



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: DECEMBER 7, 2011

Filing Date: June 22, 2011
Case No.: **2011.0651A**
Project Address: **1109-1121 Geary Blvd.**
Historic Landmark: No. 71 – The Goodman Building
Zoning: NC-3 (Neighborhood Commercial Shopping Center District)
130-E Height and Bulk District
Block/Lot: 0714 / 018
Applicant: Alan Wofsy, Emeric-Goodman Associates
1109-1121 Geary Blvd.
San Francisco, CA 94109
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

1109-1121 GEARY BLVD, south side between Van Ness Avenue and Franklin Street. Assessor's Block 0714, Lot 018. The four-story, wood-framed building was originally constructed as four single-family townhouses in 1869. The building was converted after the 1906 Earthquake and Fire to residential hotel and office use with stores at the new ground floor level. It is located in a NC-3 (Neighborhood Commercial Shopping Center District) Zoning District and a 130-E Height and Bulk District.

PROJECT DESCRIPTION

The proposal is to legalize an existing roof deck located at the second floor level at the rear of the subject apartment building. The roof deck was removed and replaced in-kind during the re-roofing project approved under Building Permit Application No. 2008.0212.4562. The new deck appears to have the same dimensions and character as the deck that was in place at the time of the building's landmark designation in 1975. There is no record of the first installation of the roof deck but it is presumed to have originally been used as a drying area for the hotel tenants' laundry. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The property will continue to be used as residential units at the upper floors as it was historically.

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 historic character of the property will be retained and preserved as the new roof deck is not visible from any public right-of-way and conforms generally to the character of the previous deck, which was in place prior to the landmarking of the building in 1975.

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 will not remove historic features and that the new deck will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

The deck could be removed in the future without harming the historic integrity of the building.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

The Project Sponsor applied for a building permit (Application No. 2009.10.15.9068) for the subject project on October 15, 2009.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the subject landmark site.

Staff finds that the proposed deck is located at the rear of the building at the second floor level where it is not visible to anyone passing on the public right-of-ways and that, therefore, the historic character of the property will not be changed. Furthermore, the new deck conforms generally to the character and footprint of the previous deck, which was in place prior to the landmarking of the building in 1975. Lastly, the installation of the deck will not cause the removal of any historic features and that the new deck and that the deck could be removed in the future without harming the historic integrity of the building.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Photographs and Plans
Supporting Materials provided by Project Sponsor

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\1117 Geary_Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 7, 2011

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 018 IN ASSESSOR'S BLOCK 0714, WITHIN AN NC-3 (NEIGHBORHOOD COMMERCIAL SHOPPING CENTER) ZONING DISTRICT AND A 130-E HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 22, 2011, Alan Wofsy, Emeric-Goodman Associates, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to legalize an existing roof deck located at the second floor level at the rear of the subject apartment building.

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 November 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0651A ("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 August 5, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0651A based on the following findings:

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 dated January 1975.

- The property will continue to be used as residential units at the upper floors as it was historically.
- The historic character of the property will be retained and preserved as the new roof deck is not visible from any public right-of-way and conforms generally to the character of the previous deck, which was in place prior to the landmarking of the building in 1975.
- The project will not remove historic features and that the new deck 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 deck could be removed in the future without harming the historic integrity of the building.
- 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 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Goodman Building 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 will not have any impact on neighborhood serving retail uses.

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

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

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

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

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

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

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

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

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

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

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

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

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

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

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 018 in Assessor's Block 0714 for proposed work in conformance with the renderings and architectural sketches dated August 5, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0651A.

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 December 7, 2011.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED:





1109 GEARY
street address

714
block number

#18
lot number

3
summary

RES & COMMERCIAL
building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE
Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

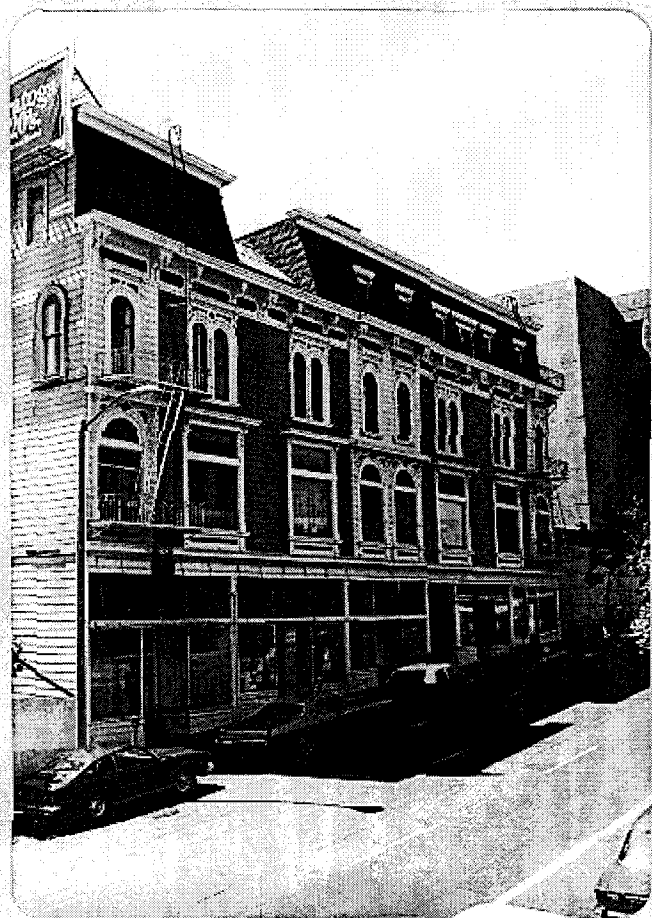
Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

C PAGE 8/28/75
date



Field Notes

This bldg has been radically altered
Ground floor (warehouse) floors are
post 1906.

Second Floor had bay and was originally
lowest floor when bldg consisted of
4 - two story residences

Third floor exterior is only part of
facade that is original.

"Goodman" bldg.

1864 - UNKNOWN

1906 - ROUSSEAU & SONS

1917 - MEUSDORFFER
Heritage

Review Notes

Junior League Listing

text index file

Northern California Guide

Other Listing _____

ABBREVIATIONS

(E)	EXISTING	F.O.C.	FACE OF CONCRETE	RCP.	REFLECTED CEILING PLAN
(N)	NEW	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
@	AT	F.O.S.	FACE OF STUD	R.O.	ROUGH OPENING
A.B.	ANCHOR BCLT	F.O.W.	FACE OF WALL-(E) BRICK	R.W.L.	RAIN WATER LEADER
A.C.	ASPHALTIC CONCRETE	FDH.	FOUNDATION	RAD.	RADIUS
A.F.F.	ABOVE FINISH FLOOR	FIN.	FINISH	REFR.	REFRIGERATOR
ACCUS.	ACOUSTICAL	FLR.	FLOOR	REINF.	REINFORCED
ADJ.	ADJACENT	FLR'G	FLOORING	REM.	REMOVE(D)
ADJUST.	ADJUSTABLE	FLUOR.	FLUORESCENT	REQ'D.	REQUIRED
ALT.	ALTERNATE	FP.	FIREPLACE	RET.	RETAINING
ALUM.	ALUMINUM	FTG.	FOOTING	ROOM	ROOM
APPROX.	APPROXIMATE	FUT.	FUTURE	RWD.	REDWOOD
ARCH.	ARCHITECTURAL	GA.	GAUGE	S.D.	SOLID CORE
AV	AUDIO VIDEO	GALV.	GALVANIZED	S.D.D.	SEAT COVER DISPENSER
B.O.	BOTTOM OF	GFRG	GLASS FIBER	S.E.	SOAP DISPENSER
BD.	BOARD	GL.	GLASS	S.E.D.	SEE ELECTRICAL DRWGS.
BITUM.	BITUMINOUS	GYP.	GYP. BOARD	S.F.	SQUARE FEET
BLDG.	BUILDING	GYP. BD.	GYP. BOARD	S.L.D.	SEE LIGHTING DRAWINGS
BLKG.	BLOCKING	H.B.	HOSE BIBB	S.M.	SHEET METAL
BOT.	BOTTOM	H.C.	HOLLOW CORE	S.M.D.	SEE MECHANICAL DRAWINGS
C.B.	CATCH BASIN	HDWR.	HARDWARE	S.N.D.	SANITARY NAPKIN DISPENSER
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.N.P.	SANITARY NAPKIN RECEPTACLE
C.T.	CERAMIC TILE	HR.	HOUR	S.P.D.	SEE PLUMBING DRWGS.
CAB.	CABINET	INSUL.	INSULATION	S.S.	STAINLESS STEEL
C.E.M.	CEMENT	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRWGS.
CER.	CERAMIC	JAH.	JANITOR	SCHED.	SCHEDULE
CL.	CENTERLINE	JT.	JOINT	SECT.	SECTION
CLG.	CEILING	KIT.	KITCHEN	SHLV.	SHELVES
COMP.T	COMPARTMENT	LAV.	LAVATORY	SH.T.	SHEET
CONC.	CONCRETE	LOC'N	LOCATION	SIM.	SIMILAR
CON'D	CONDITION	M.C.	MEDICINE CABINET	SPEC.	SPECIFICATION
CONFIG.	CONFIGURATION	MAT.	MATERIAL	STD.	STANDARD
CONSTR.	CONSTRUCTION	MAX.	MAXIMUM	STL.	STEEL
CONTR.	CONTINUOUS	MDF	MEDIUM DENSITY FIBREBOARD	STO.	STORAGE
CONTR.	CONTRACTOR	MECH.	MECHANICAL	STRUCT.	STRUCTURAL
CORR.	CORRIDOR	MEMB.	MEMBRANE	SUSP.	SUSPENDED
CTR.	CENTER	MFR.	MANUFACTURER	T&G	TONGUE-AND-GROOVE
CTSK.	COUNTERSUNK	MGR.	MANAGER	T.B.	TOWEL BAR
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM	T.C.	TOP OF CURB
DBL.	DOUBLE	MIR.	MIRROR	T.O.	TOP OF
DEM.	DEMOLISH	MISC.	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DET.	DETAIL	MTD.	MOUNTED	T.P.D	TOILET PAPER DISPENSER
DIM.	DIMENSION	MTL.	METAL	TELE.	TELEPHONE
DISP.	DISPENSER	N.I.G.	NOT IN CONTRACT	THK.	THICK
DN.	DOWN	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DR.	DOOR	NEC.	NECESSARY	UNLESS OTHERWISE NOTED	
DRWR.	DRAWER	NO. or #	NUMBER	UR.	URINAL
DS	DOWNSPOUT	NOM.	NOMINAL	U/S	UNDERSIDE
DWG.	DRAWING	O.C.	ON CENTER	W.C.	WATER CLOSET
E.F.	EXHAUST FAN	O.H.	OPPOSITE HAND	W/-	WITH
E.J.	EXPANSION JOINT	O/-	OVER	W/O	WITHOUT
EA.	EACH	OBSC.	OBSCURE	WD.	WOOD
ELEC.	ELECTRICAL	OPNG.	OPENING	WP.	WATERPROOF
ELEV.	ELEVATION	P. LAM.	PLASTIC LAMINATE	WSCT.	WAINSCOT
EMER.	EMERGENCY	P.T.	PRESSURE TREATED	WT.	WEIGHT
ENCL.	ENCLOSURE	P.T.D.	PAPER TOWEL DISPENSER		
EPB.	ELECTRICAL PANEL BOARD	P.T.P.	PAPER TOWEL RECEPTACLE		
EQ.	EQUAL	PL.	PLATE		
EQPT.	EQUIPMENT	PLAS.	PLASTER		
EXP.	EXPANSION	PLYWD.	PLYWOOD		
EXT.	EXTERIOR	PNL.	PANEL		
F.D.	FLOOR DRAIN	PNL'G	PANELING		
F.E.	FIRE EXTINGUISHER	PTD.	PAINTED		
F.E.C.	FIRE EXTINGUISHER CABINET	PSF	POUNDS PER SQUARE FOOT		
F.O.	FACE OF				

PROJECT SUMMARY

SCOPE OF WORK: LEGALIZE EXISTING DECK

THE PURPOSE OF THIS PACKAGE IS TO OBTAIN A BUILDING PERMIT FOR AN EXISTING ROOF DECK AS REQUESTED PER THE ORDER OF ABATEMENT NOTED BELOW. THIS PACKAGE CONTAINS A STRUCTURAL REPORT FOR THE ROOF DECK AND SUPPORT MATERIALS.

COMPLAINT NUMBER: 201071348 OCTOBER 7, 2010
 ORDER OF ABATEMENT: 103841-A MARCH 17, 2011

LOCATION:
 1117 GEARY BLVD

DATE OF ORIGINAL CONSTRUCTION:
 1117 GEARY BLVD WAS ORIGINALLY CONSTRUCTED IN 1869, AND WAS RENOVATED IN 1985.

NATIONAL REGISTER OF HISTORIC PLACES: NO. 75000473

SAN FRANCISCO LANDMARK, GOODMAN BUILDING, NO. 71

PLANNING CODE INFORMATION FOR 1117 GEARY BLVD:
 BLOCK: 0714
 LOT NUMBER: 018

APPLICABLE CODES:
 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
 2010 CALIFORNIA HISTORICAL BUILDING CODE
 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
 2010 CALIFORNIA ENERGY CODE
 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
 2010 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE: TYPE V
 OCCUPANCY: R-1
 DIMENSIONS: 32'-8" X 24'-2"
 SQUARE FOOTAGE: 790 S.F.

BUILDING PERMIT REFERENCE

A BUILDING PERMIT APPLICATION WAS INITIATED ON APRIL 15, 2011, AND THE REFERENCE FOR THAT APPLICATION IS LISTED BELOW. DRAWINGS WERE NOT SUBMITTED TO THE DEPARTMENT OF BUILDING INSPECTION AT THAT TIME. THE DRAWINGS INCLUDED IN THIS PACKAGE SHOULD BE FILED UNDER THE SAME APPLICATION.

BUILDING PERMIT APPLICATION #: 2011/0415/4232

SHEET INDEX

SHEET NO.	SHEET TITLE
ARCHITECTURAL	
G0.00	DRAWING INDEX, PROJECT SUMMARY, ABBREVIATIONS, VICINITY PLAN & SITE PLAN / KEY PLAN
G0.01	AERIAL PHOTOGRAPHS 1935-2005
G0.02	EXISTING ROOF DECK PLAN
STRUCTURAL	
S1.0	FPAMING PLAN, SECTION, STRUCTURAL NOTES

PROJECT TITLE

**1117 GEARY
 ROOF DECK**

1117 GEARY BLVD
 SAN FRANCISCO, CA 94109

CLIENT:
 EHERIC-GOODMAN ASSOCIATES
 401 GINA BAILEY STREET, SUITE 302
 SAN FRANCISCO, CALIFORNIA 94158-2133

RELEVANT BUILDING CHRONOLOGY

DATE	EVENT
1869	Building Constructed (3)
1969 June 13	Building Permit obtained - #82, 286A (1)
1973 Oct 2	Bureau of Building Inspection report stating that the building would be rehabilitated under the direction of the San Francisco Redevelopment Agency (1)
1975 Feb 28	Building designated as San Francisco Landmark No.71 (3)
1975 June 18	Building listed in the National Register of Historic Places. 75000473 (3)
1976 Jun 4	Compliance letter issued by SFRA acknowledging roof deck in item #29 (1)
1976-1977	Publicly funded feasibility study prepared by Marquis Associates noting roof deck at property (1)
1978 Dec 27	Aon Wofsy & Associates selected to rehabilitate 1109-1121 Geary Blvd by the San Francisco Redevelopment Agency (SFRA) (1)
1983 Dec 30	Certificate of Appropriateness from the Landmarks Preservation Advisory Board and the director of Planning for the rehabilitation of the building and the removal of the 4] stairs on the south side of the building leading to the deck. These stairs were replaced by a sprinklered corridor and entry door for access via the second floor in the 1983-85 rehabilitation. (1)
1983-1985	Building renovation overseen by SFRA, including roof deck renovation. (1)
1984-1985	Permit issued for installation of Automatic Fire Sprinklers Permit #8401845 (2)
1985 Mar 27	Certificate of Completion of Improvements issued by SFRA (1)
2008 Feb 12	DBI issued a re-roofing permit to licensed contractor. Permit #200802124562 (2)
2008 June 24	Re-roofing finalized. Existing roof deck returned to lifted in sections, reset and repaired at this time. (1)
2010 Oct 7	Inspector Raymond Berrios served Notice of Violation for roof deck. Complaint #201071348 (2)
2010 Dec 9	Director's Hearing with Deputy Director Edward Sweeny presiding. Complaint #201071348 (2)
2011 Jan 13	Director's Hearing with Mr. Neil Friedman, Chief Building Inspector DBI presiding. Complaint #201071348 (2)
2011 Mar 22	Order of Abatement posted by Department of Building Inspection - Inspector Berrios. Complaint #103841-A (2)

CONSULTANT

SEAL & SIGNATURE

ISSUE

PERMIT SET	04.15.2011

VICINITY MAP - 1117 GEARY BLVD



SITE PLAN / KEY PLAN

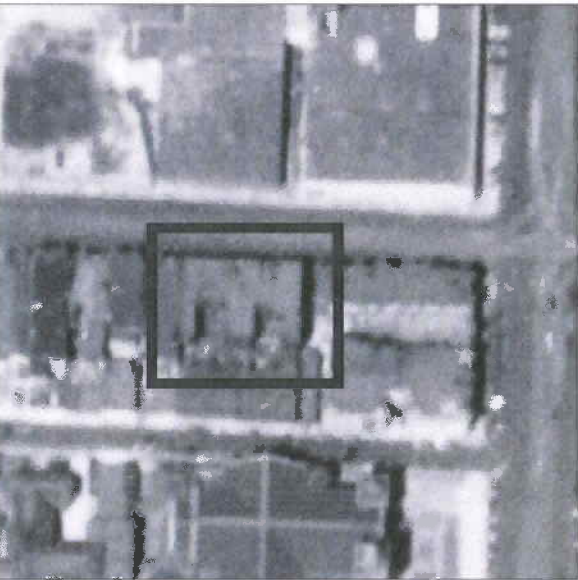


DECK PHOTO 2011



**INDEX, SUMMARY,
 ABBREVIATIONS,
 LOCATION MAP**

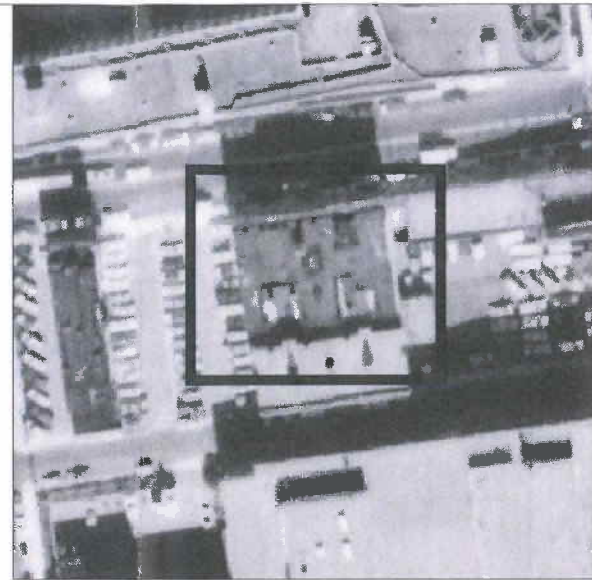
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 SCALE: AS NOTED
 DRAWN BY:
 CHECKED BY:
 JOB NO: **G0.00**



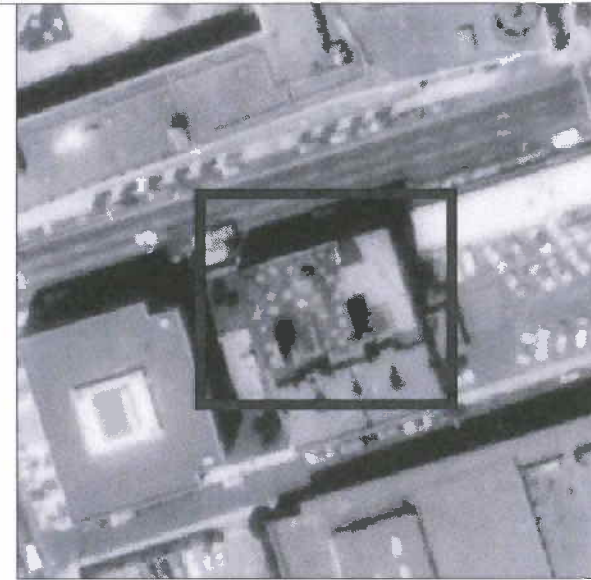
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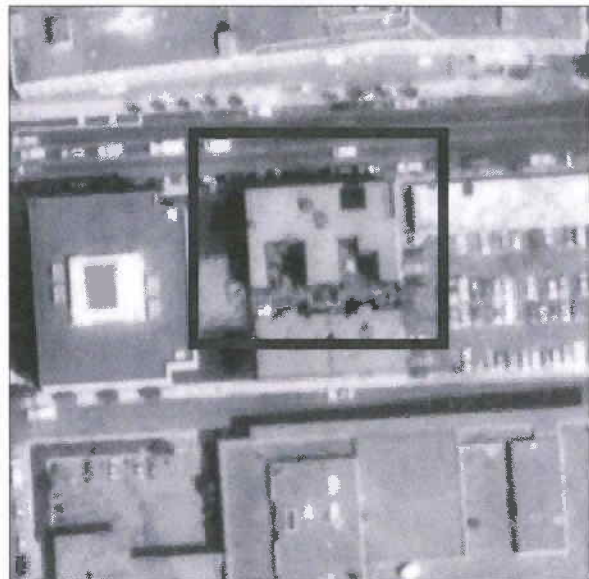
MAY 5, 1955



OCTOBER 30, 1969



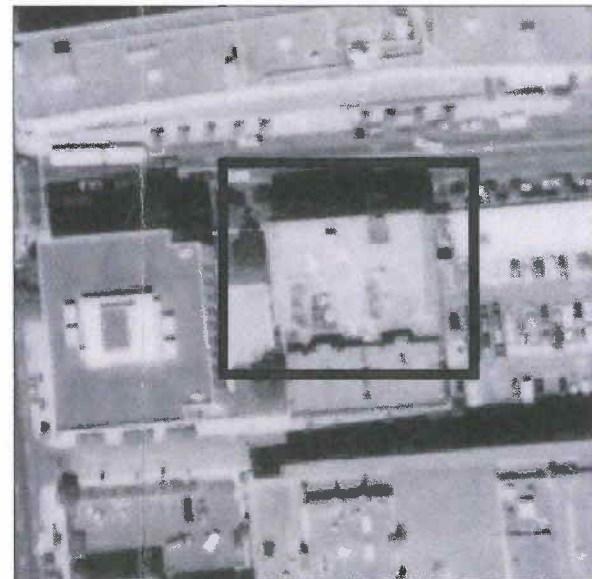
MAY 12, 1975



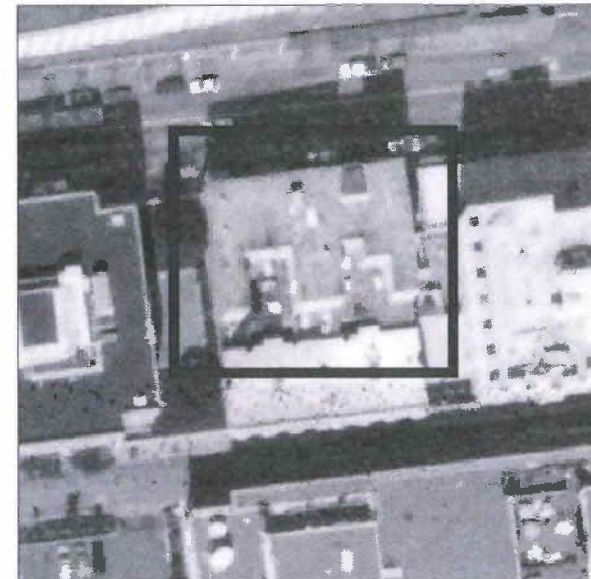
JUNE 6, 1983



OCTOBER 14, 1985



SEPTEMBER 7, 1995



MARCH 10, 2005

PROJECT TITLE

1117 GEARY
ROOF DECK
1117 GEARY BLVD
SAN FRANCISCO, CA 94109

CLIENT:
EMERIC-GOODMAN ASSOCIATES
401 China Basin Street, Suite 202
SAN FRANCISCO, CALIFORNIA 94158-2133

CONSULTANT

SEAL & SIGNATURE

ISSUE

PERMIT SET 04.15.2011

SHEET TITLE

AERIAL PHOTOGRAPHS

PRINT DATE 2/15/2011

SCALE AS NOTED

DRAWN BY

CHECKED BY

JOB NO. G0.01



1117 GEARY
ROOF DECK
1117 GEARY BLVD
SAN FRANCISCO, CA 94109

CLIENT:
EMERIC-GOODMAN ASSOCIATES
401 China Basin Street, Suite 202
SAN FRANCISCO, CALIFORNIA 94158-2133

CONSULTANT

SEAL & SIGNATURE

ISSUE

PERMIT SET 04.15.2011

SHEET TITLE

EXISTING ROOF DECK
PLAN

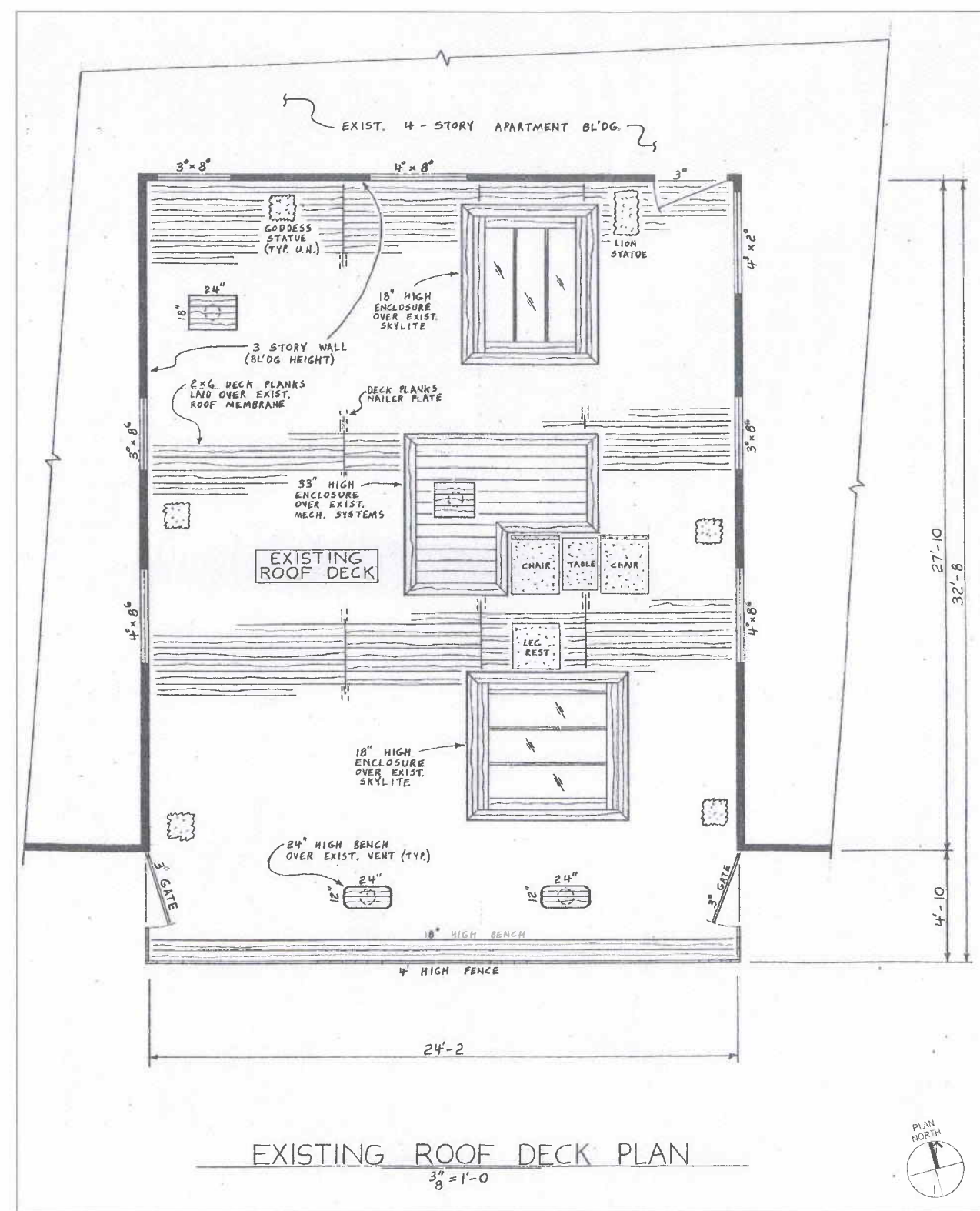
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4/15/2011

SCALE
AS NOTED

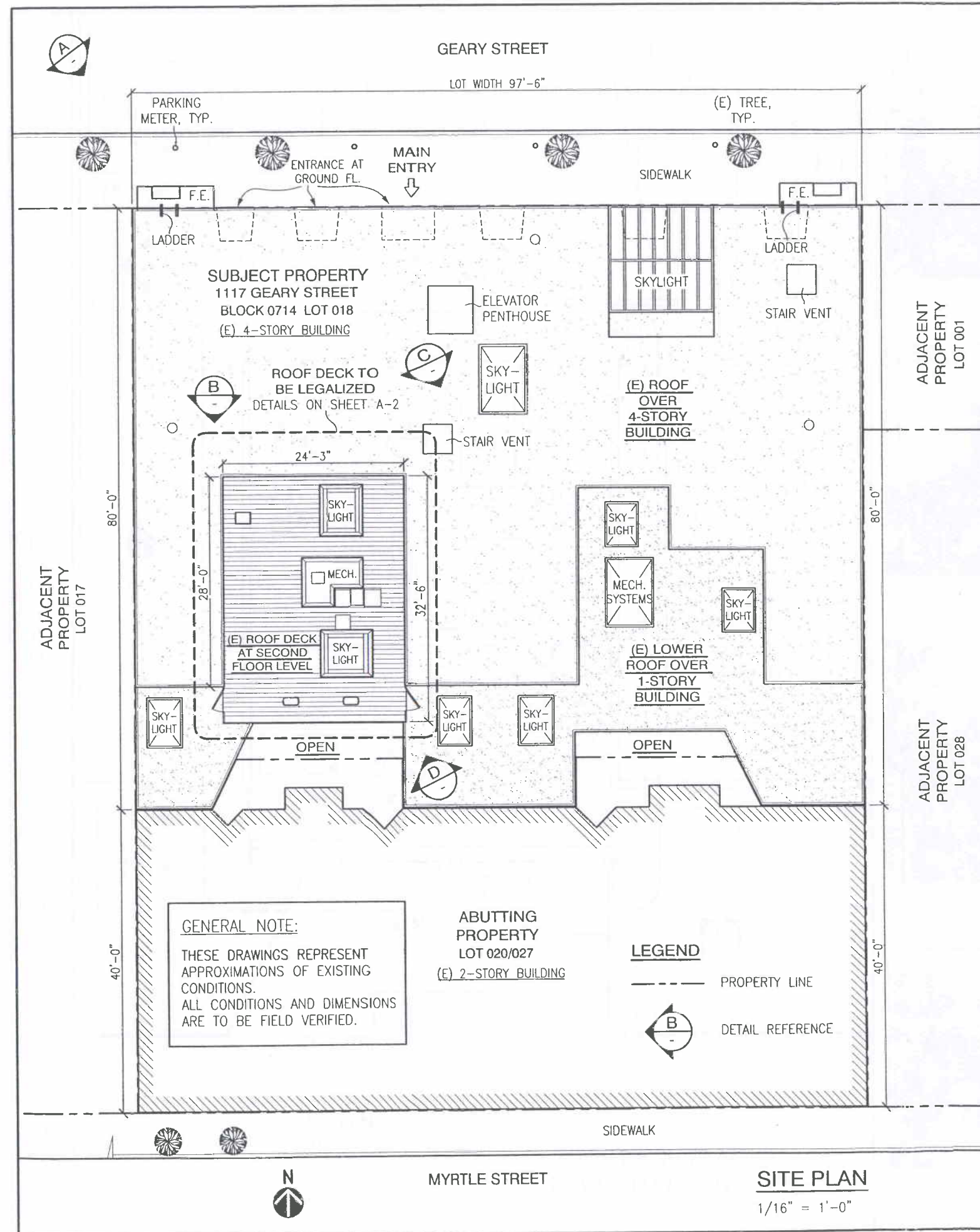
DRAWN BY

CHECKED BY

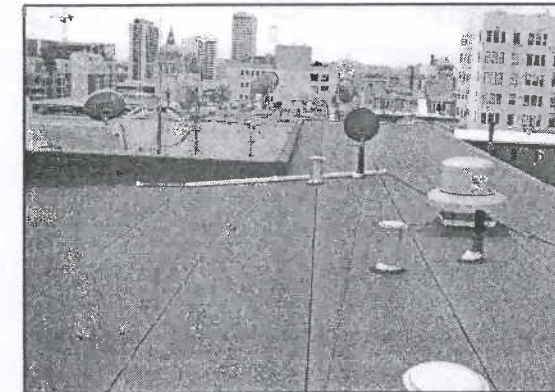
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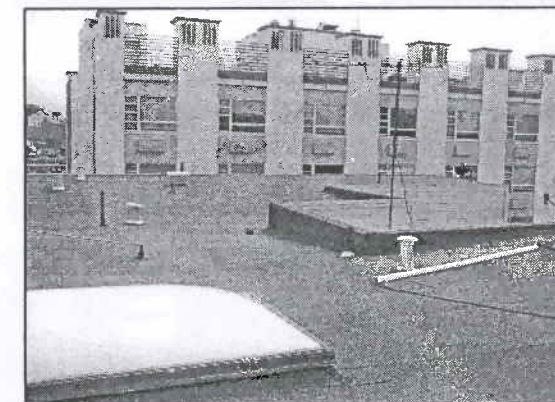
DRAWING FOR REFERENCE ONLY
PROVIDED BY OWNER



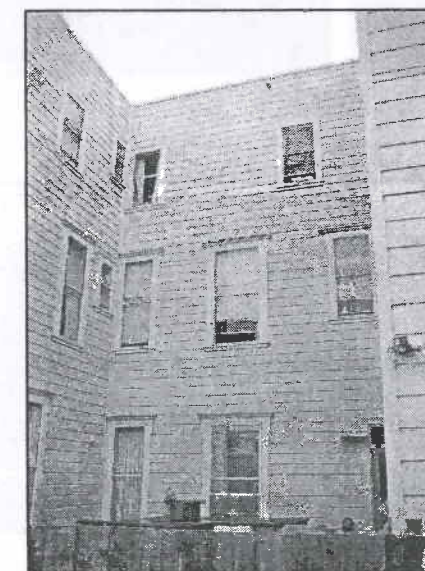
(A)
PICTURE TAKEN ON
GEARY ST. LOOKING
NORTHWEST
N.T.S.



(B)
PICTURE TAKEN ON
ROOF LOOKING
SOUTH
N.T.S.



(C)
PICTURE TAKEN ON
ROOF LOOKING
NORTHWEST
N.T.S.



(D)
PICTURE TAKEN ON
LOWER ROOF
LOOKING TOWARDS
SUBJECT DECK
ENCLOSURE
N.T.S.

SUBJECT PROPERTY
1117 GEARY STREET
SAN FRANCISCO, CA
BLOCK 0714/ LOT 018

SHEET TITLE	
SITE PLAN	
REVISIONS	
SCALE	AS SHOWN
DATE	08-05-11
SHEET	A-1
1 OF 2 SHEETS	

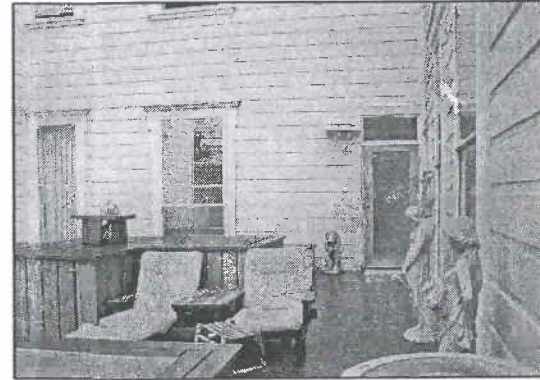
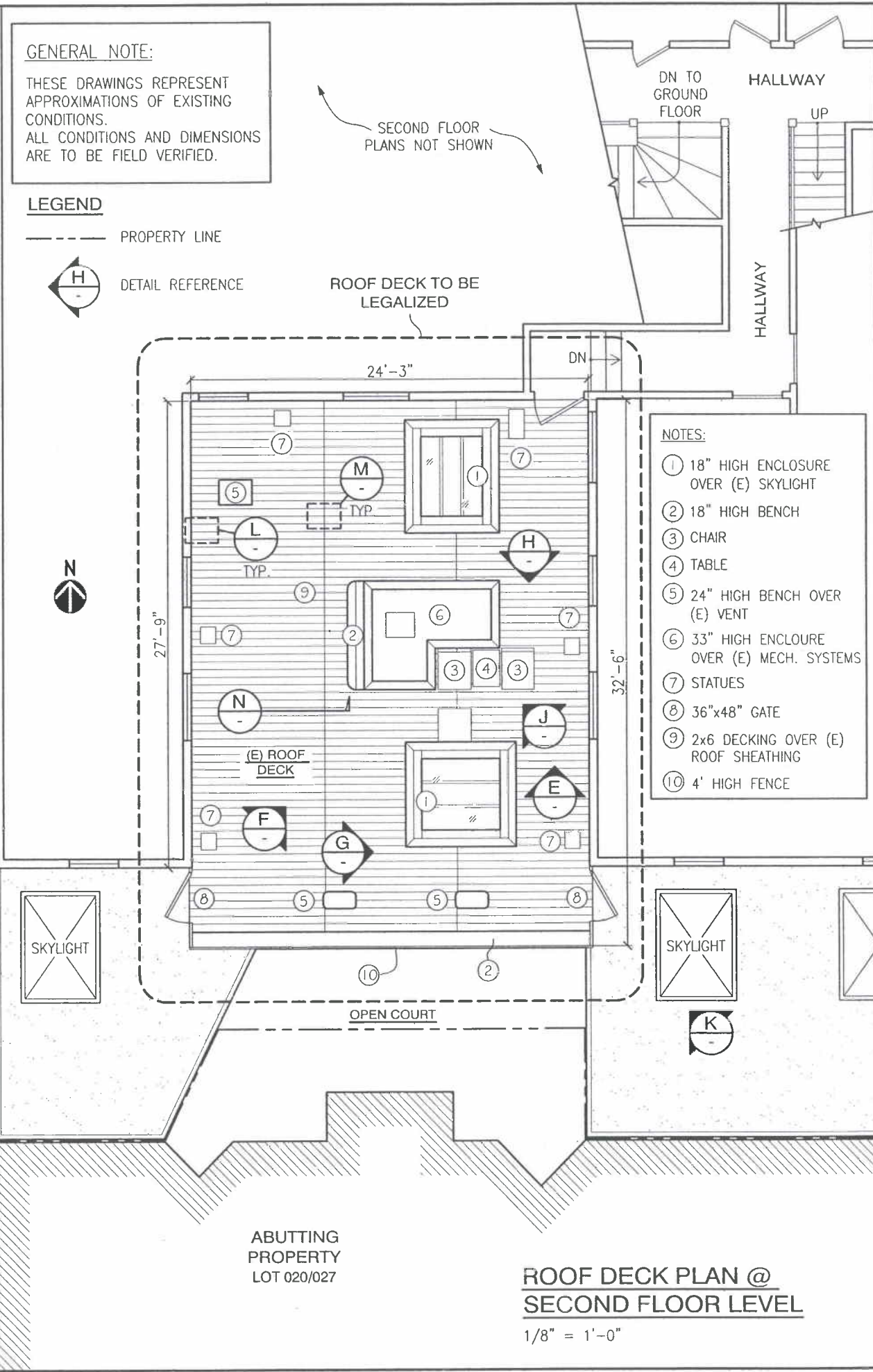
GENERAL NOTE:
 THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED.

LEGEND
 - - - - - PROPERTY LINE
 (H) DETAIL REFERENCE

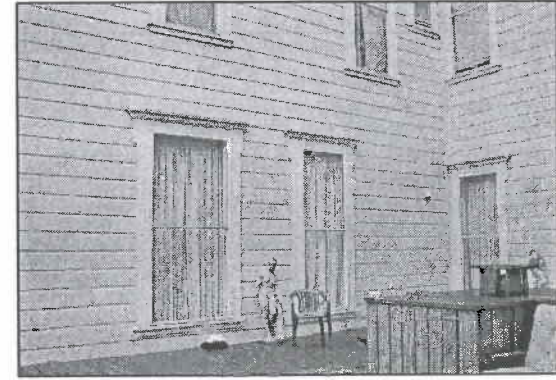
SECOND FLOOR PLANS NOT SHOWN

ROOF DECK TO BE LEGALIZED

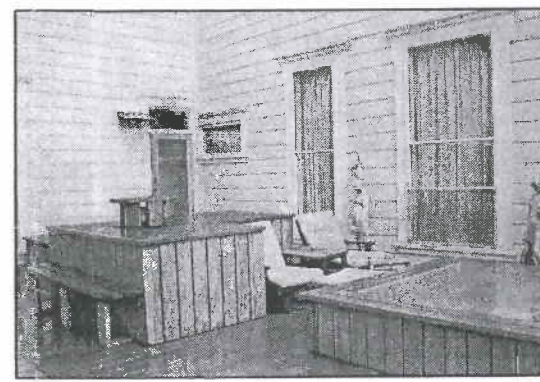
- NOTES:**
- ① 18" HIGH ENCLOSURE OVER (E) SKYLIGHT
 - ② 18" HIGH BENCH
 - ③ CHAIR
 - ④ TABLE
 - ⑤ 24" HIGH BENCH OVER (E) VENT
 - ⑥ 33" HIGH ENCLOSURE OVER (E) MECH. SYSTEMS
 - ⑦ STATUES
 - ⑧ 36"x48" GATE
 - ⑨ 2x6 DECKING OVER (E) ROOF SHEATHING
 - ⑩ 4' HIGH FENCE



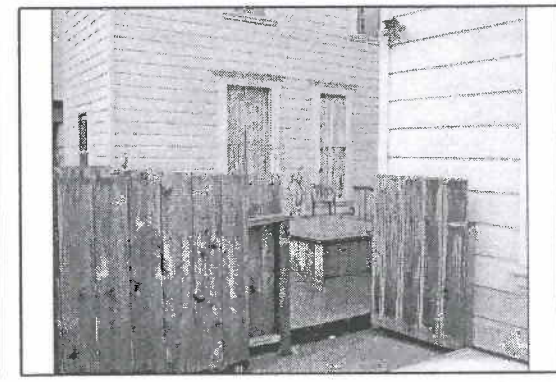
(E)



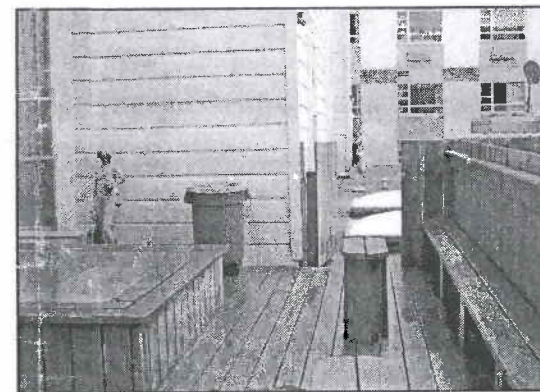
(J)



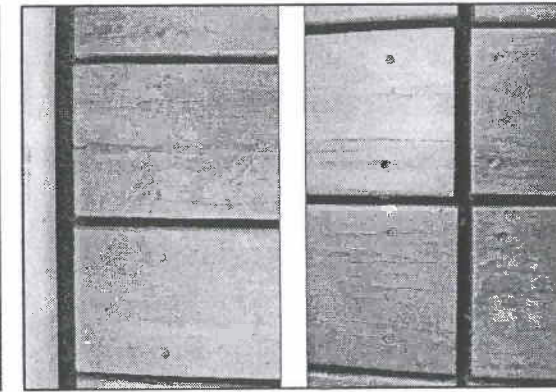
(F)



(K)

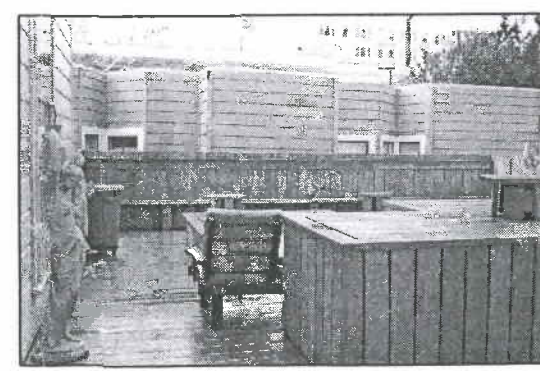


(G)

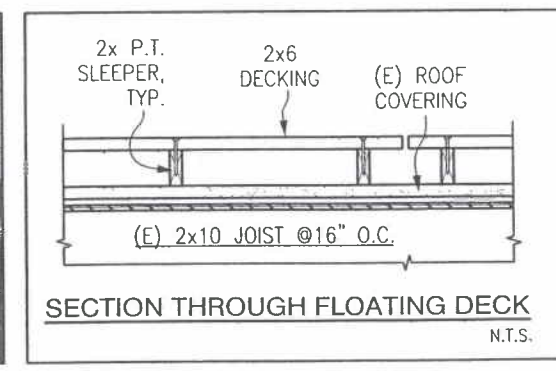


(L)

(M)



(H)



(N)

SUBJECT PROPERTY
 1117 GEARY STREET
 SAN FRANCISCO, CA
 BLOCK 0714/ LOT 018

ADJACENT PROPERTY
 LOT 017

ABUTTING
 PROPERTY
 LOT 020/027

**ROOF DECK PLAN @
 SECOND FLOOR LEVEL**

1/8" = 1'-0"

SHEET TITLE
**ROOF DECK PLAN
 & DETAILS**

REVISIONS

SCALE AS SHOWN

DATE 08-05-11

SHEET **A-2**

Documents in Support of Request for Certificate of Appropriateness for Existing Roof Deck

Emeric-Goodman Building, 1117 Geary Blvd. - City Landmark #71

to the San Francisco Historic Preservation Commission – November 16, 2011



Documents establishing that there has always been a roof deck on the second floor roof at 1109-1121 Geary Blvd. in Support of Request for Certificate of Appropriateness.

4-5 – Relevant Building Chronology

6-7 – Letters to Inspector Berrios dated Jan. 3, 2011 and to Chief Building Inspector Friedman dated March 4, 2011.

8-9 - Photographs of the Deck prior to 1983 when rehabilitation began. The first photograph shows the roof deck on the 2nd floor looking east, showing conditions prior to rehabilitation in 1983. 4 sets of stairs leading from upper floors to the roof deck were then present but were removed as part of the rehabilitation. The deck covered both the west and east sides of the 2nd floor roof. During rehabilitation, the deck on the east side was removed.

10 - Bureau of Building Inspection report dated Oct. 2, 1973 stating that the building would be rehabilitated under the direction of the San Francisco Redevelopment Agency (SFRA).

11-13 - Compliance Letter from the SFRA dated June 4, 1976. Item 29 specifically references the existing roof deck: "The decking platform on the roof is damaged; repair it in approved manner. Install railing around deck."

15-20 - Feasibility Study prepared by Marquis Associates in 1976-1977 for the rehabilitation of the building. There are several references to the existing roof deck which then covered the whole 2nd floor roof. Grayed area "H" shows that the whole second floor roof was covered by the deck. Also see the 4 stairs leading from the upper floors to the roof deck. These stairs are also visible on the photographs on pages 2 and 3 of this PDF file.

21- Agreement between Alan Wofsy & Associates and the SFRA for the rehabilitation of the building dated Dec. 27, 1978.

22 - Certificate of Appropriateness dated Dept. 30, 1983 from the Landmarks Preservation Advisory Board and the director of Planning for the rehabilitation of the building and the removal of the [4] stairs on the south side of the building

leading to the deck. These stairs were replaced by a sprinklered corridor and entry door for access via the second floor in the 1983-85 rehabilitation.

23 - CERTIFICATE OF COMPLETION OF IMPROVEMENTS dated March 27, 1985 confirming that the rehabilitation requirements of the SFRA have been satisfied.

24 - Permit of Occupancy and Certificate of Completion from City and County dated February 15 and 21, 1985.

25 - Citation for Architectural Conservation from The Foundation for San Francisco's Architectural Heritage dated September, 1989.

RELEVANT BUILDING CHRONOLOGY

<u>Date</u>	<u>Event</u>
1869	Portions of building constructed. ³
1973 Oct 2	Bureau of Building Inspection report stating that the building would be rehabilitated under the direction of the San Francisco Redevelopment Agency. ¹
1975 Feb 28	Building designated as San Francisco Landmark No. 71. ³
1975 June 18	Building listed in the National Register of Historic Places. No. 75000473. ³
1976 Jan 4	Compliance letter issued by SFRA requiring repair of roof deck in item #29. ¹
1976-1977	Publicly funded feasibility study prepared by Marquis Associates referencing roof deck over first floor roof. ¹
1978 Dec 27	Alan Wofsy & Associates selected to rehabilitate 1109-1121 Geary Blvd by the San Francisco Redevelopment Agency (SFRA). ¹
1983 Dec 30	Certificate of Appropriateness from the Landmarks Preservation Advisory Board and the Director of Planning for the rehabilitation of the building and the removal of the [4] stairs on the south of the building leading to the deck. These stairs were replaced by a sprinklered corridor and entry door for access via the second floor in the 1983-85 rehabilitation. ¹
1983-1985	Building renovation overseen by SFRA, including roof deck reconstruction. ¹
1984-1985	Permit issued for Installation of Automatic Fire Sprinklers Permit #8401845. ²
1985 Mar 27	Certificate of Completion of Improvements issued by

SFRA. ¹

- 2008 Feb 12 DBI issues re-roofing permit to licensed contractor Jun's Associates. Permit #200802124562. Existing roof deck lifted in sections, reset and repaired at this time. ²
- 2008 June 24 Re-roofing finalized. ²
- 2010 Oct 7 Inspector Raymond Berrios serves Notice of Violation for roof deck without a permit based on an "anonymous complaint." Complaint #201071348. ²
- 2010 Dec 9 Director's Hearing with Deputy Director Edward Sweeney presiding. Complaint #201071348. 30 Day Continuance. ²
- 2011 Jan 13 Director's Hearing with Chief Building Inspector Neil Friedman presiding. Complaint #201071348. Returned to staff to reach an agreement with Owner or to hold another hearing. ²
- 2011 Mar 22 Order of Abatement posted by DBI Inspector Inspector Berrios. Director's Order # 103841-A ²
- 2011 April 4 Emeric-Goodman Associates appeals Director's Order # 103841-A to the Abatement Appeals Board. ²
- 2011 April 15 Building Permit application no. 2011/0415/4232 to legalize existing deck. ²
- 2011 Sept. 21 Abatement Appeals Board returns matter to DBI because the Order of Abatement was improperly issued. ²

INFORMATION SOURCES:

(1) OWNER PROVIDED INFORMATION

(2) INFORMATION FROM [HTTP://WWW.SFDBI.ORG](http://www.sfdbi.org)

(3) NATIONAL REGISTER NOMINATION; SAN FRANCISCO LANDMARK DESIGNATION

EMERIC-GOODMAN ASSOCIATES

1109-1121 Geary Blvd. San Francisco, CA 94109

Mail to: P.O.B. 2210, San Francisco, CA 94126

On-site manager: 415.776.0776 Office: 415.512.7242 Fax: 415.512.0130

East Bay Office: 510.666.1150 Fax: 510.482.3677

e-mail: emgoodman@mindspring.com & editeur@earthlink.net

January 3, 2011

Inspector Raymond Berrios
San Francisco Department of Building Inspection
Fax 415-558-6249 and 558-6261 raymond.berrios@sfgov.org

Re: Request to Rescind Notice of Violation and Director's Hearing Order No. 201071348

Dear Inspector Berrios,

You filed a complaint in October of last year alleging that the deck on the second floor roof on our building at 1109-1121 Geary was installed without a permit and that there was no DBI record of a deck or of a permit for the deck:

Install (N) Deck over existing lightwell roofing @southeast. Area covered by deck approx. 33'-0" x 45'-0 w/out permit.

I attended a Director's Hearing on Dec. 9, 2010, presided over by Deputy Director Edward Sweeney. I explained to Mr. Sweeney that there had always been a roof deck over the second floor roof and that that my firm was selected by the San Francisco Redevelopment Agency (SFRA) to rehabilitate the building in 1978. During 1983-1985 we rehabilitated the building under the auspices of the SFRA and have operated it ever since. I was astounded that after all these years there would now be a charge that the roof deck was not legal and that there was no record of it.

Mr. Sweeney said that I needed to provide evidence that there has always been a roof deck. This required research into files covering a period from 25 to 35 years ago. I have now found pictorial and documentary evidence that there was a roof deck covering the whole second floor roof, that the SFRA required us to repair the deck and that a publicly funded feasibility study from the same epoch, circa 1976-77, also references the existing roof deck with plans of it.

I have now compiled the evidence that the roof deck has always existed and was acknowledged by the SFRA in a Compliance Letter from 1976 in a PDF, which I can e-mail to you and to Deputy Director Sweeney.

Are you able to review this material and cancel the Director's Hearing scheduled for Jan. 13, 2011 or do I need to make the presentation at that Hearing?

Yours,

Alan Wofsy, CEO

From: [Emeric-Goodman Associates](#)
To: "Neil.friedman@sfgov.org"
Cc: "raymond.berrios@sfgov.org"
Subject: Updated Request: To Rescind Notice of Violation, Order No. 201071348
Date: Friday, March 04, 2011 4:44:00 PM
Attachments: [Structural Report on Roof Deck 1109-21Geary.pdf](#)

EMERIC-GOODMAN ASSOCIATES

1109-1121 Geary Blvd. San Francisco, CA 94109

Mail to: P.O.B. 2210, San Francisco, CA 94126

Building Office : 415.776.0776 Management Offices: 415.512.7242 or 510.482.3677

Fax: 415.292.6594 Website: http://www.live-work.us/cgi-bin/artbooks/san_francisco.html

Mr. Neil Friedman, Chief Building Inspector
DBI – CCSF
Neil.friedman@sfgov.org

Dear Mr. Friedman,

You presided at the Director's Hearing on Jan. 13, 2011. I presented substantial evidence, historical documents and photographs to prove that the premise of the Notice of Violation was false. There has always been a roof deck on the second floor of the building and it is an integral part of this official City landmark. The SFRA oversaw the renovation of the building and deck between 1983-1985. Your predecessor department issued a Certificate of Occupancy in 1985.

After the hearing I spoke with Inspector Berrios, and he raised the safety issue – which had never been raised before. He asked: "How do we know the deck is safe?" I told him that I would retain a structural engineering firm to analyze the deck and the structure of the building.

Attached is the report prepared by John W. Laws, SE, Principal of Structural Design Engineers. Mr. Laws concludes that the deck is safe even under the current building code.

I ask to you to rescind this unjustified Notice of Violation so that our tenants can continue to enjoy the open space afforded the by deck.

Thank you for the thoughtful way you conducted the hearing.

Yours,

Alan Wofsy, CEO, MCP





CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

BUREAU
OF
BUILDING INSPECTION

RM. 301, 450 McALLISTER
SAN FRANCISCO
CALIFORNIA, 94102

AMENDED REPORT OF CONDITION:
1109-25 Geary Street (Front)

Block: 714 Lot: 11

OWNER OF RECORD: Mervyn J. Goodman
MAILING ADDRESS: c/o Mr. Brodt, SF Redevelopment Agency, 939 Ellis St
San Francisco, Ca. 94109

INSPECTOR: James Fisher
DATE OF REINSPECTION: 8-15-73
DATE OF REPORT: 10-2-73
COMPLAINT NO. 11226 (Amended)

DESCRIPTION OF PROPERTY

There are two buildings located on this lot. This report concerns the building located on the north side. The premises contain a 4-story, Type 5N building without basement. There is arrangement for 27 hotel rooms, 1 manager's apartment and artist studios on 3 floors. The ground floor is used for business constituting 4 floors of occupancy.

The building was originally constructed in 1869 as a 4-story, Type 5N building without basement, for a rooming house and studio use, with ground floor used for 5 stores according to records of the San Francisco Water Department and judging by its appearance and architecture. The Central Permit Bureau has no record of a permit to construct this building.

The building covers approximately 7800 sq. ft. of a lot 97.6 ft. x 120 ft. which is zoned C-3; the former zoning was Industrial. The building is semi-detached and is located within the Fire Limits. The property has a land assessment value of \$37,025 and improvements assessment value of \$6200. There is no off-street parking space for automobiles.

This building is located in the A-2 Redevelopment Area and will be rehabilitated under an Owner Participant contract or acquired by the Redevelopment Agency for rehabilitation or demolition.

In its present condition this building does not meet the minimum requirements of the San Francisco Building and Housing Codes.

At the time of reinspection, the ground floor business occupancies were vacant and access to same not made available for inspection. The 2nd and 3rd floors were still being occupied as a hotel. The 4th floor (top floor) was being used as artists' studios.

Those violations of the San Francisco Building, Electrical and Plumbing Codes, considered to be "life hazards" had been corrected under permits ordered obtained by the Abatement Order #82,286A of June 13, 1969. A Temporary Permit of Occupancy was issued Feb. 11, 1970. This permit, to date, has not been renewed.

The following Amended Report of Conditions indicates those violations of the San Francisco Building, Housing, Electrical and Plumbing Codes not as yet corrected and listed in Complaint #11226 as well as any violations discovered during the reinspection of August 15, 1973.

18

COMPLIANCE LETTER

PROPERTY RESUME

This is a type 5N, four story building, without basement. It was built in 1869 as a rooming house with ground floor used as 5 stores. Its present use is as a 28 unit apartment building with artist's studios on 3rd floor and business on ground floor. The following building permits were obtained: #82, 286A, June 13, 1969. A structural survey of this property was made on May 5, 1976, the results of which are stated below.

LPA STANDARDS

DEFICIENCY LIST

FOUNDATION AND BASEMENT

- VI D-1,2 1. The foundation is below grade level on the north and south sides of the building; install approved type foundation.
- VI D-1,2 2. The mudsills and portions of the siding are in contact with the soil on the north side of the building; repair damage in approved manner, following the termite report.
- VI G 3. There is evidence of termite and dry rot damage; correct this damage as per Termite Inspection Report.
- 4. Woodworking shops are not permitted in four story buildings; remove wood-working shop located at 1121 Geary.

EXTERIOR YARD AND APPURTENANCES

- I F-2 5. The sidewalks at the front, side and rear of the building are cracked and II E-3 broken; replace 580 square feet of concrete sidewalk.
- II E-2 6. There is faulty or no drainage in the side and rear of the building; install VI D-2 approved type drainage and connect to sanitary sewer system.
- IV A 7. The passageway to the street is not fireproof; install approved ceiling and wall covering in passageway to meet Code Standards.
- IV B,D 8. Sprinklers are needed in passageway, storage rooms and public halls; install proper amount of sprinkler heads in approved manner.

EXTERIOR WALLS

- VI D-1 9. Portions of the wood siding are broken, missing, and deteriorated; repair or replace broken, damaged and missing sections.
- VI D-1 10. Portions of the exterior trim on the rear of the building are damaged, worn, or missing; repair or replace all damaged trim and exterior door.
- III O-1 11. There is evidence of damage and deterioration to most doors throughout the building; repair or replace these doors and the hardware to them.
- VII E 12. There is evidence of damage and deterioration to most windows throughout the building; repair or replace sash, beading, cords, panes, hardware and entire window assemblies.
- VII E 13. There is evidence of surface deterioration to the exterior surfaces of the VII H building; patch and paint exterior of building.

PORCHES AND STAIRS

- III P 14. The entry rear porch posts, stringers and treads are worn and portions broken and missing; repair or replace damaged sections.
- III P 15. There is a missing section of handrail on the interior stairs; install approved type handrail.

PORCHES AND STAIRS cont.

- V D 16. There is no smoke barrier in the interior stairs; install approved smoke barrier
- V E 17. Fire escapes are needed to most of the third and fourth floor apartments as a second means of egress; install approved fire escape.
- II P 18. There is a scuttle hole cover needed to the roof; install approved type cover in
V E fourth floor work room.

PUBLIC HALLS AND STAIRS

- V D 19. The fire resistance is inadequate in the public halls; install approved ceiling and wall covering to meet Fire Resistance Code Standards for this building.
- V D,F 20. Fire extinguishers are lacking in halls; install 2 approved fire extinguishers in each hall.
- II M,N 21. There is insufficient light and ventilation in the public halls and stairwells; install proper lighting and mechanical ventilation.
- V A,B 22. The doors from the public halls and stairs to apartments on the first and second
II G-2 floors; install approved exit signs at appropriate location.
- V D 23. Exit signs are lacking in the public halls to first, second, and third floors; install approved exit signs at appropriate location.
- V F 24. A fire alarm system is needed for this building; install approved fire alarm system.
- 25. Rear stairs are inadequate; rebuild rear stair in an approved manner.

ATTICS, ROOFING, DOWNSPOUTS AND FLASHING

- II B 26. The entire roofing is worn and deteriorated; install new approved roofing.
- II C 27. Portions of the gutters, leaders and downspouts are broken and missing; install new gutters and downspouts and connect to sanitary sewer system.
- I F 28. The flues, vents on heaters and furnaces are broken or inadequate; install approved type flues and vents with caps to all faulty units.
- II B 29. The decking platform on the roof is damaged; repair it in approved manner. Install railing around decking.
- 30. Install proper fireproofing to separate businesses from hotel above.
- 31. Install proper fireproofing the public halls and soffit of stair with approved one hour fireresistive materials.

INTERIOR ROOMS

- II F,H 32. The ceilings, walls, doors and trim in most apartments shows surface deterioration; repair all cracks and damaged surfaces, and paint ceilings, walls, doors and trim.
- II G 33. The floors and carpets and covering in the living rooms, parlors, halls, and bedrooms of apartments throughout are worn and deteriorated; replace carpets, install flooring, sand, stain and refinish wood floors.
- II G 34. The floor covering in the kitchen, toilets, and utility rooms are worn and deteriorated throughout; install 1/4 inch underlayment and approved waterproof floor covering.
- 35. Discontinue use and remove cooking facilities in illegal community kitchen.

HEATING

- III C 36. The heating throughout the building is inadequate to maintain 70 degrees in all rooms; install new approved heating system.
- 37. Provide legal ventilation for gas meters.

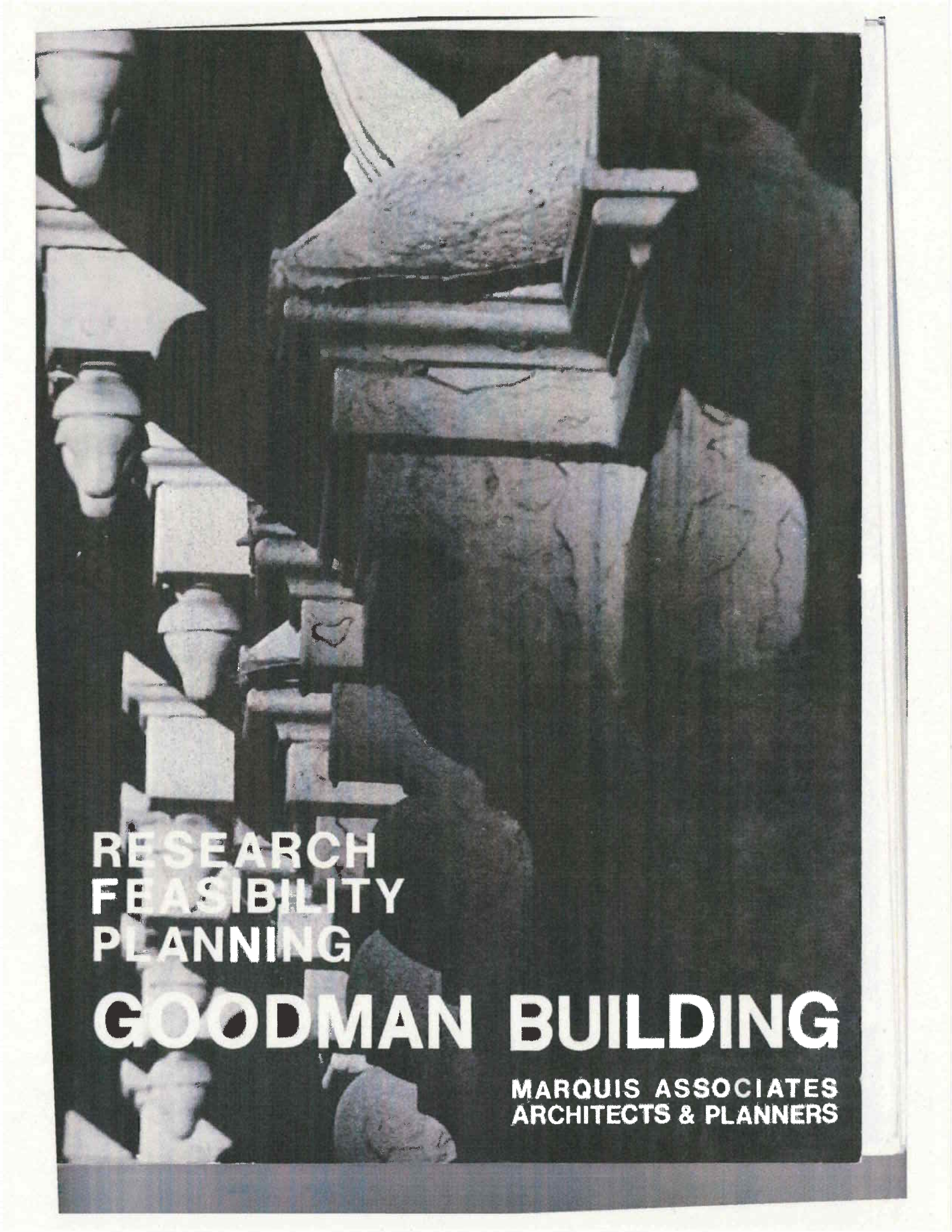
PLUMBING

- VIII E 38. The water lines to the entire building are corroded, malfunctioning and inadequate; replace water lines to meet Code Standards.
- VIII E 39. The entire plumbing system to this property is malfunctioning and inadequate; replace plumbing system to meet current Code Standards.
40. Provide additional baths, lavatories, and water closets on all floors for each sex.
41. Install wet and dry standpipe as directed by fire department.

ELECTRICAL

- VIII G
A-2 Plan 42. Provide trench and separate conduits for electrical and telephone service from sidewalk pull box locations to existing service outlets for future undergrounding of utility lines. All conduit must be concealed. Backfill and repair sidewalk over new trench.
- VIII G 43. The service to this building is inadequate to provide for proper illumination; provide new 200 amp service.
- VIII G 44. Unapproved wiring has been installed throughout building; remove all unapproved wiring and install approved type.
- VIII G 45. There are inadequate outlets, switches and fixtures throughout the building; install new outlets, switches and fixtures to meet current Code Standards.

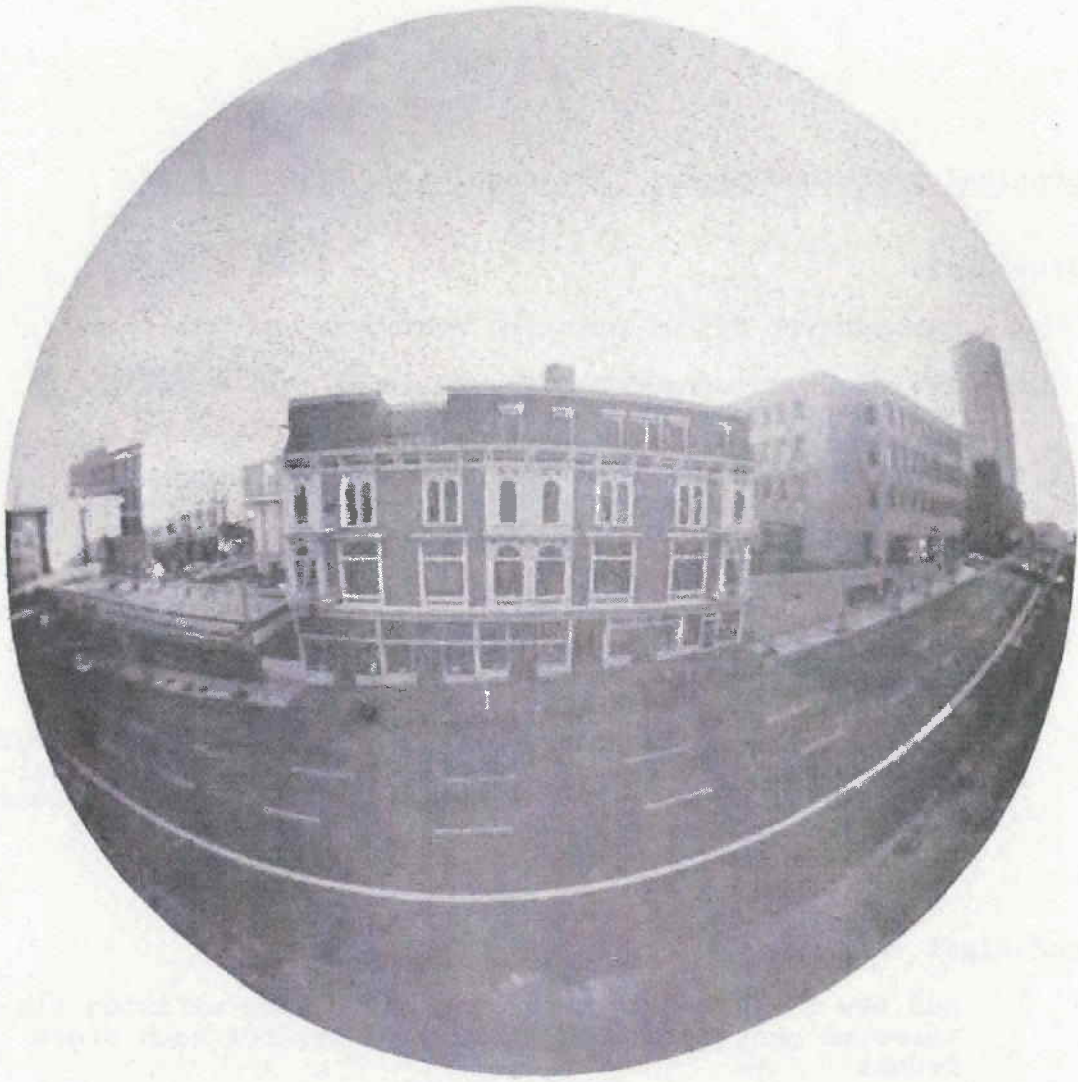
Rehabilitation Counselor _____



RESEARCH
FEASIBILITY
PLANNING

GOODMAN BUILDING

MARQUIS ASSOCIATES
ARCHITECTS & PLANNERS



The 106-year-old Goodman Building is an historic structure in downtown San Francisco inhabited by a unique community of artists of many persuasions. Built as four Victorian residences in 1860 and converted to a residential hotel to fill housing needs after the 1906 earthquake, the building has continued to respond to the City's changing needs by now sheltering a creative group and acting as a center for art, performances, and learning for its own neighbors and the City as a whole. This responsiveness is now threatened with extinction. The building's owner, the San Francisco Redevelopment Agency, wishes to tear it down. Thus the last Victorian hotel and last studio building would disappear from San Francisco along with a vital resource for community-based cultural programs and individual creativity.

-- National Endowment for the Arts
Goodman Building Feasibility
Study Grant Application
November, 1975

Technical Recommendations: Alternative 1, First Floor

Structural:

1. Reconstruct 50% of existing roof over studios.
2. Replace two removed bearing walls on the second and third floors by steel beams.
3. Construct new concrete foundation curbs along the north and south exterior walls. Repair and reconnect affected floor and wall framing.
4. Reconstruct 50% of the ground floor.
5. Reconstruct 50% of roof and roof deck over one-story rear portion of the building.
6. Although it may not be technically required, we strongly recommend installation of east-west shearwalls or equivalent bracing in the front portion of the ground floor, since the building is completely without transverse bracing at this location.

Mechanical - Plumbing:

1. Add new fixtures and refurbish or replace existing fixtures to provide a toilet and lavatory for each store front.
2. Provide new sink for coffee bar.

Mechanical - Heating and Ventilation:

1. Provide ceiling suspended, gas fired unit heater in each storefront complete with flue terminating in an approved location.
2. Provide exhaust fan and duct to outside in each toilet without required outside window area.
3. Provide ducts to outside to ventilate gas meter room.

Electrical:

1. Each tenant will be provided with individual panelboards to supply power to their occupancy which will be separately metered.

ACKNOWLEDGEMENTS

The Goodman Building Feasibility Study was prepared for the Goodman Group, Inc., and was sponsored by the Foundation for San Francisco's Architectural Heritage. The Study was funded in part by a grant from the National Endowment for the Arts, and generous contributions from numerous private foundations and individuals.

We would like to express our deep appreciation to the following persons and groups who generously gave their time and expertise to the Study: The Goodman Group; Robert Berner, Urban Conservation Officer, Foundation for San Francisco's Architectural Heritage; Charles B. Turner, Jr., Director, Community Design Center; San Francisco Redevelopment Agency staff; Mrs. Bland Platt, Chairperson, Landmarks Preservation Advisory Board; and Marquis Associates staff.

The Feasibility Study was prepared by:

Marquis Associates, Architects and Planners

Robert B. Marquis, FAIA
Cathy Simon, AIA
Joseph Toussaint

Community Design Center

Charles B. Turner, Jr., Director
Jeffrey Feldman

SUMMARY
GOODMAN BUILDING COST ESTIMATE

Alternative 2, First Floor

Structural \$127,750

Foundation repair	\$ 9,700
Reconstruct 50% of floor	17,650
Reconstruct roof and deck over 1-story rear portion	58,000
Replace removed columns and bearing walls with steel girders	21,350
Plywood shear wall sheathing	11,000
Diagonal bracing (horizontal diaphragm)	10,050

Architectural \$ 49,650

Remove existing walls	\$ 1,150
New walls	13,000
Toilet rooms	7,800
Patch holes at ceiling and walls	2,600
New doors	9,100
Repair stairs at rear	950
Special roof finishes	5,650
Coffee bar	5,500
Interior stairs and platforms	3,900

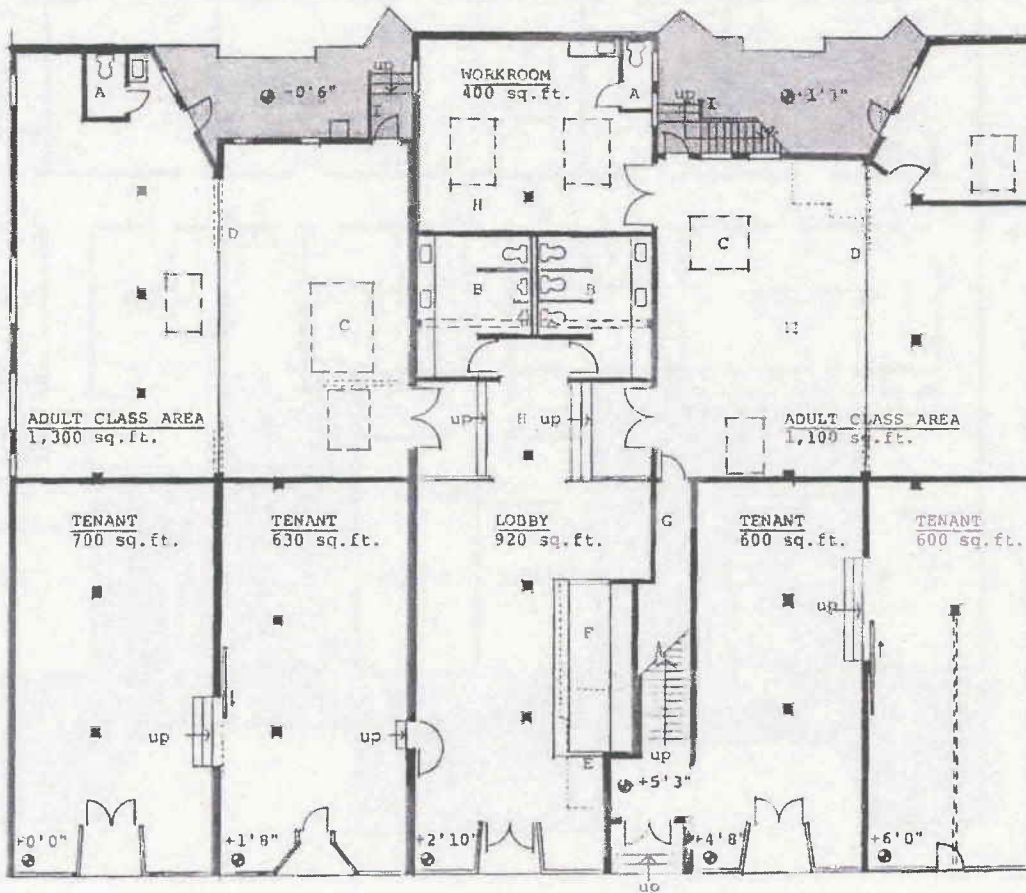
Plumbing \$ 13,500

Heating \$ 14,450

Electrical \$ 48,650

TOTAL (1st Floor):	\$254,000
TOTAL (2nd - 4th Floors):	<u>287,000</u>
TOTAL - ALTERNATIVE 2:	<u><u>\$541,000</u></u>

GOODMAN BUILDING ALTERNATIVE 2



NOTES:

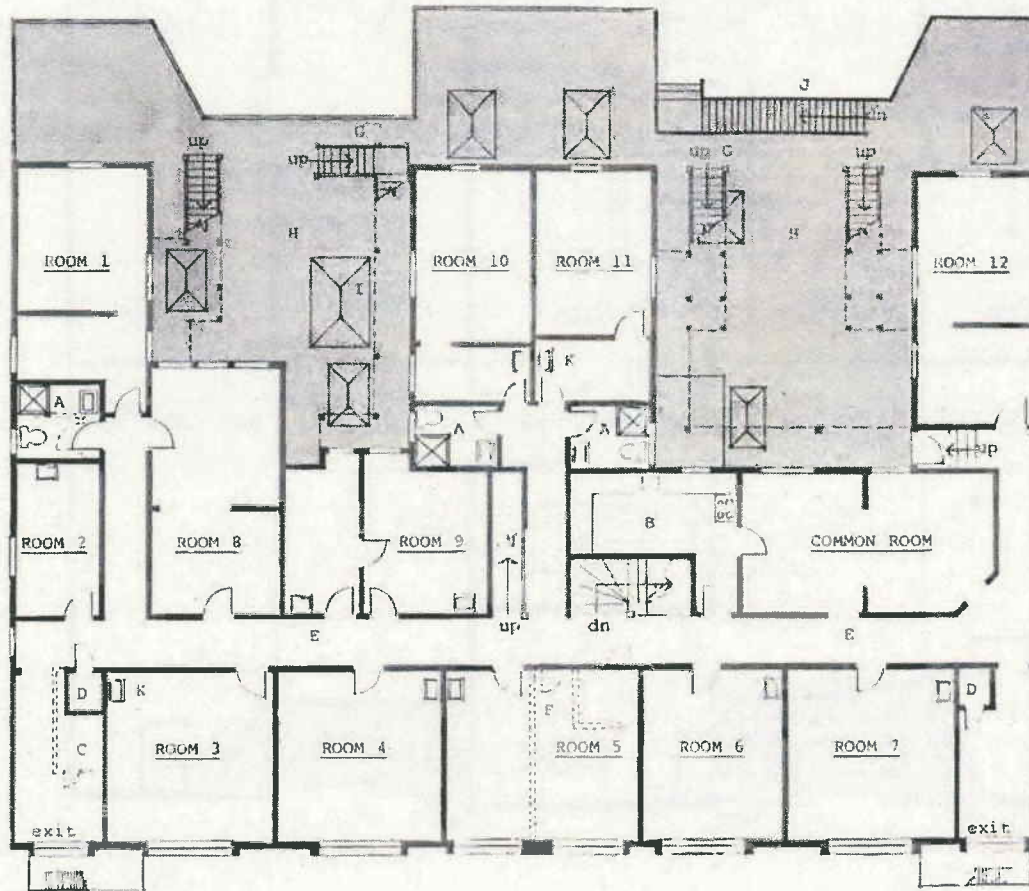
- A. Refurbish existing toilet
- B. New toilets
- C. Repair all existing skylights
- D. Remove wall and rebuild roof structure with steel members
- E. Remove existing elevator and elevator shaft
- F. New coffee bar
- G. New electric closet and gas meter room
- H. Reconstruct floor deck
- I. Repair existing wood stairs



FIRST FLOOR PLAN



GOODMAN BUILDING ALTERNATIVES 1-2-3-4



NOTES:

- A. Refurbish existing bathrooms
Add fixtures as required
- B. Refurbish existing kitchen
- C. Remove existing shower and
provide rough-in for clothes
washer and dryer
- D. New gas heater and closet
- E. Install new sprinkler system
in corridors and token heads
in rooms along corridor; cover
all windows and transoms on
corridor with two layers of
5/8" type "X" G.W.B.
- F. Remove walls and cover ele-
vator shaft opening
- G. Repair existing wood fire
escapes and terrace railings
throughout
- H. Remove existing roofing
material and replace with
rated deck
- I. Typical skylight
- J. Alt. 3 only: Remove stairs
to grade and relocate if
required
- K. Refurbish existing lavatories
as required



SECOND FLOOR PLAN

0 5 10



DIANNE FEINSTEIN, Mayor
Howard M. Wexler, President
Joan-Marie Shelley, Vice President
Charlotte Berk
Dian Blomquist
Rubin Glickman
Melvin D. Lee
Parree Porter
(415) 922-9100

SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION SITE OFFICE • 1519 O'FARRELL STREET • SAN FRANCISCO 94115
ADDRESS MAIL TO POST OFFICE BOX 826 • SAN FRANCISCO, CALIFORNIA 94101

January 17, 1979

REFER TO:

205-03579-014

Mr. Alan Wofsy
Alan Wofsy & Associates
Urban Planning & Development
150 Green Street
San Francisco, CA 94111

19

Dear Mr. Wofsy:

Goodman Building
Myrtle Street Flats
Parcels 714 A-1 and 714 A-3
Western Addition Redevelopment Project

Enclosed herewith is a fully executed copy of the Agreement for Disposition of Land and Improvements for Private Housing Rehabilitation, dated December 27, 1978, relating to your purchase and development of the above-referenced parcel of land.

For your information, attached to the Agreement is Agency Resolution No. 310-78, adopted December 19, 1978, approving the sale of this property to you and authorizing execution by the Agency of the Disposition Agreement and conveyance instruments necessary to consummate the sale.

Also enclosed is a letter from the Department of City Planning dated June 19, 1978 which grants the resubdivision of Parcel 714-A into two lots. In accordance with Schedule "B" of the Disposition Agreement, you are hereby notified of such lot separation and, that by April 16, 1979 you must submit your rehabilitation plans for the Myrtle Street Flats to the Agency for approval.

If you have any questions, please contact me.

Sincerely,

William F. McClure
Chief of Rehabilitation

Enclosures:

- 1) Agreement for Disposition of Land and Improvements for Private Housing Rehabilitation
- 2) Letter from Department of City Planning
- 3) List of Contractors

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

Appeal # 83-11
Permit application # 8308786

CERTIFICATE OF APPROPRIATENESS

FOR WORK NOT REQUIRING A PUBLIC HEARING
BEFORE THE CITY PLANNING COMMISSION

Docket No. 83.467A Assessor's Block 714 Lot 18

Address of Property: 1117 Geary Boulevard

Date Application Filed: August 11, 1983

Landmark No. 71 Name of Landmark: The Goodman Building

Historic District: -

Description of Work Proposed: Rehabilitation consisting of preservation of all architectural features; repair and replacement of deteriorated wood sash with metal sash on the south facade only including changes in some window configurations; removal of non-original stairs on south elevation; repair of original wood siding on south elevation, and repainting.

The proposal was reviewed by the Landmarks Preservation Advisory Board on September 21, 1983 and APPROVED.

I have reviewed the work proposed and the recommendation of the Landmarks Preservation Advisory Board and, subject to conditions stated below, find that the work proposed would have neither a significant impact upon, nor is potentially detrimental to the landmark and/or historic district and this document shall be deemed to constitute a

CERTIFICATE OF APPROPRIATENESS.

September 30 1983
Date

Dean L. Meier
Director of Planning

Conditions: -

5755A
JHM:vr

[Faint, illegible text and signatures]

C. 125636 ML

Recorded at the request of the San Francisco Redevelopment Agency. When recorded, mail to: EMERIC-GOODMAN ASSOCIATES c/o Mr. Alan Wofsy P. O. Box 2210 San Francisco, CA 94126

FIRST AMERICAN TITLE CO. OF S.F. D626894

1985 APR -4 AM 8 00 SAN FRANCISCO, CALIF. RECORDER

18/714

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

6/4/1985

ORIGINAL

WHEREAS, by Grant Deed dated December 12, 1983, and recorded on December 21, 1983, in the office of the Recorder of the City and County of San Francisco, in Book D-620 of Official Records, at page 628, the REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic, hereinafter referred to as "Grantee", did convey to EMERIC-GOODMAN ASSOCIATES, a California limited partnership (assignee of Alan Wofsy & Associates, a California corporation), hereinafter referred to as "Grantee", certain real property situated in the City and County of San Francisco, State of California, which property is particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, with respect to the above described real property, the Agency has conclusively determined that the construction obligations of the Grantee as specified in said Deed and in the Agreement for Disposition between the Agency and the Grantee's assignor, Alan Wofsy & Associates, dated December 27, 1978, and recorded on August 20, 1979, in Book C-841, at page 104, Official Records of said City and County, have been fully performed and the improvements completed in accordance therewith; and

WHEREAS, the Agency's determination regarding said construction obligations is not directed to, and thus the Agency assumes no responsibility for, engineering or structural matters or compliance with building codes and regulations or applicable State or Federal law relating to construction standards; and

WHEREAS, under Section 3 thereof, the aforementioned Deed contains a condition subsequent providing for forfeiture and reversion of title in event of violation of its provisions;

NOW, THEREFORE, as provided in said Agreement and Deed, with respect to the above described real property, the Agency does hereby certify that said obligations and improvements have been fully performed and completed as aforesaid and that said condition subsequent has been fully satisfied and is of no further force or effect by reason thereof.

Nothing contained in this instrument shall modify in any other way any other provisions of said Deed nor any other provisions of those documents incorporated in said Deed.

IN WITNESS WHEREOF, the Agency has executed this instrument this 27th day of March, 1985.

Authorized by Agency Resolution No. 54-62, adopted March 27, 1962.

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic

APPROVED:

[Signature] Chief, Rehabilitation Division

By [Signature] Acting Senior Deputy Executive Director

[Signature] Chief, Development and Real Estate

By [Signature] Assistant Secretary

FORM APPROVED:

[Signature] Agency General Counsel



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS



Date Issued: FEBRUARY 21, 19 85

PERMIT OF OCCUPANCY

issued to

EMERIC-GOODMAN ASSOCIATES

authorizes the operation of an

APARTMENT HOUSE
21 1-Rm 9 2-Rm
of 40 Rooms

at

1109-1121 GEARY BL

THIS PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

[Handwritten signature]

Director of Public Works

FRAME AND POST IN PLAIN VIEW

FB-501a

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Application Number 8308746

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy)

Location 1109-1121 Geary St
House Number (Street or Avenue) (Metes & Bounds if Applicable)

Type of Bldg 5-11A Stories 4 Occupancy B-2-R1 No. of Apts 32
(List Floors for B Occupancy)

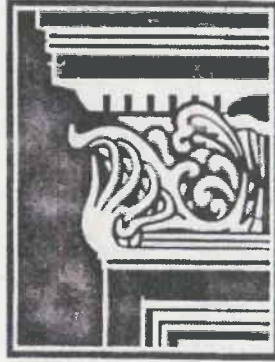
Description of Construction Complete renovation of apartments and commercial stairs

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306.C, Article 3, Chapter I, Part II of the San Francisco Municipal Code.

Approved: [Signature] 1985
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: [Signature] 1985
DEPT. OF PUBLIC HEALTH

This certificate posted on Feb 15 1985
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION
By [Signature]
Building Inspector



THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE

PRESENTS THIS CITATION FOR
ARCHITECTURAL CONSERVATION

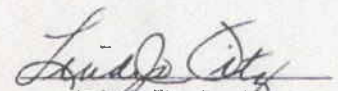
Emeric-Goodman Associates

FOR

Rehabilitation of the Emeric-Goodman Building

JURORS:

Elizabeth R. Thompson, FAIA • Mark P. Ryser
James Marston Fitch, AIA
Steade R. Craig, AIA • Alice Ross Carey, AIA


Linda Jo Fitz, President
Heritage Board of Directors
September, 1989