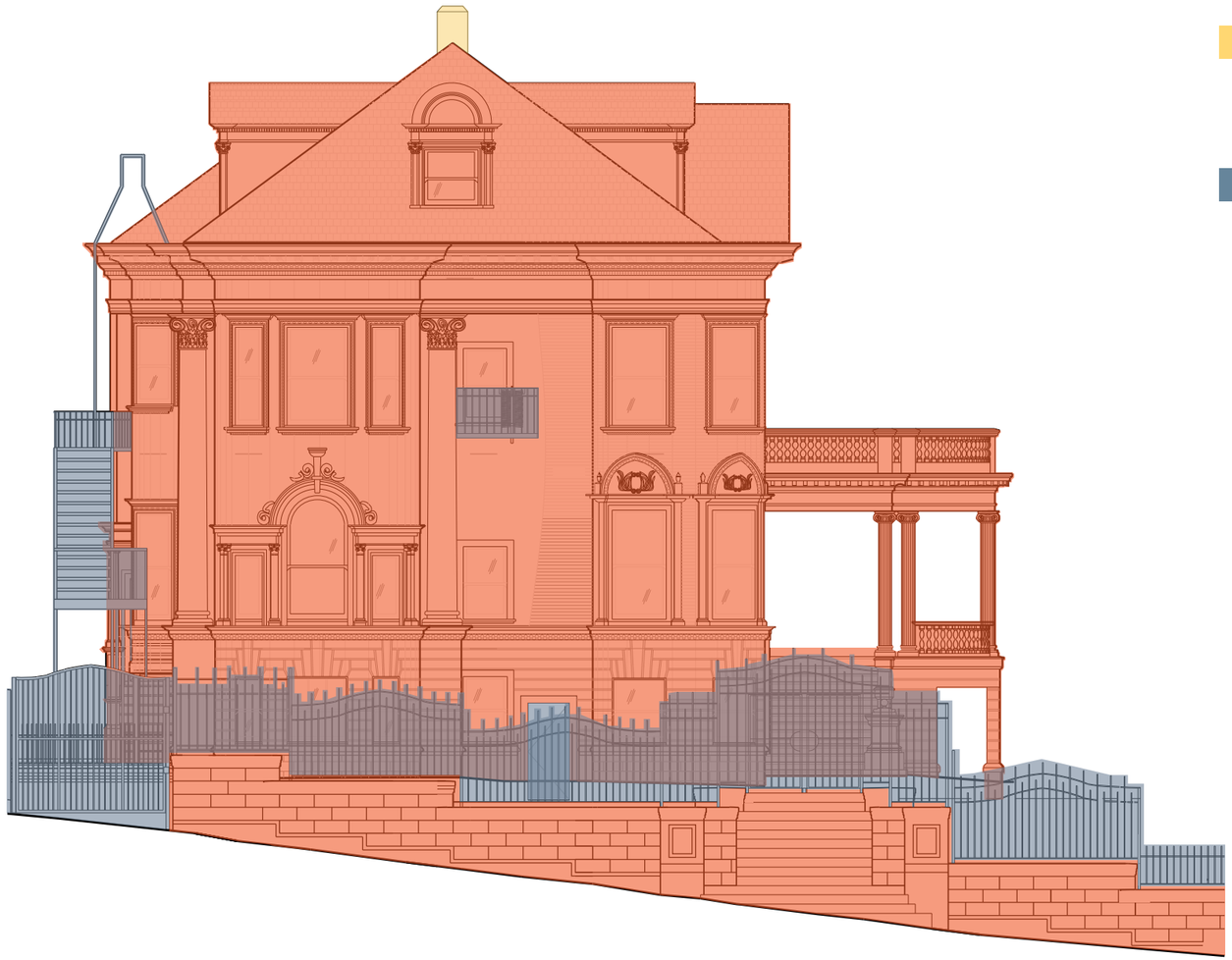
South Façade



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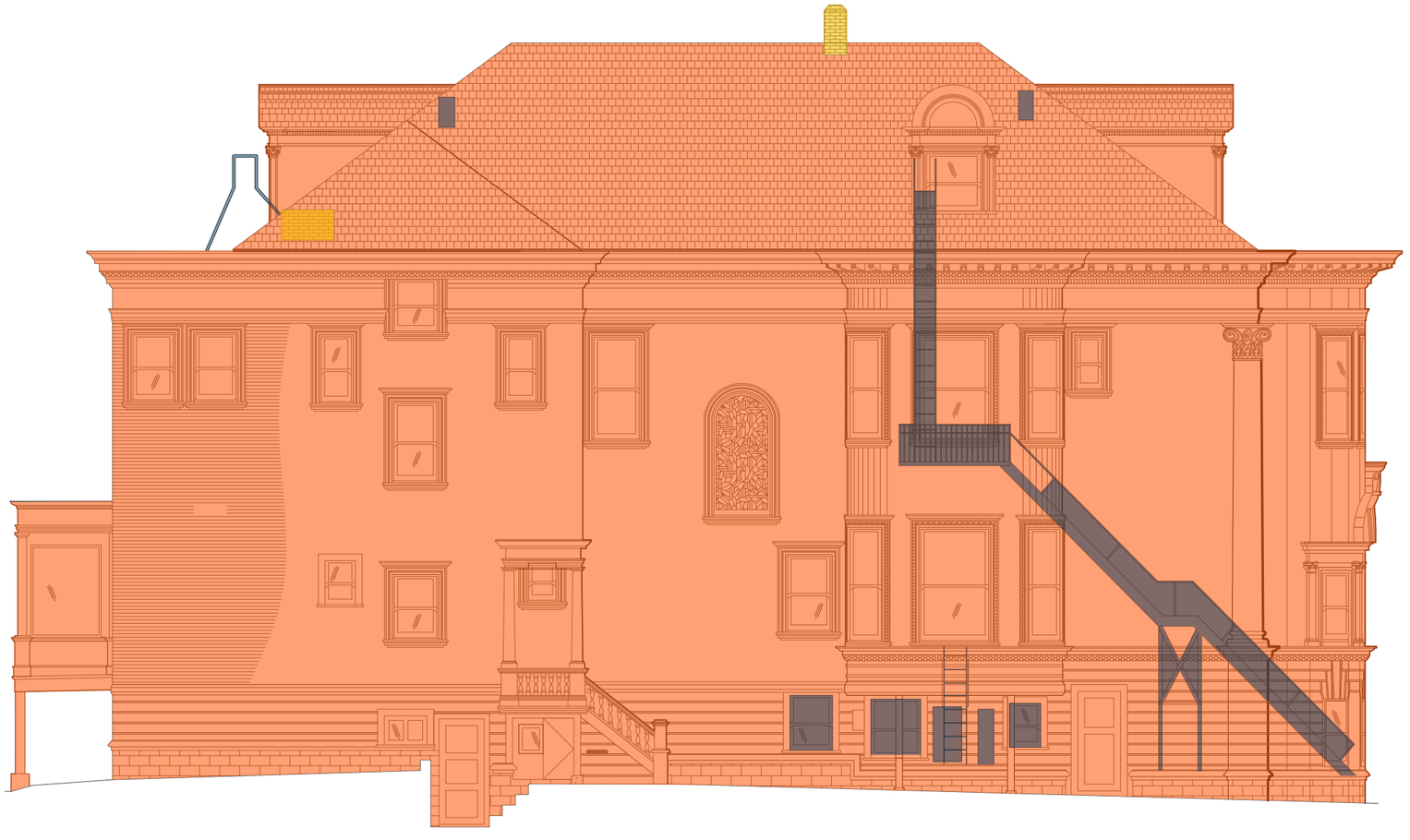
Significance Diagrams

West Façade



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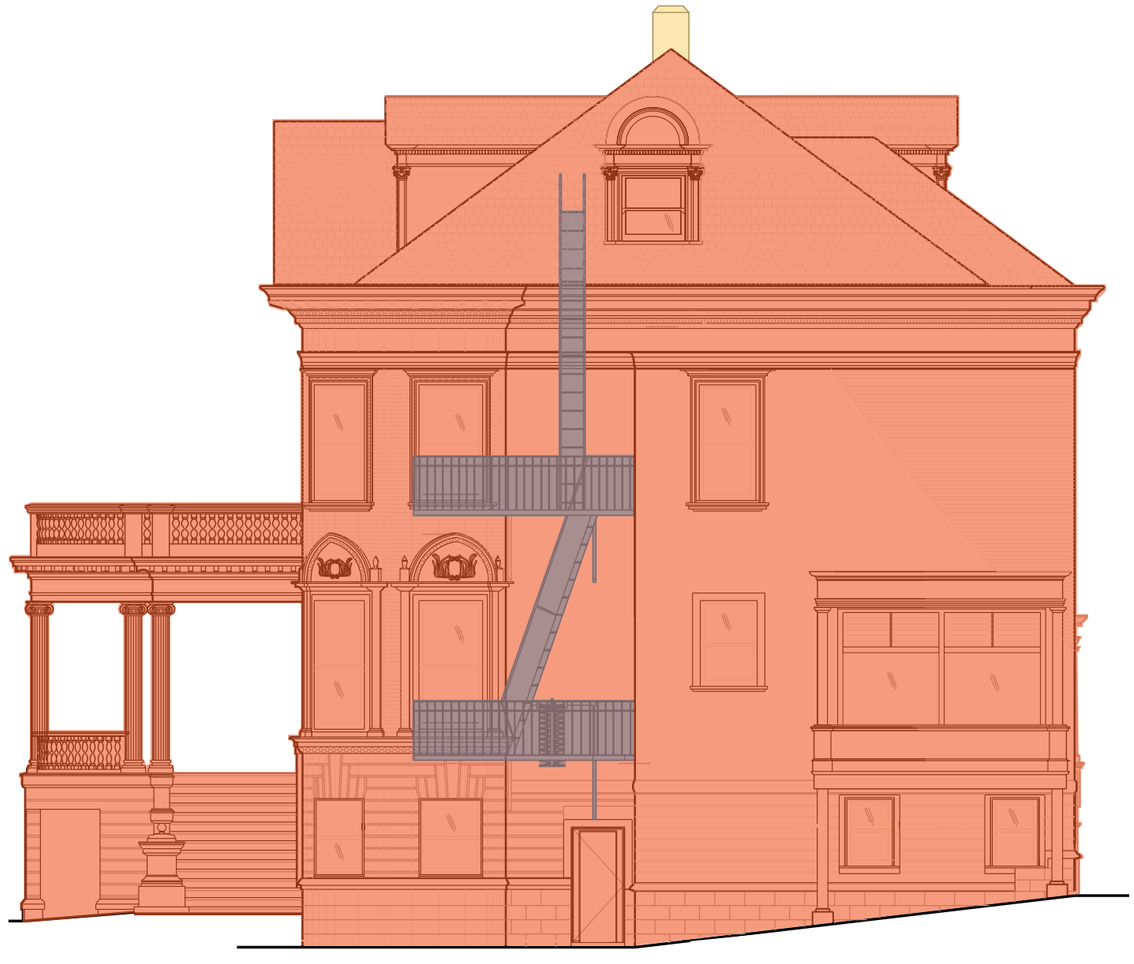
Significance Diagrams

North Façade



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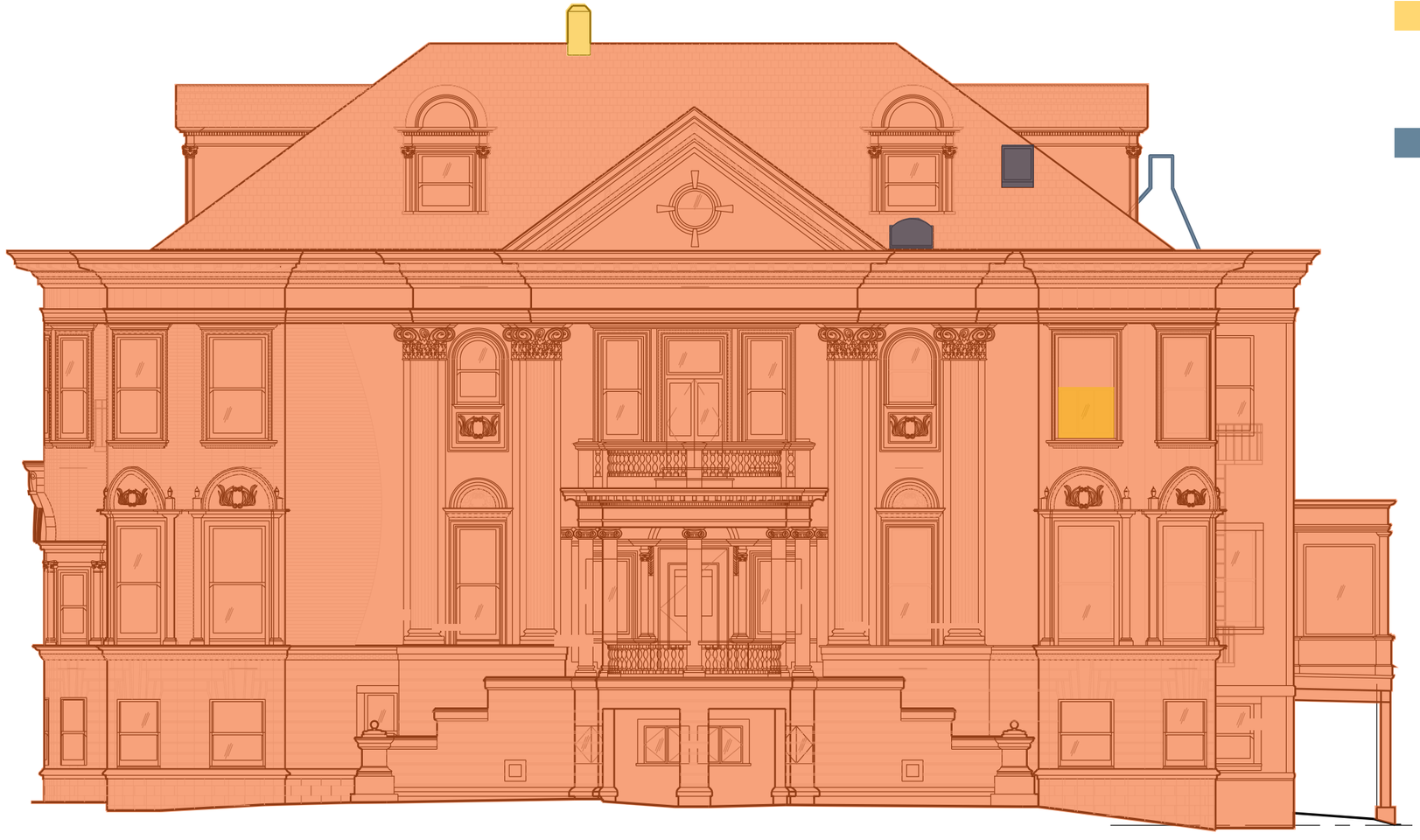
Significance Diagrams

East Façade



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Significance Diagrams

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SAN FRANCISCO
PLANNING DEPARTMENT

NOTICE OF VIOLATION

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Planning
Information:
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October 17, 2017

Property Owner
Tp Pham LLC
1738 44th Ave
San Francisco, CA 94122

Project Architect
John Goldman
172 Russ St
San Francisco, CA, 94103

Site Address:	930 Grove St
Assessor's Block/Lot:	0798/031
Zoning District:	RH-3, Residential, House, Three-Family
Complaint Number:	2017-001791ENF
Code Violation:	Article 10, Section 1008
Administrative Penalty:	Up to $250 Each Day of Violation
Response Due:	Within 15 days from the date of this Notice
Staff Contact:	Alexandra Kirby, (415) 575-9133, alexandra.kirby@sfgov.org

The Planning Department has determined that the above referenced property is in violation of the Planning Code. As the owner and/or leaseholder of the subject property, you are a 'responsible' party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized as a thirteen-unit residence. The violation pertains to the longstanding abandonment and neglect of the subject property, which is a contributor within the Alamo Square Landmark District and thereby subject to Article 10 of the Planning Code. It has been reported that the above property has been vacant since the last change of ownership, in 2004. Pursuant to Planning Code Section 1008:

> "the owner… of a landmark, or of a structure in a historic district, shall comply with all applicable codes, laws and regulations governing the maintenance of the property. It is the intent of this Section to preserve from deliberate or inadvertent neglect the exterior portions of such landmark or structure, the interior portions thereof when subject to control as specified in the designating ordinance, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior portion.

> Failure to comply with this Section shall be subject to enforcement and penalties pursuant to Section [176 of the Planning Code]."

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Failure to comply with any of Planning Code provisions constitutes a violation of Planning Code and is subject to enforcement process under Code Section 176.

TIMELINE OF INVESTIGATION

On February 22, 2017 the Planning Department attended a Task Force site visit at the property in conjunction with staff from the Department of Building Inspection, the San Francisco Police Department, and the City Attorney. At this time it was verified that the exterior of the building is presently in a state of decay that shall be addressed prior to consideration of any further work or entitlements at the property.

On March 13, 2017, the Planning Department sent you a Notice of Enforcement informing you about the violation and the abatement process. In that notice, you were advised to take corrective actions and provide evidence of compliance to the Planning Department within fifteen (15) days.

On June 11, 2017, multiple City agencies were made aware of the fire alarm at the vacant property, causing serious concern because of the inaccessibility by the Fire Department due to windows being improperly secured with wood and doors from the property's interiors, obstructing common access points for fire fighters. On June 26, 2017, Staff was again informed of trespassers at the property, in part due to a lack of standard security measures at the site. Further reports of trespassing were reported to staff on July 26, 2017.

On August 1, 2017, Department Staff visited the site a second time with the City Attorney and Department of Building Inspection to discuss interim security measures while the permitting process was underway.

On August 28, 2017, the property owner informed staff that security lighting had been installed despite being informed that such installation would require Planning review. On September 11, 2017, a building permit for the installed lighting was submitted to staff. This permit is currently under review with the Historic Preservation Commission as an Administrative Certificate of Appropriateness.

On September 9, 2017, the Department received a final copy of the required Historic Structures Report from Page & Turnbull and provided an outline for the architect and owner of required submittals and deadlines to provide them by. On September 20, 2017, staff was informed that a permit set for the rehabilitation of the property should be expected by September 29, 2017. No such permit has been submitted to date.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately proceed to abate the violation by submitting a permit addressing the rehabilitation of the property in conformance with the guidelines clearly laid out in the Historic Structures Report prepared by Page and Turnbull. The permit will require an application for a Certificate of Appropriateness, which will require a separate pre-scheduled application submittal. Please find the application on our website at:

http://sf-planning.org/sites/default/files/FileCenter/Documents/477-Certificate%20of%20Appropriateness%20-%20fillable%20-%20101512.pdf

Please note that the subject property is eligible for a Mills Act contract, which would provide a property tax reduction in exchange for compliance with certain preservation restrictions. The property tax savings are intended to help offset the costs to restore, rehabilitate, and maintain their historic resource according to the Secretary of the Interior's Standards and the California Historical Building Code. Applications must be received by May 1st.

For more information regarding the Mills Act program please refer to the Planning department's website: http://sf-planning.org/mills-act

For questions regarding the building permit application process, please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to either;

1) Correct the violation as noted above; or
2) Appeal this Notice of Violation as noted below.

The corrective actions shall be taken as early as possible. Please contact the enforcement staff as noted above to submit evidence of correction. Any unreasonable delays in abatement of the violation will result in further enforcement action by the Planning Department.

APPEAL PROCESSES

If the responsible party believes that this order to remove violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available **within fifteen (15) days from the date of this notice**:

1) The responsible party may request a Zoning Administrator Hearing under Planning Code Section 176 to show cause why this Notice of Violation is issued in error and should be rescinded by submitting the Request for Zoning Administrator Hearing Form and supporting evidence to the Planning Department. The Zoning Administrator shall render a decision on the Notice of

Violation within 30 days of such hearing. The responsible party may appeal the Zoning Administrator's decision to the Board of Appeals within 15 days from the date of the decision.

2) The responsible or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation to the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, CA 94103, telephone: (415) 575-6880, website: www.sfgov.org/bdappeal. The Board of Appeals may not reduce the amount of penalty below $100 per day for each day the violation continues unabated, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ADMINISTRATIVE PENALTIES

If any responsible party does not request any appeal process and does not take corrective action to abate the violation **within the 15-day time limit** as noted above, this Notice of Violation will become final. Beginning on the following day, administrative penalties of up to **$250 per day** to the responsible party will start to accrue for each day the violation continues unabated. The penalty amount shall be paid **within 30 days** from the final date of the Notice of Violation. After 30 days, the Planning Department may forward the matter to the Bureau of Delinquent Revenue for collection as authorized by Article V, Section 10.39 of the San Francisco Administrative Code. Please be advised that payment of penalty does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until a corrective action is taken to abate the violation.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting the Planning Code violations. Accordingly, the responsible party is currently subject to a fee of **$1,351** for 'Time and Materials' cost associated with the Code Enforcement investigation. **Please submit a check payable to 'San Francisco Planning Department' for Code Enforcement within 15 days from the date of this notice**. Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code.

Please contact the enforcement planner noted above if you have any questions or wish to review the enforcement file related to the above matter. The enforcement file may be available for public inspection at the Planning Department during normal office hours (Monday to Friday, 8:00 a.m. to 5:00 p.m., 1650 Mission Street, Room 400) and in the hearing room on the date the matter is scheduled to be heard upon receipt of a request for a hearing.

Sincerely,

Scott F. Sanchez
Zoning Administrator

Enc.: Notice of Enforcement dated March 13, 2017

cc: Ed Sweeney, San Francisco Department of Building Inspections
Kevin McHugh, San Francisco Department of Building Inspections
Jennifer Choi, Deputy City Attorney
Tina Tam, San Francisco Planning Department
Tim Frye, San Francisco Planning Department
David Lindsay, San Francisco Planning Department

SAN FRANCISCO
PLANNING DEPARTMENT

NOTICE OF ENFORCEMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

March 13, 2017

Property Owner
Tp Pham LLC
1738 44th Ave
San Francisco, CA 94122

Site Address:	930 Grove St
Assessor's Block/Lot:	0798/ 031
Zoning District:	RH-3, Residential- House, Three Family
Complaint Number:	2017-001791ENF
Code Violation:	Article 10, Section 1008
Administrative Penalty:	Up to $250 Each Day of Violation
Response Due:	Within 15 days from the date of this Notice
Staff Contact:	Alexandra Kirby, (415) 575-9133, alexandra.kirby@sfgov.org

The Planning Department has received a complaint that a Planning Code violation exists on the above referenced property that needs to be resolved. As the owner and/or leaseholder of the subject property, you are a responsible party. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized as a thirteen-unit residence. The violation pertains to the longstanding neglect of the subject property, which is a contributor within the Alamo Square Landmark District and thereby subject to Article 10 of the Planning Code. It has been reported that the above property has been vacant since the last change of ownership, in 2004. Pursuant to Planning Code Section 1008:

> "the owner… of a landmark, or of a structure in a historic district, shall comply with all applicable codes, laws and regulations governing the maintenance of the property. It is the intent of this Section to preserve from deliberate or inadvertent neglect the exterior portions of such landmark or structure, the interior portions thereof when subject to control as specified in the designating ordinance, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior portion. Failure to comply with this Section shall be subject to enforcement and penalties pursuant to Section [176 of the Planning Code]."

On February 22, 2017 the Planning Department attended a Task Force site visit at the property in conjunction with staff from the Department of Building Inspection, the San Francisco Police

Department, and the City Attorney. At this time it was verified that the exterior of the building is presently in a state of decay that shall be addressed prior to consideration of any further work or entitlements at the property.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Failure to comply with any of Planning Code provisions constitutes a violation of Planning Code and is subject to enforcement process under Code Section 176.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately pursue the following requirements to abate the violation.

1. **Historic Structures Report**. Please acquire the services of a qualified preservation consultant to provide a Historic Structures Report of the historic property's exterior and original interior details in accordance with *National Park Service Preservation Brief 43*. An archival copy of the report shall be prepared for the California State Historic Preservation Office.
   A list of qualified consultants can be found at:
   http://sfmea.sfplanning.org/Historic%20Pools%20Effective%2003042015%20-%20Contact%20Updates%2005182015%20CURRENT%20(9.2.15).pdf

2. **Building Permit**. Please submit one permit to address a comprehensive restoration of the exteriors in accordance with the findings of the HSR. Other permits relating to unit counts, interior improvements and other expansions, including excavation, shall be placed on hold until a restoration permit is filed and approved.

3. **Certificate of Appropriateness**. Please file a Certificate of Appropriateness for the restoration of the exterior of the building and any required structural repairs. If the permit meets the thresholds of the Delegation of Minor Scopes of Work (Motion 0289) as delegated by the Historic Preservation Commission, the façade renovation may qualify for ministerial approval.

4. The Certificate of Appropriateness issued under case no. 2006.0463A expired in January, 2010. Any permits for a new garage structure and related excavation will be subject to a new building permit and Certificate of Appropriateness.

Please note that the subject property is eligible for a Mills Act contract, which would provide a property tax reduction in exchange for compliance with certain preservation restrictions. The property tax savings are intended to help offset the costs to restore, rehabilitate, and maintain their historic resource according to the Secretary of the Interior's Standards and the California Historical Building Code. Applications must be received by May 1st.

For more information regarding the Mills Act program please refer to the Planning department's website: http://sf-planning.org/mills-act

Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to contact the staff planner noted at the top of this notice and submit evidence to demonstrate that the corrective actions have been taken to bring the subject property into compliance with the Planning Code. A site visit may also be required to verify the authorized use at the above property. The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation may result in further enforcement action by the Planning Department.

PENALTIES AND APPEAL RIGHTS

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code **within fifteen (15) days from the date of this notice** will result in issuance of a **Notice of Violation** by the Zoning Administrator. Administrative penalties of up to **$250 per day** will also be assessed to the responsible party for each day the violation continues thereafter. The Notice of Violation provides appeal processes noted below.

1) Request for Zoning Administrator Hearing. The Zoning Administrator's decision is appealable to the Board of Appeals.

2) Appeal of the Notice of Violation to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below $100 per day for each day the violation exists, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party may be subject to an amount of *$1,308* plus any additional accrued time and materials cost for Code Enforcement investigation and abatement of violation. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement planner as noted above for any questions.

cc: Dan Lowrey, San Francisco Department of Building Inspections
Kevin McHugh, San Francisco Department of Building Inspections
Megan Cesare-Eastman, Deputy City Attorney
Christine Haw, San Francisco Planning Department
Tim Frye, San Francisco Planning Department
David Lindsay, San Francisco Planning Department