Historic Building Rehabilitation and Maintenance Plan

The Eng-Skell Building

1035 Howard Street, San Francisco

3 August 2020

Knapp Architects
PROPOSED

- Restore Howard St (E) entry & add (N) doors
- Demo (E) non-original plaster infill & restore original openings with Title 24 compliant window system

EXISTING

- (E) Howard Street Art Deco entry (Currently boarded up)
- (E) non-original plaster over original plate glass window opening, see elevations
- (E) Elevator shaft walls to be demolished and floor/roof openings to be infilled
4) Existing Sash Window Details - Typ.

5") = 1"-0".

NOTES:
1) PROPOSED METAL SASH WINDOW SYSTEM SIMILAR TO SHOWN ABOVE TO REPLACE ALL EXISTING SASH WINDOWS WHICH ARE SIGNIFICANTLY DAMAGED IN MAJORITY OF LOCATIONS. PROFILES AND DIMENSIONS OF THE PROPOSED SYSTEMS IDENTICAL TO THE ORIGINAL PROFILES, SEE SHEET #307 FOR EXISTING BUILDING IMAGES.
2) PROPOSED NEW METAL SASH WINDOWS TO REPLACE ORIGINAL SIZE AND PANEL LAYOUT UNLESS OTHERWISE NOTED IN EXTERIOR ELEVATIONS.
3) METAL SASH WINDOW FRAMES TO BE IN SATIN BLACK FINISH.
4) ALL EXISTING GLAZING IN EXISTING SASH WINDOW FRAMES TO BE REPLACED WITH NEW CLEAR INSULATED PANELS.