



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 16, 2014
(Continued from November 20, 2013)

Filing Date: June 3, 2013
Case No.: **2013.0693A**
Project Address: **940 Grove Street**
Landmark District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0798 / 010
Applicant: Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

940 Grove Street, north side between Steiner and Fillmore Streets. Assessor's Block 0798, Lot 010. The three-story residence is the work of master architects Albert Pissis and William Moore. The building was built in 1895 in the Queen Anne style as a single-family house. The building was used as an educational institution between 1956-2010. The subject property is a contributing building within the San Francisco Alamo Square Landmark District. It is immediately adjacent to Alamo Square Park located to the west and to "Postcard Row" located to the south. It is also listed on the *Here Today* survey (p. 121) and the 1976 Planning Department Architectural Survey with a rating of '2'. 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.

PROJECT DESCRIPTION

On December 7, 2011, the Historic Preservation Commission (HPC) reviewed and approved a rehabilitation proposal for the subject property. Subsequently the property was sold to a new owner, who now requests to modify the previously approved design. The site has been under construction for the past year, and some of the design modifications have been completed without prior approval from the Planning Department. Therefore, the nature of this Certificate of Appropriateness request is to legalize those parts of the project that have been completed and to approve further proposed alterations. The various aspects of the proposal are listed below, and staff has noted those scopes of work that have been completed:

- (1) Modify the configuration and location of the previously approved garage. Previously, the HPC approved plans for a 16'-wide garage door entering at the basement level of the front facade. The new proposal would lower the garage to a sub-basement level and move the entry towards the property line. The roof of the garage would be landscaped. The garage door width would be narrowed to 11'.
- (2) Modify the location of window and door openings, primarily at the north and east facades. While new openings were previously approved, the proposed fenestration pattern is substantially different than the approved pattern. This work has been mostly completed.
- (3) Replace windows at all facades with wood-framed, dual-glazed windows to match the historic configurations (mostly double-hung, one-over-one lite sashes with ogee lugs). No replacement windows at the front (south) or side (west) facades were previously approved. This work has been completed.
- (4) Remove the historic wood siding at the north and east façades. The original portions of these façades maintained the same pattern of wood siding, stringcourse, and cornice details as the primary south and west façades, including: tongue-and-groove siding at the second story, channel-drop siding at the first story, and beaded siding over a faux-coursed concrete foundation. Portions of the original siding at both the north and east facades were removed or damaged by the school additions in the latter half of the century. The previous approval allowed for the in-kind replacement of the historic siding and matching infill in the areas of loss where the school additions were removed at the north façade. Instead, the cladding has been replaced with uniform 7½"-wide wood channel drop siding with no historic stringcourse or cornice detailing. The proposal is to leave remnants of the historic trimwork where the secondary facades meet the primary facades and to leave the new channel drop siding in place.
- (5) Demolish the beltcourse and trimwork at the south wall of the 1940s addition so that it no longer reads as an original component of the residence. This work has been completed.

- (6) Reinstall a window at the west gable end at the attic level to match the previous condition. Removal of one of the two windows in this non-original gable end was previously approved. The proposal is to keep the previous condition.
- (7) Increase the height of the eastern flat roof above the second floor level by approximately 18" to create adequate structural support for the roof deck. And, add a railing for the roof deck. This work has been completed.
- (8) Modify the elevator penthouse roof at the north side of the building to achieve a flat roof rather than a sloped roof. This work has been completed.
- (9) Infill the niche between the historic east wall and the 1940s addition at the second floor level. This work has been completed.
- (10) Restore the front entry doors, entry porch tile, and marble entry stairs.
- (11) Recreate the roof finials based on historic photographs. This work has been completed.
- (12) Replace the chimney flue to meet the current building code requirements and construct a wooden surround at the base to encapsulate the remnants of the historic brick chimney base. The wood will be painted the color of the roof shingles. This work has been completed with the exception of the painting.
- (13) Construct a balcony at the first floor level of the east facade
- (14) Remove the non-historic concrete stair from the street to the rear yard and the concrete ramp at the southwest corner of the lot. Then, infill the historic concrete retaining wall where the stair and ramp are removed. Lastly, add fencing, railings and planters within the front, side and rear yards.

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The project will support the residential use of the building that does not require significant changes to the distinctive elements of the building or of the landmark district.

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

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

The proposed garage location has required removal of a portion of the historic concrete retaining wall at the south property line; however, the majority of the wall remains and portions of the wall will be restored where the stair and ramp are removed. The overall design of the terraced landscape will be retained by the project.

The relocation of window and door openings at the north and east facades has occurred where historic siding had already been removed so that the change has not caused a substantial loss of historic material. The new wall opening sizes and location will be in keeping with the utilitarian character of these facades.

The historic windows have been replaced; however, photographs indicate that many of the historic windows were in poor condition and warranted replacement. The new windows match the old windows in all details and dimensions with the exception of the glazing type, which is now dual-paned. The frame materials, dimensions, and details are the same. Where new window openings have been introduced, the new windows have contemporary but compatible designs.

The project sponsor has removed the historic siding, stringcourses, and cornice details at the north and east elevations. While the integrity of the both elevations was significantly compromised by previous additions, the recent work further removed original siding and ornamentation that characterized these façades. Both façades are visible from the public right-of-way and contribute to the overall character of the building. The removal of historic siding and ornamentation does not fully comply with this Standard. Some aspect of the historic character of these facades will be

retained by the remnants of the stringcourses and cornices to be installed at the corners.

- 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 additions will be constructed and no elements will be added to the historic building that confuse its historical development. The deck railings at the roofs of the existing 1940s additions are wood picket railings in keeping with the style and scale of the historic building, but are distinct from the historic elements found elsewhere on the building. Likewise, the new window openings contain windows that are compatible but contemporary in design.

Trimwork at the 1940s additions that mimicked the historic detailing found on the original house has been removed so as to make a clear distinction between the two periods of construction. Similarly, the new areas of siding on the north and east facades will have remnants of trimwork to indicate the historic condition of these walls while still demarcating the new walls as being part of the current construction period of the house.

The proposed sub-grade garage will be compatible in design, materials, and details with the historic building and will clearly read as a contemporary feature of the building. In order to ensure compliance with this Standard, staff recommends that new the retaining walls flanking the driveway have a smooth finish to distinguish them from the historic walls.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The 1940s additions to be altered do not have historical significance.

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

With the exception of the siding replacement at the north and east walls, no distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project.

- 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.

The majority of the historic windows that were replaced had deteriorated beyond repair as shown in photographs and described by the project team. The windows were replaced with new windows that match the old in terms of design, finish, and materials. The only design difference is that the new windows have modern dual glazing instead of the historic single-paned glazing. The replacement of the windows does not affect the building's overall character and historical significance.

The front entry doors, porch tile, and marble entry steps will be repaired rather than replaced.

The missing roof finials have been replaced with a design based upon historic photographs and matching nearby buildings from the same era.

The chimney flue was required to be replaced for by the building code. The new flue and wood surround do not harm the character of the house.

If the garage installation should result in any damage to the historic retaining walls, staff recommends the pattern, texture, and finish of the historic board-formed concrete wall be matched.

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

The project includes several alterations; however, none of the changes have or would destroy materials, features, or spatial relationships that characterize the property. The work already completed at the north and east façades removed some historic siding at these secondary and tertiary elevations. Although the new work does not match the historic siding in its detailing as recommended in Standard 6, the replacement siding is compatible with the historic character of the building and district. Also, some aspect of the historic character of these facades will be retained by the remnants of the stringcourses and cornices to be installed at the corners.

The alterations to the window and door openings, primarily at the north and east elevations, are compatible with the historic building and district. The historic utilitarian fenestration patterns at these façade were not character-defining; therefore, altering them does not harm the integrity of the building. The proposed window and door openings are of an appropriate scale and will read as subordinate to the fenestration on the primary façade. They have a contemporary but compatible appearance, which is appropriate for these secondary and tertiary elevations.

The proposed alterations to the 1940s additions, including raising the roof height, installing roof deck railings, and simplifying the trim details, blend well with the building's overall character while reading as contemporary features. Also, the infill of the niche between the historic building and the addition has not caused harmed the character of the building. The proposed balcony at the east wall will be mostly obscured from public view by the fencing and landscaping and will not harm the historic character of the building or any historic materials as it is located on a non-historic wall.

The proposed garage entry through the historic retaining wall will not destroy significant historic material and will retain the spatial relationships of the building and landscape features.

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 proposed alterations could be reversed in the future relying upon historic photographs and the building permit record.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is largely compatible with the character-defining features of the subject building and with the Alamo Square Landmark District. The project is analyzed in its several parts below:

Primary (South) Façade: *Garage*

Staff finds that the proposed garage entry through the historic retaining wall will not destroy significant historic material and will retain the spatial relationships of the building and landscape features. Overall, the design is an improvement over the previously approved garage, in which the driveway and garage doors were much more prominent.

In order to demarcate the new work, staff recommends that the proposed walls should be subtly differentiated from the historic retaining walls by using a smooth finish. In order to preserve the character of the historic retaining walls, staff recommends that wherever the historic board-formed concrete wall requires repair or replacement the pattern, texture, and finish shall be matched. Lastly, in order to downplay the presence of the garage entry, staff recommends that the garage door should be solid wood with a painted finish similar in tone to the surrounding wall finishes.

Primary (South) Façade: *Front Entry*

Staff finds that the front entry doors, porch tile, and marble entry steps will be repaired rather than replaced. Staff will monitor and approve the repair specifications during the building permit review process.

Secondary and Tertiary (East and North) Facades: *New Window and Door Locations*

Staff finds that the proposed window and door locations at these facades are appropriate to the character of the building and district. The historic utilitarian fenestration patterns at these façade were not character-defining; therefore, altering them does not harm the integrity of the building. The proposed window and door openings are of an appropriate scale and will read as subordinate to the fenestration on the primary façade. Also, the doors will have a contemporary but compatible appearance, which is appropriate for these secondary and tertiary elevations.

All Facades: *Window Replacement*

Staff finds that the window replacement is appropriate for the building and district. The majority of the historic windows had deteriorated beyond repair and required replacement. The windows were replaced with new windows that match the old in terms of design, finish, and materials. The only design

difference is that the new windows have modern dual glazing instead of the historic single-paned glazing. Wholesale replacement ensures that the windows will have a consistent appearance. The replacement of the windows does not affect the building's overall character and historical significance.

Secondary and Tertiary (East and North) Façades: *Siding Replacement*

Although the design and material integrity of these elevations were significantly compromised by the previous school additions, the recent work further removed original wood siding and ornamentation that characterized the façades. The façades are also visible from the sidewalk and Alamo Square. The building was originally sited on this corner lot with generous side and rear yards that allowed all four facades of the building to be viewed. Since the building's secondary and tertiary façades were intended to be seen, they were more detailed than those found on more densely developed sites in the district. Staff finds that the removal of siding and ornamentation at the north and east has reduced the integrity of these façades. However, as the historic material cannot be reinstalled, staff finds that some aspect of the historic character of these facades will be retained by the remnants of the stringcourses and cornices to be installed at the corners.

Secondary (West) Façade: *Gable Window*

Staff finds that retaining this window will not harm the integrity of this façade.

Secondary (East) Façade: *1940s Addition Alterations*

Staff finds that the height increase and the installation of roof deck railings blend well with the building's overall character while reading as contemporary features. Also, the infill of the niche between the historic building and the addition has not caused harmed the character of the building. The proposed balcony at the east wall will be mostly obscured from public view by the fencing and landscaping and will not harm the historic character of the building or any historic materials as it is located on a non-historic wall. However, staff recommends that the railing be designed in the same manner as the wood roof deck railings above for a consistent appearance at this façade.

Roof

Staff finds that the modification of the elevator penthouse roof causes no significance change in the appearance of the building and allows for a new feature that will improve access to all levels of the home. Staff also finds that the recreation of the roof finials restores an important historic design feature to the historic home. The chimney flue was required to be replaced for by the building code. The new flue and wood surround do not harm the character of the house.

Landscape

Staff finds that the proposed work to the retaining wall, the removal of the non-historic ramp and stairs, and the installation of new fencing, railings, and planters will complement the historic setting of the home. Remnants of wrought iron posts have been found in the historic retaining wall, suggesting that the new wrought iron fence will be in keeping with the historic setting of the home. The new solid wood fence will replace a dilapidated fence in the same location and provide privacy for the home's rear yard. The designs of all of the features are in keeping with the character of the home.

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 use a smooth-finished concrete wall for the new retaining walls flanking the driveway.
- The project sponsor shall match the pattern, texture, and finish of the historic board-formed concrete wall wherever repair or replacement is required.
- The project sponsor shall install a solid wood garage door with a painted finish similar in tone to the surrounding wall finishes.
- The project sponsor shall use the same railing detail with vertical wood pickets at the roof decks and balcony.
- The project sponsor shall submit repair specifications for the entry doors, porch tile, and marble steps along with the building permit application for review and approval by Department preservation staff.
- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

ATTACHMENTS

Draft Motion

Parcel and 1998 Sanborn Maps

HPC Motion No. 0147

Excerpts from Historic Resource Evaluation Report prepared by Knapp Architects, December 18, 2009

Photographs

Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\940 Grove_4.16.14.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No.

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1650 Mission St.
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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 010 IN ASSESSOR'S BLOCK 0798, WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 3, 2013, Smith-Hantas Trust, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to modify the previously approved rehabilitation project for the subject property (HPC Motion No. 0147). The project includes the following:

- (1) Modify the configuration and location of the previously approved garage. Previously, the HPC approved plans for a 16'-wide garage door entering at the basement level of the front facade. The new proposal would lower the garage to a sub-basement level and move the entry towards the property line. The roof of the garage would be landscaped. The garage door width would be narrowed to 11'.

- (2) Modify the location of window and door openings, primarily at the north and east facades. While new openings were previously approved, the proposed fenestration pattern is substantially different than the approved pattern. This work has been mostly completed.
- (3) Replace windows at all facades with wood-framed, dual-glazed windows to match the historic configurations (mostly double-hung, one-over-one lite sashes with ogee lugs). No replacement windows at the front (south) or side (west) facades were previously approved. This work has been completed.
- (4) Remove the historic wood siding at the north and east façades. The original portions of these façades maintained the same pattern of wood siding, stringcourse, and cornice details as the primary south and west façades, including: tongue-and-groove siding at the second story, channel-drop siding at the first story, and beaded siding over a faux-coursed concrete foundation. Portions of the original siding at both the north and east facades were removed or damaged by the school additions in the latter half of the century. The previous approval allowed for the in-kind replacement of the historic siding and matching infill in the areas of loss where the school additions were removed at the north façade. Instead, the cladding has been replaced with uniform 7½"-wide wood channel drop siding with no historic stringcourse or cornice detailing. The proposal is to leave remnants of the historic trimwork where the secondary facades meet the primary facades and to leave the new channel drop siding in place.
- (5) Demolish the beltcourse and trimwork at the south wall of the 1940s addition so that it no longer reads as an original component of the residence. This work has been completed.
- (6) Reinstall a window at the west gable end at the attic level to match the previous condition. Removal of one of the two windows in this non-original gable end was previously approved. The proposal is to keep the previous condition.
- (7) Increase the height of the eastern flat roof above the second floor level by approximately 18" to create adequate structural support for the roof deck. And, add a railing for the roof deck. This work has been completed.
- (8) Modify the elevator penthouse roof at the north side of the building to achieve a flat roof rather than a sloped roof. This work has been completed.
- (9) Infill the niche between the historic east wall and the 1940s addition at the second floor level. This work has been completed.
- (10) Restore the front entry doors, entry porch tile, and marble entry stairs.
- (11) Recreate the roof finials based on historic photographs. This work has been completed.
- (12) Replace the chimney flue to meet the current building code requirements and construct a wooden surround at the base to encapsulate the remnants of the historic brick chimney base. The wood will be painted the color of the roof shingles. This work has been completed with the exception of the painting.

(13) Construct a balcony at the first floor level of the east facade

(14) Remove the non-historic concrete stair from the street to the rear yard and the concrete ramp at the southwest corner of the lot. Then, infill the historic concrete retaining wall where the stair and ramp are removed. Lastly, add fencing, railings and planters within the front, side and rear yards.

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 16, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0693A ("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 and specifications labeled Exhibit A on file in the docket for Case No. 2013.0693A based on the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project sponsor shall use a smooth-finished concrete wall for the new retaining walls flanking the driveway.
2. The project sponsor shall match the pattern, texture, and finish of the historic board-formed concrete wall wherever repair or replacement is required.
3. The project sponsor shall install a solid wood garage door with a painted finish similar in tone to the surrounding wall finishes.
4. The project sponsor shall use the same railing detail with vertical wood pickets at the roof decks and balcony.
5. The project sponsor shall submit repair specifications for the entry doors, porch tile, and marble steps along with the building permit application for review and approval by Department preservation staff.
6. The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 10:

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

- That the proposed garage entry through the historic retaining wall will not destroy significant historic material and will retain the spatial relationships of the building and landscape features. Overall, the design is an improvement over the previously approved garage, in which the driveway and garage doors were much more prominent.
- That the front entry doors, porch tile, and marble entry steps will be repaired rather than replaced.
- That the proposed window and door locations at the secondary and tertiary facades are appropriate to the character of the building and district. The historic utilitarian fenestration patterns at these façade were not character-defining; therefore, altering them does not harm the integrity of the building. The proposed window and door openings are of an appropriate scale and will read as subordinate to the fenestration on the primary façade. Also, the doors will have a contemporary but compatible appearance, which is appropriate for these secondary and tertiary elevations.
- That the window replacement is appropriate for the building and district. The majority of the historic windows had deteriorated beyond repair and required replacement. The windows were replaced with new windows that match the old in terms of design, finish, and materials. The only design difference is that the new windows have modern dual glazing instead of the historic single-paned glazing. Wholesale replacement ensures that the windows will have a consistent appearance. The replacement of the windows does not affect the building's overall character and historical significance.
- That the removal of siding and ornamentation at the north and east has reduced the integrity of the north and east façades. However, as the historic material cannot be reinstalled, some aspect of the historic character of these facades will be retained by the remnants of the stringcourses and cornices to be installed at the corners.
- That retaining the gable end window will not harm the integrity of this façade.
- That the height increase and the installation of roof deck railings at the 1940s additions blend well with the building's overall character while reading as contemporary features. Also, the infill of the niche between the historic building and the addition has not caused harmed the character of the building. The proposed balcony at the east wall will be mostly obscured from public view by the fencing and landscaping and will not harm the historic character of the building or any historic materials as it is located on a non-historic wall.

- That the modification of the elevator penthouse roof causes no significance change in the appearance of the building and allows for a new feature that will improve access to all levels of the home; that the recreation of the roof finials restores an important historic design feature to the historic home; and, that the new chimney flue and wood surround do not harm the character of the house.
- That the proposed work to the retaining wall, the removal of the non-historic ramp and stairs, and the installation of new fencing, railings, and planters will complement the historic setting of the home.
- That the proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- That 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 architectural elements from other buildings, shall 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 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 landmark 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 respecting the character-defining features of the building 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 unit will be retained.

- 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 as it will provide new off-street 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 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 010 in Assessor's Block 0798 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2013.0693A.

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 16, 2014.

Jonas P. Ionin
Acting Commission Secretary

AYES:

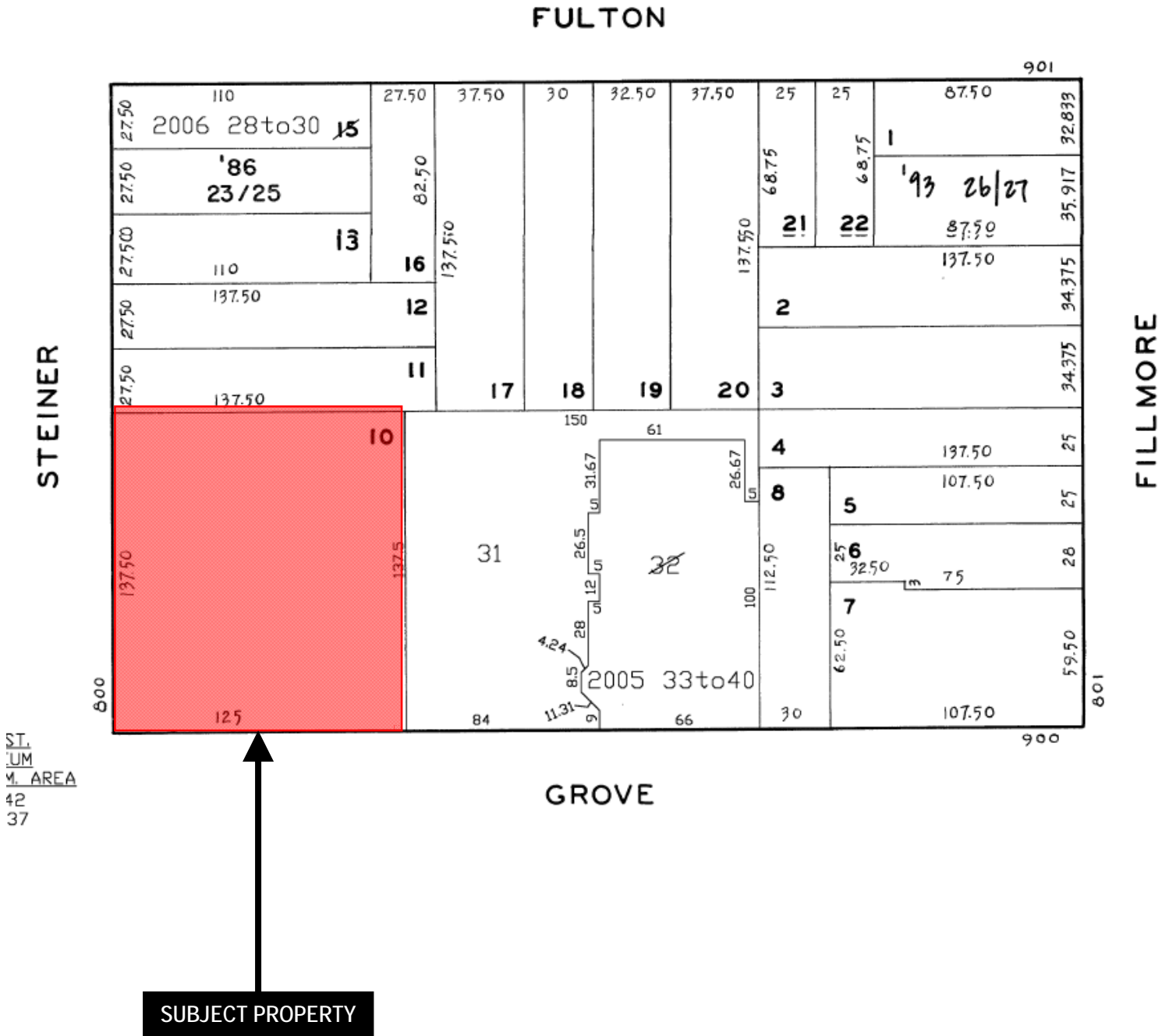
NAYS:

ABSENT:

ADOPTED:

Parcel Map

(prior subdivision in 4 lots)



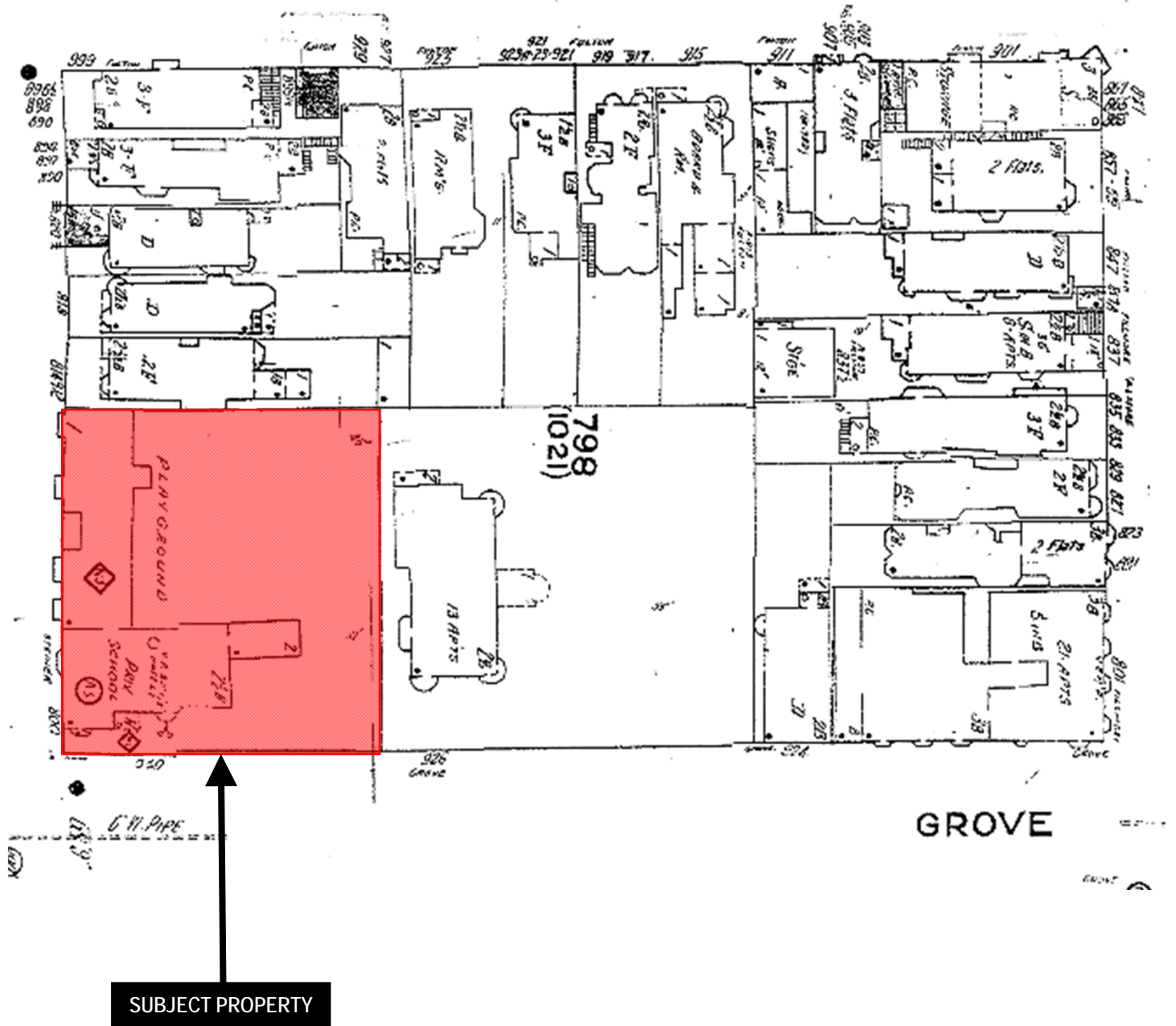
ST. NUMBER
42
37

SUBJECT PROPERTY

Certificate of Appropriateness
Case Number 2013.0693A
940 Grove Street
Alamo Square Landmark District



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
Case Number 2013.0693A
940 Grove Street
Alamo Square Landmark District



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0147

HEARING DATE: DECEMBER 7, 2011

Filing Date: May 5, 2010
Case No.: **2010.0009A**
Project Address: **940 Grove Street**
Historic District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0798 / 010
Applicant: Louis Felthouse, Architecture
1663 Mission Street, Suite 520
San Francisco, CA 94103
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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 010 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 May 5, 2010, Louis Felthouse, Architect (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate the single-family residence at the southern end of the lot; demolish the contemporary school buildings located at the northern end of the lot; construct three (3) single-family buildings at the northern end of the lot; and subdivide the lot to create four (4) individual lots. The subject property is located on lot 010 in Assessor's Block 0798.

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 December 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0009A ("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 October 11, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor will continue to work with Planning Department Preservation staff on the final design details related to the proposed work.
- The project sponsor will submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.
- The eave of 808 Steiner Street will be set back an additional 3 feet from the north property line and the ridge of the roof will be shifted to the south to maintain a symmetrical gabled form.
- A vertical mullion will be added to the bay windows at the second and thirds floors of 808 Steiner Street.
- The design of the roof soffit will be different for each building.
- The design of the windows beneath the gable will be different for each building.
- The color palette for each building will be distinct from the others.
- The color of the garage doors will be compatible with the overall color palette of each building.

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 contributory building and the Alamo Square Historic District.

- The project would replace contemporary structures and would cause minimal change to the setting of the historic residence or to the overall character of the historic district.

- The project would mainly remove non-historic portions of the building, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.
- The proposed new buildings are clearly contemporary in their design and would not create a false sense of historical development in the Alamo Square Historic District. No new additions would be constructed and no articulation would be added to the historic building that would mimic that historic character of the building.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The setting of the historic building has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. The new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street.
- The proposed landscaping would create a buffer between the street and the new buildings that moderates the transition between the public and private space.
- The proposed heights of the new buildings are in keeping with the predominant heights on the block. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Overall, the affect of the massing is to create a multi-planed, playful composition of geometric forms that relate well to the district.
- The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration and would relate to the historic fenestration in the district
- The proposed building materials and ornamentation are appropriate the district and will relate well to the surrounding historic buildings.
- The proposed buildings could be removed in the future and the open space restored at the rear of the lot without harming the integrity of the historic building since there will be no physical attachment of the buildings. Likewise, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the historic building.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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.

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

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 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.

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 historic district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

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

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards. The project will also add three single-family houses to the City's building stock.

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

The project will not reduce the affordable housing supply.

- 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 010 in Assessor's Block 0798 for proposed work in conformance with the architectural plans dated October 11, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A.

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: Chase, Damkroger, Hasz, Johns, Martinez, and Wolfram

NAYS: 0

ABSENT: Matsuda

ADOPTED: December 7, 2011

HISTORIC RESOURCE EVALUATION REPORT

FOR

**940 GROVE STREET
SAN FRANCISCO, CA**



Knapp Architects

December 18, 2009

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II. APPENDICES

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- Appendix B. Permits: Water Tap and Building
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I. HISTORIC RESOURCE EVALUATION REPORT

I. HISTORIC RESOURCE EVALUATION REPORT

A. Introduction

This study evaluates the existing building located at 940 Grove Street to determine its eligibility to the California Register of Historic Resources and identify character-defining features that contribute to its eligibility. In addition, the report describes a proposed project for the subject property and its potential impacts, if any, on the existing building, its site and the Alamo Square Historic District.

Frederic Knapp, AIA¹ and Ruchira Nageswaran examined and photographed the physical fabric of the subject building and neighboring area in July 2009 and concluded that 940 Grove Street is a historic resource. Archival research was conducted at the following:

San Francisco Architectural Heritage
San Francisco Main Public Library & Daniel E. Koshland San Francisco History Center
City and County of San Francisco:
Department of Building Inspection
Planning Department
Office of the Assessor-Recorder

In addition, the following sources were consulted for potential historical listings of the property or other pertinent information:

San Francisco List of Designated Landmarks
California Historical Resources Information System (CHRIS) including Historic Resources Inventory (HRI)
Office of Historic Preservation, Sacramento, California

¹ Frederic Knapp, AIA, meets The Secretary of the Interior's Professional Qualification Standards in Historic Architecture and Architecture (36 Code of Federal Regulations 61).

B. Property Description

Site and Contextual Relationship

The existing building at 940 Grove Street is located at the northeast corner of Grove and Steiner Streets, San Francisco Assessor's block number 798, lot 10. Across the street from 940 Grove Street, to the west, is Alamo Square. Along Steiner Street, the property is aligned with the residences popularly known as "Postcard Row," on the adjacent block to the south. (See Appendix A – Image 1 & 2, Appendix C - Image 1 & 2 and Appendix D – Images 1-3)

The property is integrally linked to the context of Alamo Square. The streets that bound the park include Steiner at the east, Fulton at the north, Scott at the west and Hayes at the south. As early as 1856, Alamo Hill, as it was then known, was designated as a public open space by Mayor James Van Ness.² The formal development of Alamo Square with pathways, stairs and walls started in 1868.³ The park was established early and the surrounding blocks were substantially developed by 1890s as evidenced by the 1893 Sanborn maps. (See Appendix 1 - Image 5) It was a gathering place for leisure and served as place of refuge during the 1906 Earthquake and Fire of San Francisco.⁴ In 1984, the boundaries of the Alamo Square Historic District were established. (See Appendix A – Image 9) From the associated study, it was found that almost a quarter of the buildings within the Alamo Square Historic District date from the same period as the original residence at 940 Grove Street.⁵

The site at 940 Grove Street is enclosed, on Steiner and Grove Streets, by original concrete rubble retaining walls that extend from the corner of the site and slope down both streets. The retaining wall was cut at the street corner to insert a ramp for accessibility extending the full length of the south façade. (See Appendix C - Image 15) Small planting areas remain next to the south entryway. (See Appendix C - Image 3) The paved concrete ramp continues as a walkway and turns the corner to the east to the secondary building entrance, accessed by a stair, adjacent to the rear yard gate. (See Appendix C - Image 13 & 16) The rear yard, most recently used as a school playground, has soft surfacing over paving and play equipment. The rear yard is retained, at the east and north, by rough and irregularly cut rock walls capped with concrete that step and follow the grade line and straddle their respective property lines. Atop these walls, that appear to be from the original period of construction, are high non-historic wood

² Alexander, Jeanne. "Alamo Square Park History." San Francisco Neighborhood Park Council (website, <http://www.sfnpc.org/alamosquarehistory>), retrieved 3 August 2009.

³ Ibid.

⁴ "Alamo Square Refugee Camp" (photograph AAC-2964), 1906. San Francisco Public Library (website, <http://sflib1.sfpl.org:82/record=b1017843~S0>). San Francisco Historic Photograph Collection, 1850-present, Mrs. Charleston's Collection.

⁵ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

fences which extend above grade to enclose the playground. The rock retaining walls face onto the neighboring properties. The north wall is obscured by vegetation and the east wall's rockwork is partially visible from the sidewalk through the neighbor's perimeter wrought iron fence. (See Appendix C - Image 11 & 17)

Architectural Description

The structure at 940 Grove is C-shaped in plan, composed of one original structure and several projecting additions. (See Appendix A - Image 8) The original three-story structure (first, second and attic levels) with basement is located at the southwest corner of lot 10. Two subsequent additions are visible from the street along the south and west elevations. At the south façade along Grove Street, a one-story addition projects east from the corner building with a second story set back from the main façade. A one-story addition completes the west elevation along Steiner Street, north of the original structure. Another addition branches from the north end of the Steiner Street addition to the east into the play yard completing the C-shape.

The original structure is a wood-framed building finished in three types of horizontal siding, tongue-and-groove at the second story and above, drop siding at the first story and beaded siding over a faux-coursed concrete foundation. (See Appendix C - Image 21) The multiple gable roofs appear to be finished in asphalt shingles. String courses separate each story. The second story is capped by an Ionic entablature course with decorative relief at the frieze and a continuous secondary paneled band runs under the second story windows. A muted Ionic string course separates the first and second story at the projecting bays and only the cornice continues along the planar walls. The lowest water table course is continuous below the first story windows and above the beaded siding.

The main (south) façade of the original structure faces onto Grove Street and is comprised of four vertical bays. (See Appendix C - Image 3) Two of the bays are crowned with ornamental gables, each with a centered attic window and projecting bay windows at the lower two stories. (Appendix C - Image 21 & 22) The gable attic window has a swan-neck scroll pediment with dentils and flanking brackets. The gable rake is decorated with a palmette band of mirrored heart-shaped scrolls continuous with a centered circular patera. This pattern sequence is completed at each end by two vertically oriented paterae. The gables are supported by an Ionic order entablature embellished with festoon in relief. Elsewhere, circular paterae accent the second story entablature frieze. The entablature is supported by brackets that flank the bay windows. The projecting brackets have deep fluted scrolls and pendant knobs. (Appendix C - Image 23) Vertical boards extend below the brackets at each bay end and building corner to accentuate the vertical character of the original structure. This overall bay definition is accentuated further by centered two-story projecting bay windows.

Most of the windows are double-hung with the exception of the basement level, composed of single sash windows screened by scrolled metal grilles. (Appendix C - Images 21) Between the projecting bay windows, an entry porch protrudes at the first level with a single, double-hung window above the entry on the second level. A shed dormer with two small windows exists between the ornamental gables at the roof. The fourth bay to the east has two double-hung windows each at the first and second level.

The entry porch is composed of an Ionic entablature supported by columns, corner piers and wall pilasters over a coursed podium flanking a run of marble steps. (See Appendix C - Image 19 & 20) Concrete steps continue down and flow onto the sidewalk with rounded treads. The entry porch balustrade between the corner pier and wall pilaster encloses the east side of the porch. Decorative tile composed in a pattern of yellow, blue and red, adorn the floor within the porch.

A diminutive two-story wood-framed addition exists to the east of the original building as a fifth bay to the overall structure with a flat roof and short parapet walls. (See Appendix C - Image 4) The first story addition has a centered projecting bay window and horizontal siding and string courses that relate to but are squatter in proportion to the original structure. The second level of the east addition is set back from its first level and the original building. This level is non-ornamental and relates to the original structure with the use of siding, simple trim board at the corners and roofline and two double-hung windows. A portion of the north stair addition is visible from the south and east as a partial third story adjacent to the truncated gable at the original house. This addition has an irregular angular roof shape which follows the slope of the stair.

Architecturally, the west façade is secondary only to the main façade, although, as a corner building, it is also prominent. In addition, this façade faces onto Alamo Square along Steiner Street. (See Appendix C – Image 5 & 6) The west façade of the original building is comprised of two window bays, one of which is capped with an ornamental gable. This gable contains a centered window with a pediment and projecting bay windows on the lower two stories. This gabled bay is smaller and less pronounced than the gable bay of the main façade. The west façade brackets, without a pendant knob, project less than those on the south façade. (Appendix C - Images 23) The second façade bay, at the planar wall, has one double-hung window at the first and second level adjacent to the projecting bay.

The basic roof form of the original structure was formed from intersecting gable roofs. It is apparent from one historic photograph with a view from Alamo Square toward the property along Steiner Street that the original south gable roof at the corner extended north to the west gable roof. A higher hipped roof did exist beyond the original south gable with a widow's walk. (See Appendix C - Image 24 & 25) This hipped roof was modified subsequently to enlarge the attic. The attic roof was extended to the west terminating adjacent to the west gable as a

non-ornamental gable with truncated top expressing the shape of the original widow's walk that was removed. The truncated gable is higher than the original west gable and dominates the elegant stylistic character of the original façade and building form. The truncated gable is finished in siding and has offset windows similar in size and shape to the original gable window. (See Appendix C - Image 6)

At the north side of the west façade, is a one-story addition comprised of five bays over a continuous retaining wall, a story in height above the sloping sidewalk. (See Appendix C - Image 7 & 8) The roof is composed of virtually flat areas of differing heights. The addition's wall surface, from which four bay windows protrude, aligns and relates to the first story of the original structure. The addition's wall surface is articulated with horizontal siding capped with a flat projecting board course that runs between the window bays. The window bays are finished in painted stucco with wood end boards and simple panel decoration. The plan of the projecting windows is rectangular. The bay windows have metal sash with three divisions facing the street and single windows on each side.

The north and east facades of the building face adjacent properties. The upper levels of these facades are visible from a distance along Steiner and Grove Streets. (See Appendix C - Image 5, 11 & 12)

The north façade is composed of the original structure obscured by several additions clad in drop siding. Starting at the east, the additions include the two-story addition described as part of the south elevation, a three-story stairway, a two-story addition to enlarge two rooms, a roof dormer and, at the west, the one-story addition described as part of the west elevation. (See Appendix C - Image 7, 9 & 10) The rear elevation of the Grove Street east addition has an enclosed lean-to at the first story. The tower-like stairway addition has one, tall, narrow, offset window at the first story and at the west side of the third story and a larger centered window at the second story. The two-story addition is articulated with two larger windows with four divisions at the first story and small square corner windows at the second story. Portions of the original second story wall and one ornamental gable at the original roofline, similar to the west façade in articulation, are visible features of the original building. Adjacent to the gable, is an elongated shed dormer with three windows that projects from the sloped roof. The rear elevation of the north addition along Steiner Street faces east and is clad in plywood at the stepping roofline and siding under the windows. The large multi-pane windows are separated by concrete posts topped with projecting beam ends. The roof eave is lapped with metal flashing.

The east façade of the original structure is completely obscured by the addition along Grove Street, described as part of the south elevation. (See Appendix C - Image 11 & 12) At the roof, the east end of the large attic addition terminates similarly to the west elevation non-ornamental truncated gable roof. The gable

attic windows are offset and irregular in shape and size as compared with the original building. At first story, the east elevation has a secondary entrance with a small covered porch. Two runs of concrete steps extend down to the sidewalk at Grove Street where a section of the original retaining wall has been cut to insert a metal yard gate. (See Appendix C - Image 13 & 14)

Within the yard, a one-story addition extends from the Steiner Street addition to the east along the north side of the play yard. (See Appendix C - Image 18) The addition has a flat roof, board-faced eave over projecting roof beams, walls clad in unpainted drop siding and plywood boards over a concrete base. The door and fixed window openings have simple wood board trim.

Architectural Character

Although not as intricately detailed as its neighbors, the residences of “Postcard Row,” the original residence at 940 Grove was constructed in the Queen Anne Style. The residence was within a minority group of the style that incorporated classical elements including the entry porch with Ionic columns and swan-neck pediment scrolls over the gable windows and at the entry door.⁶ (See Appendix C - Image 19 & 23) These elements are common to the Colonial Revival style which coincides with and follows the Queen Anne period. The style of the structure has also been described as “Stick-Eastlake with a suggestion of Colonial Revival in the entrance porch.”⁷ Although the reference to Colonial Revival is applicable, the original construction postdates the period of Stick-Eastlake and has transitional characteristics of Queen Anne and Colonial Revival.⁸

C. Property Chain of Title and Historical Development

As early as 1894, the property was owned by E. Probert⁹ and original water tap records for the property were signed by “E. Probert” on August 15, 1895.¹⁰ (See Appendix A – Image 4 and Appendix B – Image 1) As shown on the Sanborn Fire Insurance Map of two periods, the lot was unbuilt as of 1893¹¹ and a residence appears by 1900 on what was originally designated Block 1021 and, by 1913,

⁶ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2006, p. 264.

⁷ Olmsted, Roger and Watkins, T.H. *Here Today*. San Francisco: Chronicle Books, 1968, p.123.

⁸ Blumenson, John J. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. New York: W.W. Norton & Company, 1981, p. 59.

⁹ *Handy Block Book: San Francisco*. San Francisco: The Hicks-Judd Company, 1894, p. 176. San Francisco History Center.

¹⁰ Spring Valley Water Company. *Application and Agreement for 940 Grove Street*, 14 August 1895. City and County of San Francisco Public Utilities Commission.

¹¹ *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co., 1893. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1886-1893, Vol. 4, Sheet 117b.

was block 798.¹² (See Appendix A – Image 5 & 6)

Although early permit documents do not exist and were likely destroyed in 1906 in the Earthquake and Fire, the California Architect & Builder's News lists construction work at 940 Grove in August of 1895 for Edward Probert and his wife Camille Carolyn, under the architectural direction of the firm of Pissis and Moore.¹³

The San Francisco Map Book for the Western Addition noted the property owner as Camille C. Probert by August 9, 1906.¹⁴ (See Appendix A – Image 3) In early 1925, the property transferred from the estate of Camille C.P. Knox to George Knox, her subsequent spouse. The last listing for George Knox (and Effie H.) was in the 1945-1946 San Francisco City Directory.¹⁵ Anna S. and Lucy R. Knox are listed at the residence in the 1948-1949.¹⁶ It is not clear if the title passed to Anna and Lucy Knox or was kept in trust under the name George Knox. In 1949, the property was granted to the Institute of the Franciscan Missionaries of Mary. In 1956, the property passed to Giacomo Patri and, under quit-claim deed in 1960, to Giacomo Patri, a likely transfer from one family member to another. During this time, the use of the property changed from single family residence to educational institution, the Patri School of Art Fundamentals. Then, in 1966, ownership passed to the French American Bilingual School. In 1978, the Burt Center acquired the property and occupies it to the present date as a facility for special-needs children.

¹² *Insurance Maps for San Francisco, California*. New York: Sanborn-Perris Map Co., 1899. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1899-1900, Vol.3, Sheet 309.

¹³ *California Architect & Builder's News* Vol. XVI, No. 8, 20 August 1895, p. 95, as cited in John William Snyder, *Index of San Francisco Building 1879-1900*, 1973, p. 400.

¹⁴ City and County of San Francisco Assessor-Recorder. *Map Book in Western Addition, Pages 335-448 Inc.*, p. 424.

¹⁵ *Polk's Crocker-Langley San Francisco City Directory, 1945-1946*. San Francisco: R.L. Polk & Co., 1946, p. 975. San Francisco (Main) Public Library.

¹⁶ *Polk's Crocker-Langley San Francisco City Directory, 1948-1949*. San Francisco: R.L. Polk & Co., 1949, p. 1042. San Francisco (Main) Public Library.

Chain of Title for 940 Grove Street, Block 798, Lot 10¹⁷

Date	Grantor	Grantee
1925 – January 21	Estate of Camille C.P. Knox	George Knox
1949 – June 28	George Knox	Institute of the Franciscan Missionaries of Mary
1956 – August 7	Institute of the Franciscan Missionaries of Mary	Giacomo G. Patri
1960 – June 1	Giacomo G. Patri	Giacomo Patri (Quit-Claim Deed)
1966 – December 23	Giacomo Patri	The French American Bilingual School
1978 – November 24	The French American Bilingual School	The Burt Center

The property development is partially shown in the final Sanborn map spanning from 1911-1991. Since not all the changes up until the present are reflected on this map, a sketch of the current configuration is included in the appendix. (See Appendix A - Image 7 & 8) From the overall permit history, only permits that may have affected the exterior of the building at 940 Grove are listed below. From this specific permit history, images of those permits which resulted in an extension of the building are included in Appendix B. Total estimated cost for permits that are not shown in images are listed below.

List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10¹⁸

Filing Date	Application No. [Permit No.]	Work listed	Parties noted
1908 – July 9	18024	Bathroom and vestibule to be built at rear of residence (north-east corner).	Owner: Mrs. Probert Contractor: Jonathan Taylor
1949 – July 8	118404 [107904]	Relocate interior partitions, extend side wing, removal of some fireplaces/flues, new roofing and roof framing, two new exterior stairways, painting and decoration.	Owner: Franciscan Missionaries of Mary Architect: Martin Rist Contractor: Alaimo Construction

¹⁷ City and County of San Francisco Assessor-Recorder. *Sales Ledger Index*, Microfiche for 1914-1979.

¹⁸ City and County of San Francisco Building Department. Permit records for Block 798, Lot 10, Microfiche for 1908-1994 and Online Permit and Complaint Tracking Permit Record for 1983-2005, <http://dbiweb.sfgov.org/dbipts/Default2.aspx?page=AddressData2&ShowPanel=BID>.

1965 – Nov. 17	3228159 [298923]	Code conformance upgrade. [\$10,000]	Owner: Giacomo Patri Architect or Engineer: Piero Patri
1966 – Oct. 13	335701 [305443]	Construct new stair from first to third floor, remodel corridor, new toilet rooms on first and second floors, fire sprinklers.	Owner agent and Architect or Engineer: Bruce Beebe
1967 – Feb. 27	Illegible [306409]	Add 2800 square foot addition with four classrooms and two toilets.	Owner: French American Bilingual School Architect or Engineer: Bruce Beebe
1968 – June 21	358519 [321818]	Extend one wall (2 stories) 6 feet to enlarge two rooms.	Owner: French American Bilingual School Architect or Engineer: Robert Hersey
1975 – July 29	417916 [94681]	1000 square foot classroom addition in rear area of existing school, fenced play area at front of existing school.	Owner: French American Bilingual School Architect or Engineer: Robert H. Hersey
1978 – Dec. 22	7012850 [443612]	Exit doors, sprinklers, partitions for fire protection. [\$20,000]	Owner: Burt Children's Center Architect or Engineer: John D. Maschino Contractor: B.M. Rose
1983 – Oct. 12	8310234 [509136]	Renovation & Repair: Entrance porch and canopy repair, installation of playground matting, equipment repair, remodel two bathrooms, removal of damaged carpet and existing concrete floor topping, replace 4 doors and hardware, wood floor refinishing. [\$30,000]	Owner: Burt Center, Inc. Architect or Engineer: John D. Maschino Contractor: Horstmeyer Construction Co.
1984 – Aug. 28	8409348	Build new solid wood 8' fence. [15,000]	None noted.
1984 – Aug. 28	8409349 [525433]	Alter existing ramped entrance walkway; new service entry porch, stair and exterior door, repair existing porch stairs and roof, repair and paint building exterior, replace eave gutters, remodel one room's finishes.	Owner: Burt Center, Inc. Architect or Engineer: Daniel R. Osborne

1985 – March 18	8502688 [539318]	One and two-story framed addition.	Owner: Burt Center, Inc. Architect or Engineer: Daniel R. Osborne
1985 – June 10	8506024 [535927]	Reroofing, add two rooms (550 square feet), safety glazing at bedroom windows, vent fans in two bedrooms, skylights in two bedrooms.	Owner: Burt Children's Center Architect or Engineer: Daniel R. Osborne
1986 – June 5	Illegible 8606602 [559409]	Enlarge/reconstruct laundry room, refinish time-out room, remodel five bathrooms, reroof building, add two skylights, repair plaster and floor in entry hall, tile kitchen floor.	Owner: Burt Center, Inc. Architect or Engineer: Daniel R. Osborne Contractor: Oliphant Construction.
1987 – Aug. 21	8712022 [584056]	Remodel two bathrooms, replace boilers/water heaters, safety glaze second floor windows, replace gate at 2 nd floor main stair, playground drinking fountain, remodel protective separation room. [\$80,000]	Owner: Burt Children's Center Architect or Engineer: Daniel R. Osborne
1994 – Sept. 30	9415983	Window glazing revision, hardwired smoke detectors. [\$27,000]	None noted.
1997 – April 2	9705992	Renovation to Burt Children's Center; Replace 2 nd Floor windows. [\$48,000]	None noted.
2000 – April 3	200004036225	Replace exterior doors/jamb, slope existing concrete landing ramps to code. New walk, gates and handrail. [\$60,119]	Contractor: A.C. Bonifacio Construction Co.
2001 – Oct. 12	200110120634	Reroofing. [\$15,000]	Contractor: Womble Roofing
2005 – Feb. 8	200502085041	Concrete walkway. Replace some exterior sewer pipe, replace wood retaining wall, handrails. [\$35,000]	Architect: Hamilton Aitken Architects Contractor: Spacesaver Designs, Inc.
2005 – June 9	200506094749	Revise 40 square feet of concrete with area drain near east side. Add footings and reinforcement. [\$1500]	Contractor: Spacesaver Designs Inc.

D. Past Historical Evaluations

1. *Here Today*, a publication sponsored by the Junior League of San Francisco in 1968, describes historic resources based on an associated survey. *Here Today* is considered a local register and properties listed within are considered historic resources as defined by the City and County of San Francisco Planning Department.¹⁹

940 Grove Street is described in the main text of *Here Today* and is considered among the highest rated structures from the survey.²⁰

2. The 1976 Citywide Architectural Survey (San Francisco) was a comprehensive survey with a detailed rating system of architectural resources from many periods. The rating system ranged from -2 at the lowest to 5 at the highest.

The subject property received a summary rating of 2 in the associated survey. The sub-category ratings indicate that the building has a strong relationship to its context (3), its style was moderately rated (average 1), condition was intact (2-3) and the additions were not in keeping with the original building (-1).²¹

3. The supporting files for the designation the Alamo Square Historic District at the City and County of San Francisco Planning Department includes a report completed in 1984 that defines boundaries and district characteristics.²² An inventory of properties was also included in these files listing block/lot number and importance to the Alamo Square District in terms of compatibility.²³ Properties that contribute to a designated historic district are considered historic resources as defined by the City and County of San Francisco Planning Department.²⁴

¹⁹ City and County of San Francisco Planning Department. *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, 31 March 2008. p. 5.

²⁰ Olmsted, Roger and Watkins, T.H. *Here Today*. San Francisco: Chronicle Books, 1968. p. Preface p. x, pp.120-121. The introduction notes the most significant structures from the Junior League Survey are described in the main text and the lesser buildings are listed at the end of the book.

²¹ City and County of San Francisco Planning Department. *1976 Citywide Architectural Survey*, Survey form for 940 Grove/Steiner, Block 798, Lot 10.

²² Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

²³ Inventory of properties, block/lot number and compatibility to the Alamo Square District, undated. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

²⁴ City and County of San Francisco Planning Department. *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, 31 March 2008. p. 4.

The property at 940 Grove Street was listed in the building inventory as contributing to the Alamo Square Historic District. Most of the properties in the inventory were found to be compatible, with a minority of potentially compatible and incompatible properties. The inventory implies the cohesiveness of the District. Although there is no specific mention of 940 Grove Street, the report does agree with the inventory, "With a high degree of integrity to its original designs, the District clearly serves as a visual reminder of how businessmen lived two to four generations ago."²⁵

4. San Francisco Planning Department Historic Resources Inventory.

The inventory form for 940 Grove Street does show that the property was evaluated June 16, 2001 as part of the Section 106 process. It is not clear for what project the Section 106 process was completed and the evaluations of the property were not available at the Planning Department or the state Office of Historic Preservation. The inventory notes a rating of 2S2 denoting that an "Individual property determined eligible for the NR [National Register] by a consensus through Section 106 process. Listed in CR [California Register]."²⁶ Although the inventory implies eligibility and listing on these registers, no such listing is documented in the Office of Historic Preservation comprehensive database.²⁷

5. San Francisco List of Designated Landmarks.

The property at 940 Grove is not a designated San Francisco landmark.

6. The National Register of Historic Places or California Register of Historic Resources.

These registers do not list 940 Grove Street. Although, the property may be eligible to these registers, this exclusion implies that there has not been a formal assessment and ratification of its listing. See Past Evaluations 4.

²⁵ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 1. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

²⁶ City and County of San Francisco Planning Department. *Historic Resources Inventory: ID No. 5834, Historic Name: Probert House, Address: 940-940 Grove Street*, retrieved from planning department computer 5 August 2009. pp.1-2.

²⁷ Interview by telephone with Joseph McDole, Historian II, HRI Data Manager, Office of Historic Preservation, Sacramento, California, 5 August 2009.

E. Evaluation of the Existing Structure as a Potential Resource

Evaluation under the California Register of Historic Resources Criteria

Criterion 1.

“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.”

There are no striking contributions to local, state or national history that the property is associated with under Criterion 1.

Criterion 2.

“Associated with the lives of persons important to local, California or national history.”

In order to determine significant associations between important persons within the context of history and the property at 940 Grove, the chain of ownership was explored. The following describes each owner and their connection to the subject property.

The original owner, Edward Probert, was an ordained minister of the Church of England. His wealth was developed through stock earnings in the Richmond Mining Company of Eureka, Nevada, for whom he was also a superintendent. In addition, he developed a system of refining ore from which he earned substantial royalties.²⁸ A railroad station in Tehama County, California was named Proberta after Edward Probert in 1889.²⁹ Edward Probert’s accomplishments preceded his residence at 940 Grove Street and, therefore, have no significant historical associations with the property. He lived at the residence for about five years prior to his death in 1900.

Camille Carolyn Probert, succeeded Edward in ownership of the property. She was a French émigrée.³⁰ Even though she lived at the property for about thirty years, Camille Probert Knox had no specific historical associations.

George Knox succeeded his wife Camille Knox as owner. He was an employee of the Federal Reserve Bank.³¹ Subsequent to his death, the property was used

²⁸ “Suicide of a Capitalist,” *San Francisco Chronicle*, 23 Feb 1900, p. 5. San Francisco Public Library (website), ProQuest Historical Newspapers: *The San Francisco Chronicle* (1865-1922).

²⁹ Gudde, Erwin G. and Bright, William. *California Place Names: The Origin and Etymology of Current Geographical Names*. Berkeley: University of California Press, 2004, p. 302.

³⁰ *U.S. Federal Census, 1920*. Record for Camille C. Probert. San Francisco Public Library (website), Heritage Quest Online, <http://persi.heritagequestonline.com.ezproxy.sfpl.org/hqoweb/library/do/census/search/basic>, California, Series T625, Roll 134, p. 10.

³¹ “Pastor’s Invention Nets Him Fortune,” *San Francisco Chronicle*, 21 February 1924. California Historical Society, Chronicle Clippings Collection.

by Anna S. and Lucy R. Knox. George, Anna S. and Lucy R. Knox have no significant historical associations with the property.

The subsequent owners, the Franciscan Missionaries of Mary occupied 940 Grove Street from 1949 to 1956. The order named the property Convent San Antonio. It was used as residence for members forced to leave China after China's civil war and, later, as a single women's residence.³² The activities of the order did not have an unique association with the 940 Grove Street property.

Exploration of the chain of ownership found that Giacomo Patri was the only owner noteworthy in the context of history and integrally linked to the property at 940 Grove itself as applicable under Criterion 2. Giacomo Patri's published work as an artist and author preceded his residence at 940 Grove Street. His most recognized book, *White Collar*, first published in 1940 as a compilation of black-and-white block prints, chronicled workers during the Great Depression.³³ His published work has importance relative to local, state and national history and selected papers from Patri's estate are now part of the Archives of American Art at the Smithsonian Institution. In 1948, he founded a school, the Patri School of Art Fundamentals.³⁴ When Patri bought the property at 940 Grove Street in 1956,³⁵ he used it as his residence and as a school facility until 1966 when he retired.³⁵ Although 940 Grove Street was not associated with his published work, it is integrally associated with his school, the public face of an accomplished artist and author. (See Appendix C, Images 26 & 27) In addition, from this period until the present, the property has been continuously used as an educational institution.

The French American Bilingual School, founded in 1963, operated in several locations prior to occupying 940 Grove Street from 1966 until 1978.³⁶ Although its tenure at this location was lengthy, it was not founded at this location and continued as a school at subsequent locations until the present. Therefore, the school is not integrally associated with the property at 940 Grove Street.

Founded in 1970, the Burt Children's Center has occupied 940 Grove from 1978 to 2009. The school was not evaluated under Criterion 2 since sufficient time has

³² Correspondence of Sr. Helen McCarrou, FMM [7.8.94] as cited in Pecora, Joe. "940 Grove Street - The Probert House." San Francisco: Alamo Square Neighborhood Association Newsletter, 1994.

³³ "Obituaries: Giacomo Patri," *San Francisco Chronicle*, 6 May 1978, p. 15, col. 1. San Francisco (Main) Public Library.

³⁴ "Giacomo Giuseppe Patri (1898-1978)," resume, p. 1. Georges Rey Collection (stepson of Giacomo Patri).

³⁵ Patri, Giacomo. "Giacomo Patri," autobiography, p. 3. Georges Rey Collection (stepson of Giacomo Patri).

³⁶ Drewes, Caroline. "Women Today: A Petite Pioneer from Paris," *San Francisco Sunday Examiner and Chronicle*, 12 March 1967, p. 3. San Francisco History Center, Junior League of San Francisco *Here Today* Files, Property file on 940 Grove Street.

not passed to establish the school's historical importance and association with 940 Grove Street.

Criterion 3.

"Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values."

Several characteristics make the property at 940 Grove Street unique as evaluated under this criterion. The size and location of the lot is atypical of the residential properties surrounding Alamo Square. The original building displays no unusual methods of construction but does have distinctive characteristics expressing unique qualities of the Queen Anne style. In addition to these factors, the original structure is the work of a master, the firm of Pissis and Moore.

The period of significance for the original structure at 940 Grove Street is 1895. The original lot was the largest for a residence surrounding Alamo Square. The original structure at 940 Grove Street was constructed at a prominent corner, leaving a greater portion of the property unbuilt, as shown on early Sanborn maps,³⁷ until subsequent periods of construction. Although the residence was not substantially larger than its contemporaries, the other residences in this area were confined to a typical narrow plot.³⁸

As noted in the section on architectural character, the original structure at 940 Grove Street has particular classical elements, described in the architectural description, that fall within but are not as common among typical buildings of the Queen Anne period. This fact alludes to the structure's uniqueness in expressing an atypical variant of its mother style.

The architects of the original residence at 940 Grove Street, Pissis and Moore, are renowned for the Hibernia Bank building at 1 Jones at McAllister, San Francisco Landmark No.130, and the Emporium at 835 Market Street between 4th and 5th Streets.³⁹ In addition to these commercial structures, Pissis and Moore were sought after to build residences just after the inauguration of their partnership in 1885.⁴⁰ Built in 1895, the residence at 940 Grove was constructed

³⁷ *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co., 1893. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1886-1893, Vol. 4, Sheet 117b.

³⁸ Bloomfield, Anne. *Alamo Square Historic District*, Prepared for the San Francisco Landmarks Preservation Advisory Board, January 18, 1984, p.2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

³⁹ City and County of San Francisco. *Municipal Code, Planning Code, Vol. 2*. "Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix A, List of Designated Landmarks," Supp. No. 16, April 2008, p. 1385.

⁴⁰ Kostura, William. "The Architecture of Albert Pissis, 1852-1914." *The Argonaut*, Vol. 8., No. 2, Fall 1997, p. 20.

just before the end of their partnership in 1898.⁴¹ Albert Pissis, a graduate of the French architecture program, the Ecole des Beaux-Arts, reflected his education in the Classicism of his commercial structures. It is, then, striking that Pissis and his junior partner, William P. Moore, would also delve into the styles of the Victorian era, among them Stick and Queen Anne.⁴²

Several residential structures of Pissis and Moore remain within San Francisco, including 940 Grove Street and 860 Fell Street that lie in the vicinity of the Alamo Square park.⁴³ Of these, only 940 Grove is within the designated historic district boundaries.⁴⁴ Many original residences constructed around Alamo Square were designed by some of the preeminent architects of that time.⁴⁵ 940 Grove Street stands as a lone example of Pissis and Moore within this district.

The character-defining features of the original building include the original concrete retaining wall, faux-coursed concrete foundation, string courses, horizontal siding, gables with decorative relief and railing, projecting bays, the entry porch with its associated features and stair, the original roof form with original widow's walk and chimneys, double-hung windows and trim, and basement windows with ornamental metal grille. Since they are not prime features of the Pissis and Moore design, the north and east rock retaining walls are secondary features contributing to the overall site. Given that original drawings were not available, features for which no evidence exists were not described in this report. The features that remain to the present are detailed in the architectural description section.

The original structure at 940 Grove Street is prominent by its location and lot size but its atypical design and its association with Pissis and Moore are factors that make it a distinctive and significant historic resource, individually eligible to the California Register of Historic Resources.

Criterion 4.

"Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation."

This report does not cover archaeological resources.

⁴¹ Ibid.

⁴² Ibid.

⁴³ San Francisco Architectural Heritage. List of buildings designed by Architects Albert Pissis; Pissis & Moore.

⁴⁴ City and County of San Francisco. *Municipal Code, Planning Code, Vol. 2*. "Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix E, Sect. 5, Alamo Square Historic District," Supp. No. 3, November/December 2006, p. 1409 & Map.

⁴⁵ Bloomfield, Anne. *Alamo Square Historic District*, Prepared for the San Francisco Landmarks Preservation Advisory Board, January 18, 1984, p.1. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

Evaluation under the Aspects of Integrity

The evaluation of integrity is specifically related to those aspects found to be significant under the California Register of Historic Resources Criteria. These significant aspects include the building's association with Giacomo Patri and the components of the original design that embody the work of a master, the firm of Pissis and Moore.

Integrity Aspect 1. Location

Integrity of location refers to whether a property remains where it was originally constructed or was relocated.

The original residence at 940 Grove Street exists in the location where original constructed and maintains integrity of location.

Integrity Aspect 2. Design

Integrity of design refers to whether a property has maintained its original configuration of elements and style that characterize its plan, massing, and structure. Changes made after original construction can acquire significance in their own right.

The evaluation under this aspect is based on the original building designed by Pissis and Moore at 940 Grove Street in 1895. Additions constructed at various times after this period of significance, to expand the residence and educational facilities, are not considered significant or contributing to the historic resource. (See Appendix A – Image 8)

The original structure designed by Pissis and Moore remains but has been modified and obscured by subsequent additions. The overall massing of the structure changed with the additions along Steiner and Grove Streets. Certain elements no longer exist including the widow's walk, chimneys at the original roof and the railing at the gables (seen only on the west elevation in a historic photograph, See Appendix C - Image 24) Although the original building does not appear today as was originally intended, its street facades are substantially intact. Although the first story of the north and east additions are not set back The additions do not compete with the original structure in height or detailing. Therefore, the original building does maintain integrity of design.

Integrity Aspect 3. Setting

Integrity of setting refers to the physical environment surrounding a property that informs the characterization of the place.

In 1895, when the residence at 940 Grove Street was built, the area was still in development and many structures that are contributing to the designated district were yet to be built. Alamo Square Historic District has developed over the last century but has maintained, for the most part, its overall character and integrity.

More than three-quarters of the structures within the District are from the period 1870 to 1910, contemporary with the original structure at 940 Grove Street.⁴⁶ In this sense, 940 Grove Street maintains integrity of setting.

Integrity Aspect 4. Materials

Integrity of materials refers to the physical components of a property, their arrangement or pattern, and their authentic expression of a particular time period.

The finish materials and overall structure of the original building at 940 Grove are substantially intact. Portions of the building at the roof and walls have been removed or obscured by subsequent additions. Even so, the visible materials composing the original building are intact and provide an authentic expression of the time period in which they were built. Therefore, the original building at 940 Grove Street does maintain integrity of materials.

Integrity Aspect 5. Workmanship

Integrity of workmanship refers to whether the physical elements of a structure express the original craftsmanship, technology and aesthetic principles of a particular people, place or culture at a particular time period.

Although portions of original material have been removed or obscured for construction of subsequent additions, sufficient material remains to express the workmanship and aesthetic principles of the Queen Anne period. Therefore, the original residence at 940 Grove maintains integrity of workmanship.

Integrity Aspect 6. Feeling

Integrity of feeling refers to the property's ability to convey the historical sense of a particular time period.

The visible historic features of the original structure evoke a historical feeling, but the overall composition and massing has been changed by subsequent additions. The building that originally occupied the corner of its lot expanded to a c-shaped form with the additions at the east, north and within the play yard. Although the original landscape design is not known, it can be noted that the additions substantially reduced the original open yard space and diminished its integrity. Along the prominent Grove Street facade, the addition of a ramp, paving, railings, bike rack, wooden wind break, east building addition, secondary entry, stair and street gate at the east end of the south retaining wall have decreased landscaped area, cut through the original retaining walls and changed the approaches to the original building.

The feeling of the original structure has evolved from residential to institutional with its marked expansion and does not maintain integrity of feeling.

⁴⁶ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984. pp. 1-2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

Integrity Aspect 7. Association

Integrity of association refers to the property's significance defined by a connection to a particular important event, person or design.

This aspect is based on the building's association with Giacomo Patri and his Patri School of Art Fundamentals housed in 940 Grove Street from 1956 to 1966. Prior to Patri, Camille Probert constructed a bathroom addition at the north-east corner of the residence in 1908. The Franciscan Missionaries of Mary added exterior stairways and extended a side wing. Patri followed in ownership of the property. Besides code conformance upgrades, the only exterior addition associated with Giacomo Patri was the two-story stairway at the north elevation. These additions related to the school but only for a utilitarian purpose, not for teaching. The additions subsequent to Patri, noted in the list of selected building permits, are not significant in their own right since they are not associated with him or his school. These additions include the ramp and walkway along the south facade, the one- and two-story east addition along Grove Street, the north addition along Steiner Street, miscellaneous additions at the north facade and the addition built within the play yard.

It would seem that the building configuration closely resembled that of the original during Patri's ownership. Although subsequent additions expanded the building beyond the configuration known by Patri, the south and west façades of the original structure still have a recognizable association with the Patri School of Art Fundamentals. Therefore, the property does maintain integrity of association with Giacomo Patri of his Patri School of Art Fundamentals.

F. Proposed Project

The review of the proposed project was based upon conceptual drawings and computer renderings provided by the architect. (See Appendix E) The proposed project would convert the property use back to residential from educational use and the original lot would be divided into four lots. The original building would maintain full frontage length along Grove Street with a 56-1/2 foot lot frontage on Steiner Street. Three new lots would be created to the north of the original structure along Steiner Street, each measuring 27 feet in width and 125 feet in full lot depth. The proposed residential buildings within these lots would be four stories in height and rectangular in plan, occupying the full width and approximately 75 percent of the lot depth allowing for a rear yard at the east.

The proposed design would lower the existing grade at the east yard and rear yard at each proposed unit, stepping down successively from the south to north, along the east property line. Intermediate concrete retaining walls running east to west would divide each of the rear yards. The lowering of the yards and a proposed garage planned for the adjacent property to the east at 930 Grove Street, would require coordinated replacement of the shared east retaining wall

APPENDIX A
Maps

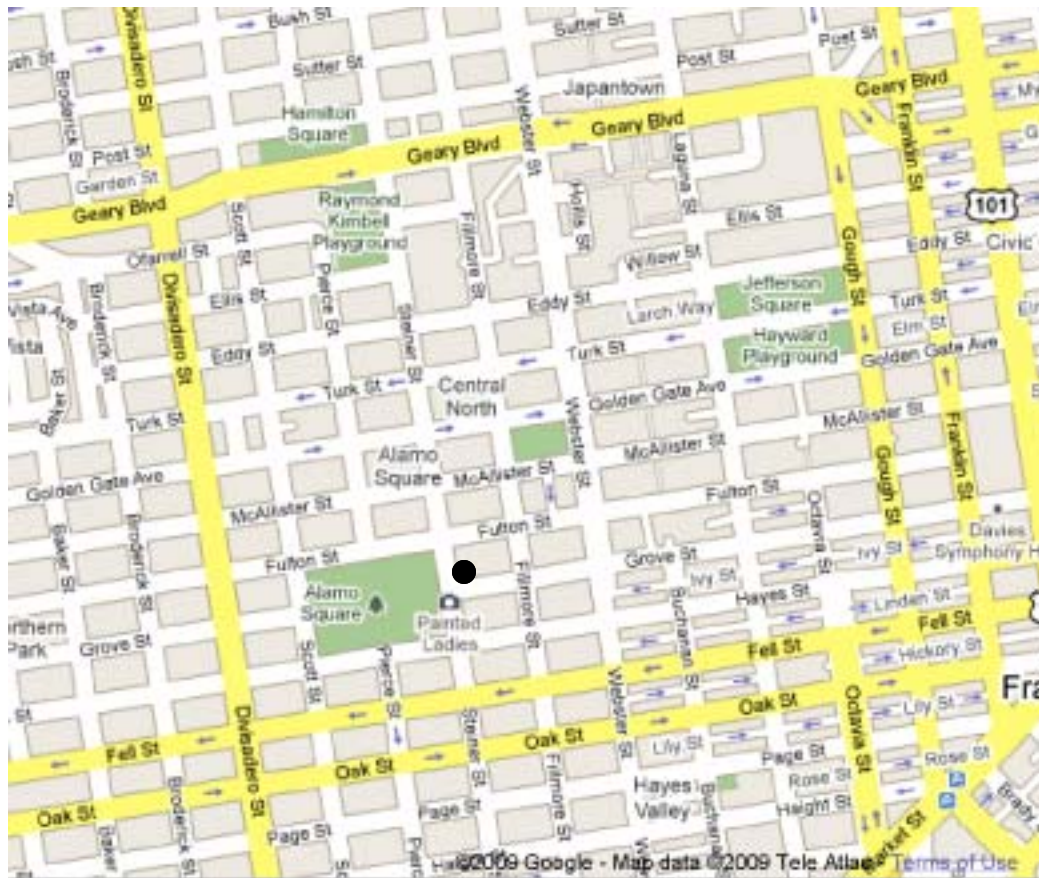
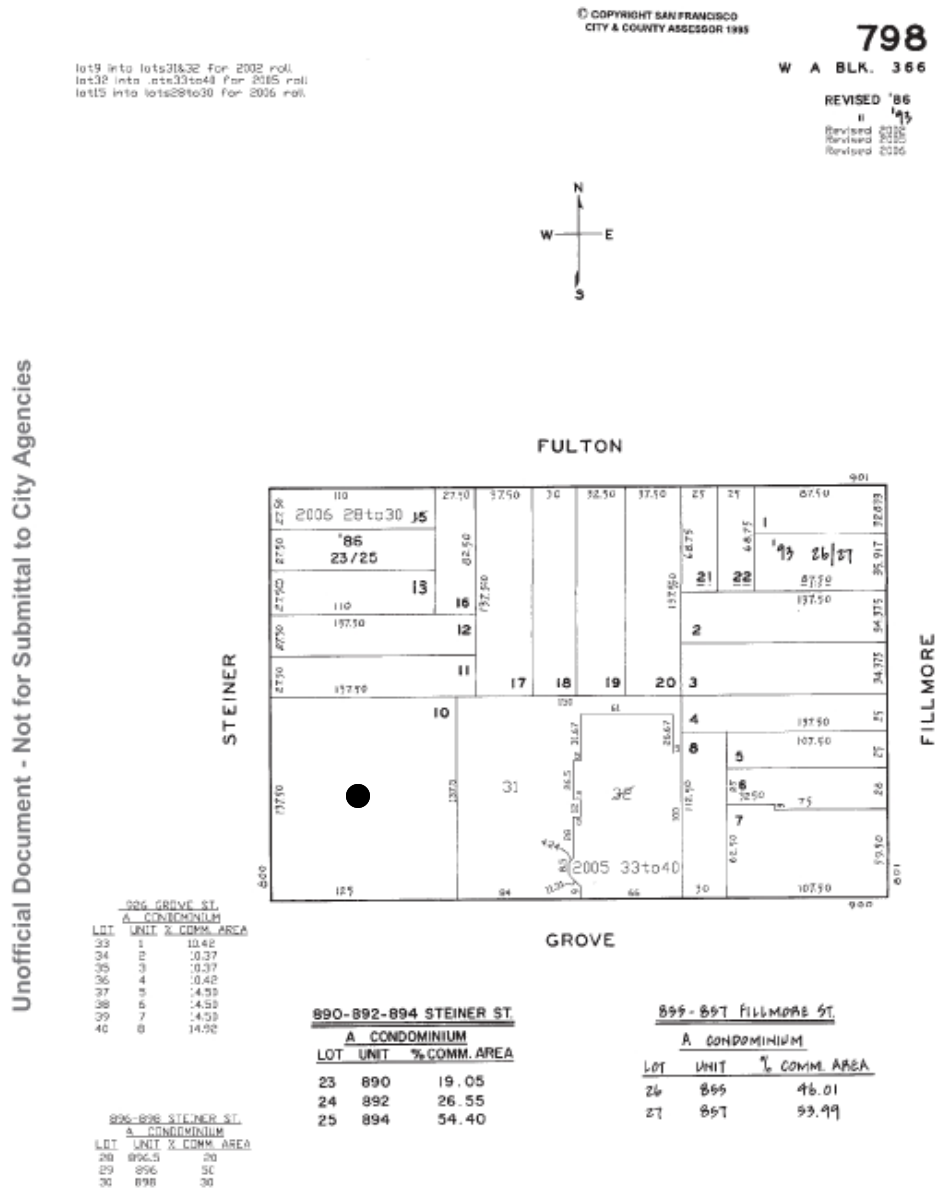


Image 1. Location of 940 Grove Street indicated with a dot. Google Maps, 2009.



Unofficial Document - Not for Submittal to City Agencies

Image 2. Assessor's Block Map for Block 798, the subject lot 10 indicated with a dot.

Reference: City and County of San Francisco Assessor-Recorder. Assessor's Block Map for Block 798, 2006 (website: <http://gispubweb.sfgov.org/website/sfparcel/index.htm>).

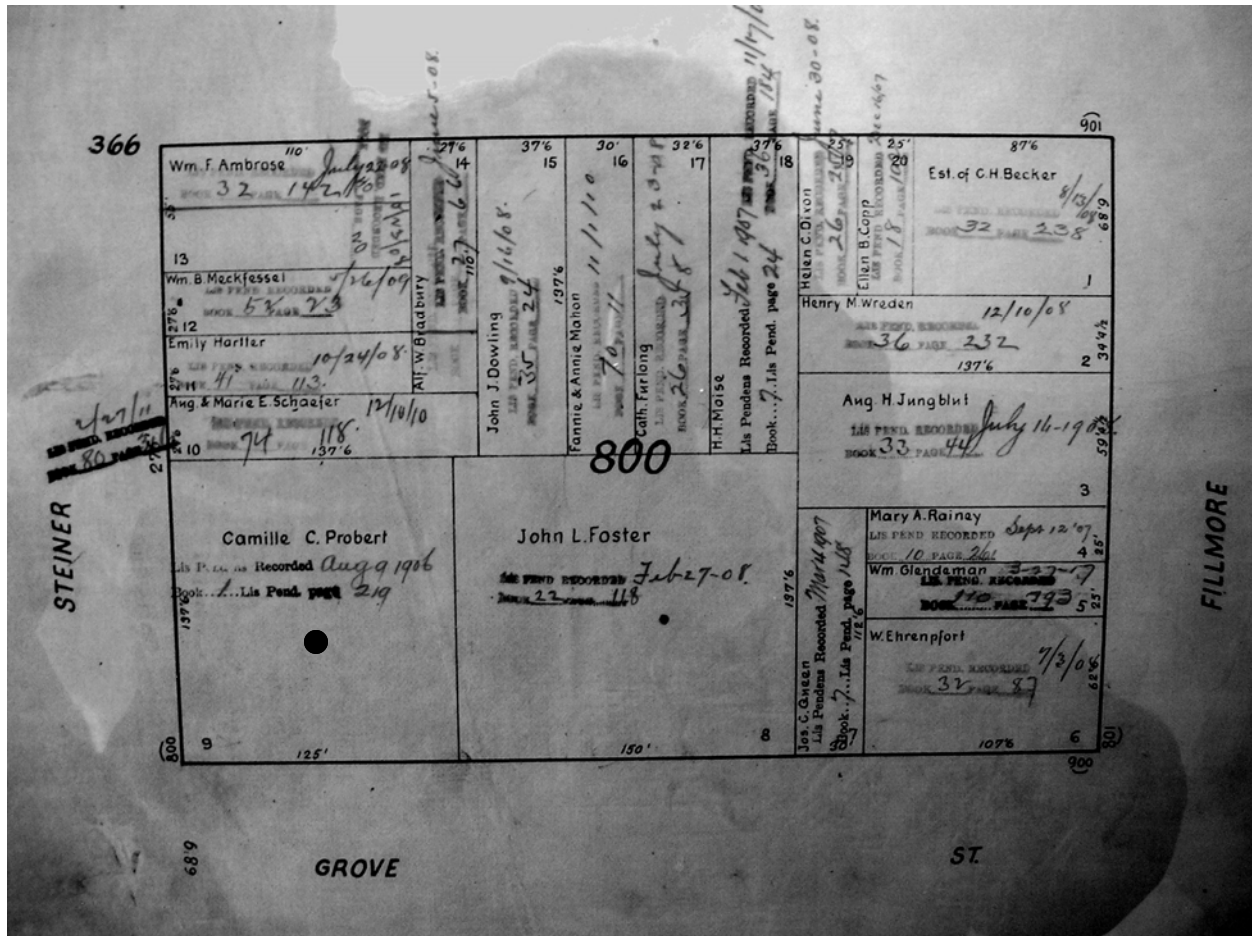


Image 3. Assessor’s Map noting ownership of the property at the corner of Grove and Steiner Streets, Block 800 by Camille C. Probert as of August 9, 1906. Subject property indicated by a dot.

Reference: City and County of San Francisco Assessor-Recorder. *Map Book in Western Addition, Pages 335-448 Inc.*, Restored 1993, Sheet 421.

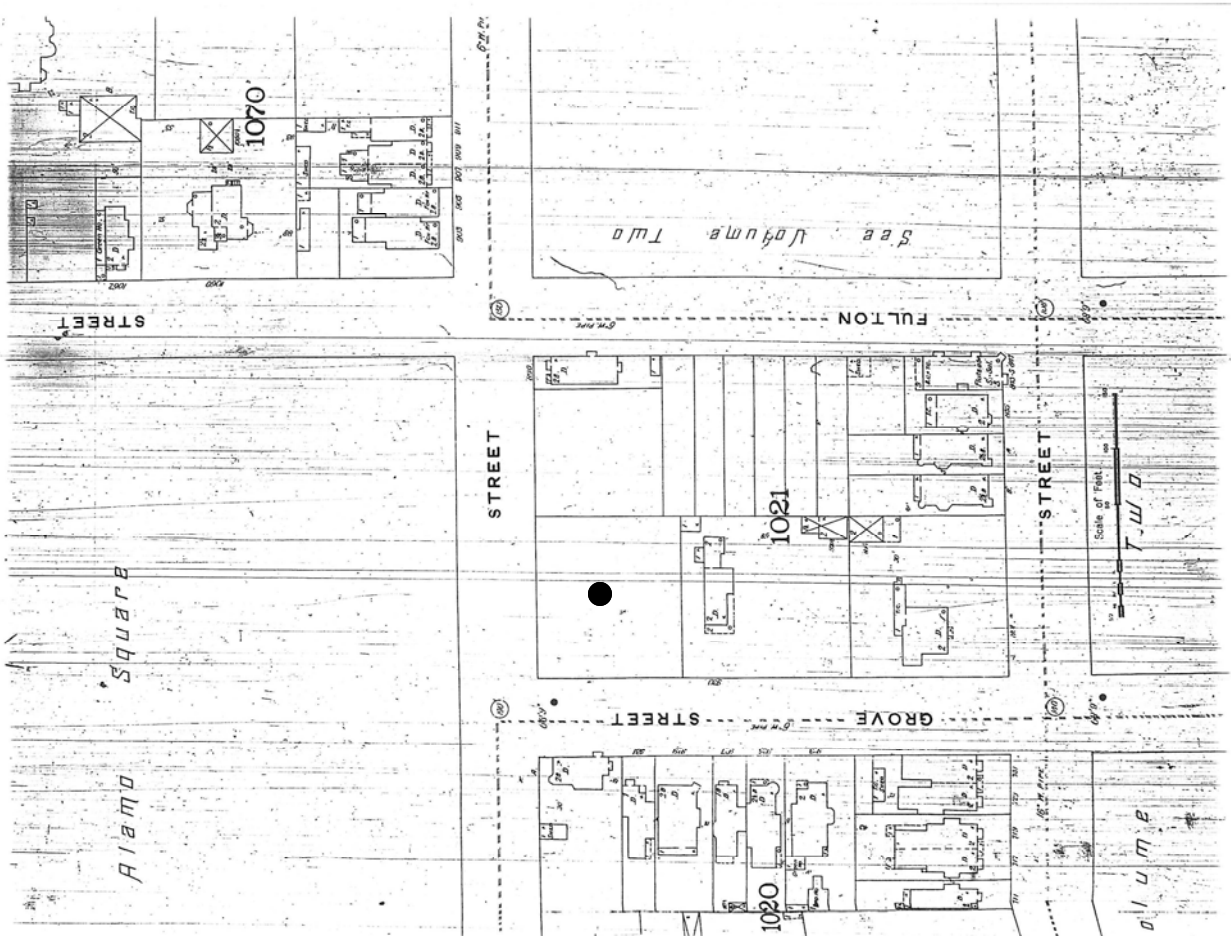


Image 5. In 1893, the corner lot at Grove and Steiner Streets, as indicated by a dot, is shown unbuilt.

References: *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co., 1893. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1886-1893, Vol. 4, Sheet 117b .

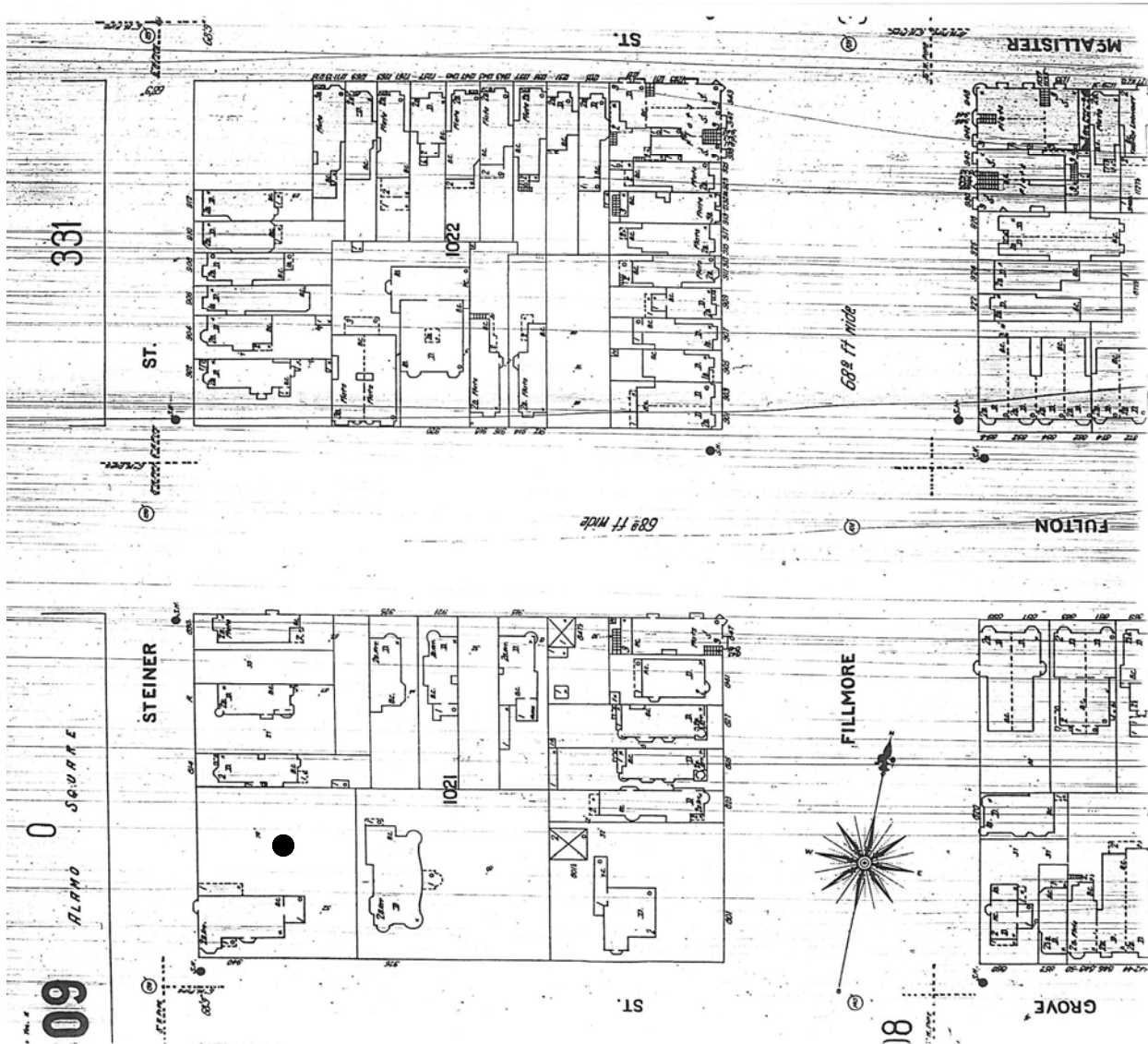


Image 6. In 1900, a residence is shown to exist at the corner of Grove and Steiner Streets. The subject lot is indicated by a dot.

Reference: *Insurance Maps for San Francisco, California*. New York: Sanborn-Perris Map Co., 1899. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1899-1900, Vol.3, Sheet 309.

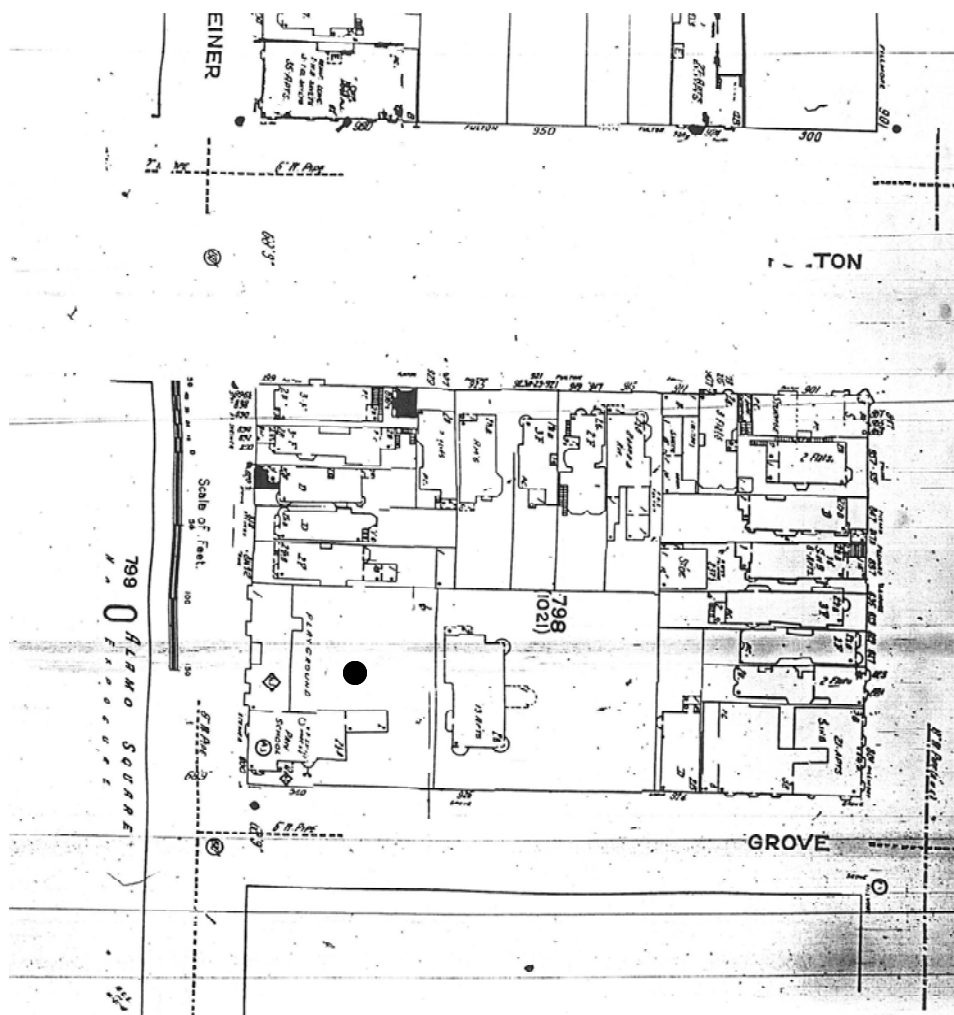


Image 7. Between 1911-1991, the site at the corner of Grove and Steiner Streets has been further developed with additions to the original structure. Not shown: the one-story addition at the north side of the play yard, the two-story stair hall attached to the original structure on its north side and the one-story addition aligned with the original south façade at the east. The subject lot is indicated by a dot.

Reference: *Insurance Maps for San Francisco, California*. New York: Sanborn-Perris Map Co., 1991. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1911-1991, Reel 74, Sheet 348.

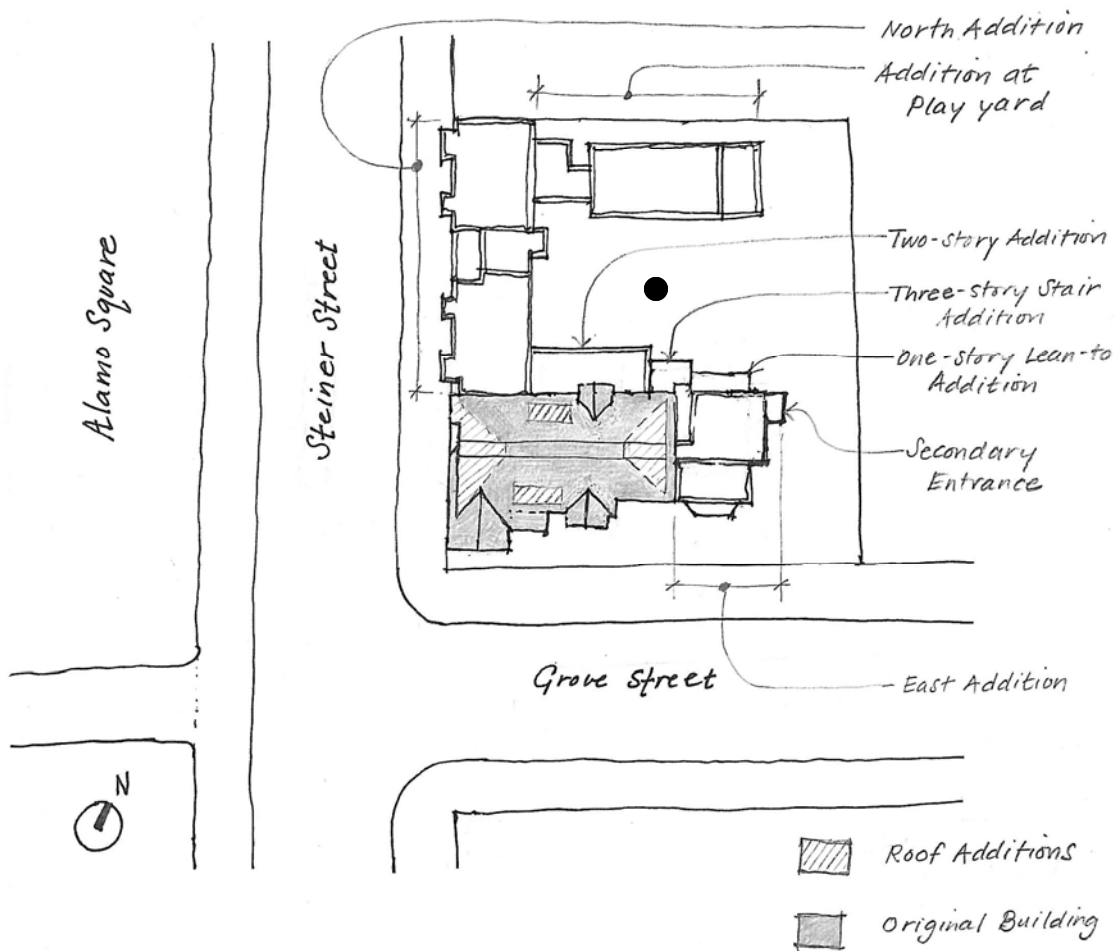


Image 8. Sketch of C-shaped building plan at 940 Grove Street reflecting the general plan configuration to date. The subject lot is indicated by a dot. Knapp Architects, 2009.

ALAMO SQUARE HISTORIC DISTRICT

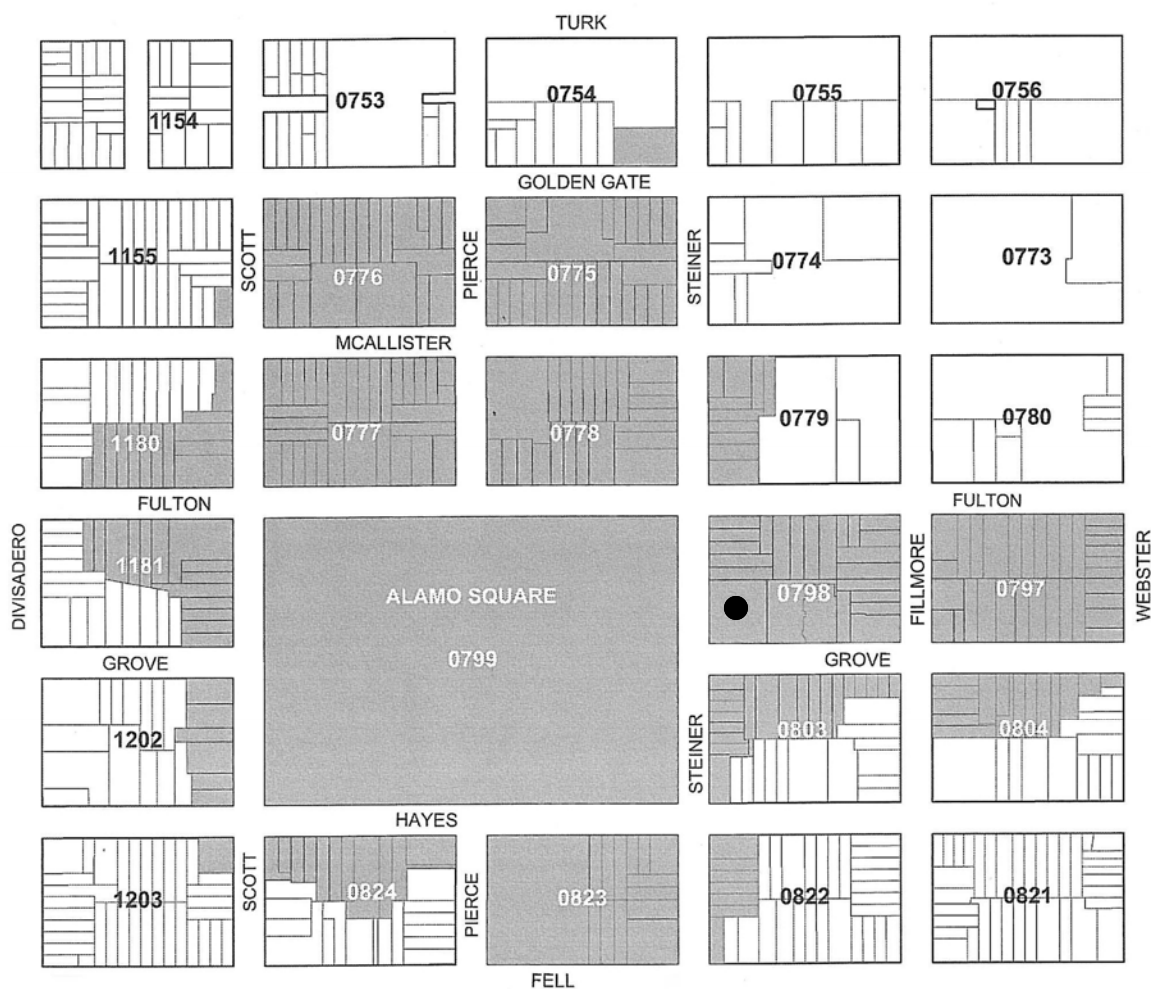


Image 9. Designated boundaries of the Alamo Square Historic District. The subject lot is indicated by a dot. Knapp Architects, 2009.

Reference: City and County of San Francisco. *Municipal Code, Planning Code, Vol. 2*. "Article 10: Preservation of Historical Architectural and Aesthetic Landmarks," Appendix A, April 2008 and Appendix E, November/December 2006.

APPENDIX C
Property Images



Image 1. View from Alamo Square park toward 940 Grove Street at left; "Postcard Row" at right. Knapp Architects, digital photograph, 2009.



Image 2. View of the west and south elevations of 940 Grove Street, at center. The north and east additions are visible to the left and right of the original structure. Knapp Architects, digital photograph, 2009.



Image 3. Grove Street (south) elevation, original structure at left, east addition at right. Knapp Architects, digital photograph, 2009.



Image 4. East addition along the Grove Street (south) elevation. Knapp Architects, digital photograph, 2009.



Image 5. Steiner Street elevation, original structure at right, one-story north addition at left. Knapp Architects, digital photograph, 2009.



Image 6. West elevation, roof addition for expansion of attic adjacent to original ornamental gable at left. Knapp Architects, digital photograph, 2009.



Image 7. North addition at left along the Steiner Street (west) elevation. The top portion of the north façade is visible at the right. Knapp Architects, digital photograph, 2009.



Image 8. Bay window at north addition along Steiner Street (west) elevation. Knapp Architects, digital photograph, 2009.



Image 9. Separate views of the east side of the north elevation as viewed from play yard. In both photographs, the one-story lean-to addition is to the left of the tower-like stair addition; a portion of the two-story addition is to the far right. Knapp Architects, digital photograph, 2009.



Image 10. Separate views of the west side of north elevation as viewed from play yard. The original gable is just above the two-story addition. Knapp Architects, digital photograph, 2009.



Image 11. At left, the East elevation as viewed from Grove Street. At right, the rock retaining wall along the east property line as seen from the sidewalk at the neighboring property at 930 Grove Street. Knapp Architects, digital photograph, 2009.



Image 12. Enlarged view of east elevation, the truncated gable addition is seen over the east addition. Knapp Architects, digital photograph, 2009.



Image 13. South elevation, view of side entryway with stair and yard gate at right. Knapp Architects, digital photograph, 2009.



Image 14. At left, view from property down stairway to gate at the Grove Street retaining wall. At right, view of gate and stair from the sidewalk. Knapp Architects, digital photograph, 2009.



Image 15. Corner of Steiner and Grove Streets, view of original retaining wall that was cut to install a ramp along the south side of building. Knapp Architects, digital photograph, 2009.



Image 16. Concrete paving extends from the ramp to the east, view of east addition to the left, non-historic wind screen at the right and bike rack in between. Knapp Architects, digital photograph, 2009.



Image 17. View of play yard from side entry gate looking north. Knapp Architects, digital photograph, 2009.



Image 18. At left, the rear east façade of the Steiner Street addition. At right, view looking west, the wood-clad addition within play yard with the rear façade of the Steiner Street addition in the distance. Knapp Architects, digital photograph, 2009.



Image 19. At left, the entry porch with Ionic columns. At right, swan-neck pediment decoration above the window openings in each door leaf express the free classic elements within the Queen Anne Style. Knapp Architects, digital photograph, 2009.



Image 20. The porch entryway: decorative tile adorns the floor, the doorway is to the left and balustrade is at the right, marble steps to the entryway are in the foreground. Knapp Architects, digital photograph, 2009.



Image 21. Character-defining projecting bay with decorative gable over two-story bay window and basement window at coursed concrete base. Knapp Architects, digital photograph, 2009.



Image 22. The attic window with swan-neck pediment sits within the Queen Anne Style gable supported by an Ionic entablature with decorative festoons at the frieze. Knapp Architects, digital photograph, 2009.



Image 23. At left, the decorative bracket at the south façade gable, viewed from the west. At right, the decorative bracket at the west elevation gable that is less pronounced than the bracket at the south façade gable. Decorative relief at the frieze and gable rake. Knapp Architects, digital photograph, 2009.



Image 24. At left, 940 Grove Street from Alamo Square during the 1906 Earthquake and Fire of San Francisco. The original upper roof was hipped with a widow's walk. The whitish mass seen at the roof appears to be a chimney on the west side of the main gable roof. The chimney was likely damaged during the earthquake and fell to the ground stripping a gutter below along the way.

Reference: Hansen, Gladys and Condon, Emmet. *Denial of Disaster*. San Francisco: Cameron and Company, 1989, p. 95. Original photograph source unknown.



Image 25. The current view along Steiner Street of 940 Grove Street at left from Alamo Square showing how the attic addition adjacent to the west gable changed the original roof massing. Knapp Architects, digital photograph, 2009.

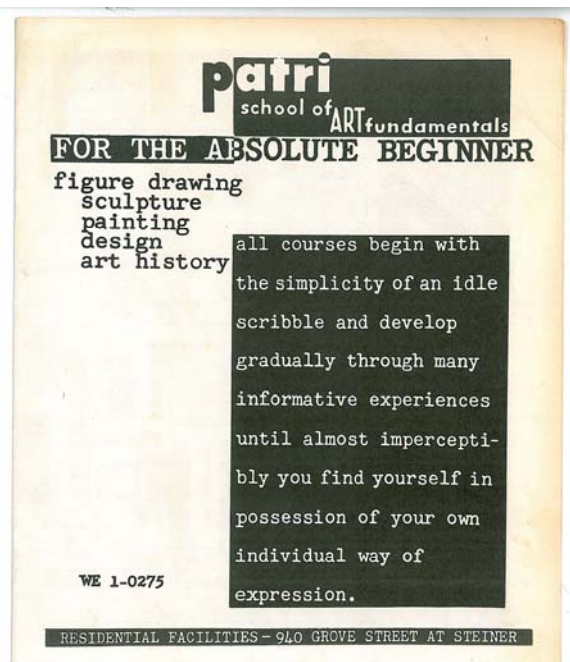


Image 26. Pamphlet for the Patri School of Art Fundamentals. The school, founded in 1948, occupied 940 Grove Street from 1956 until its closure in 1966. The subject property address is noted on the cover and the south façade of the original house appears at the lower left. At right, various photographs of an active school, some taken at the previous location at 473 Jackson Street.

Reference: "Patri School of Art Fundamentals," pamphlet, circa 1956-57. Georges Rey Collection (stepson of Giacomo Patri).

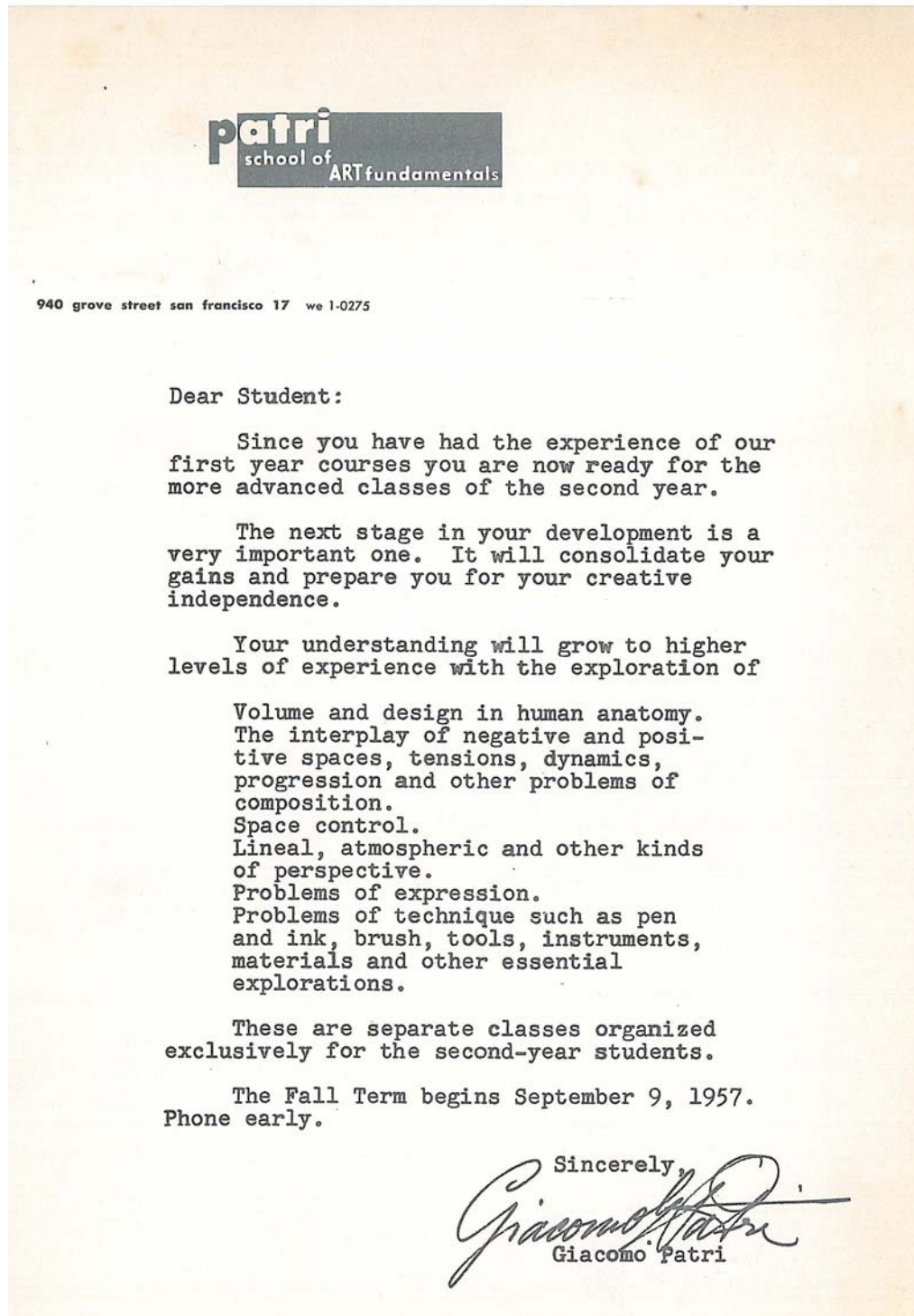


Image 27. Patri School of Art Fundamentals letter signed by Giacomo Patri to a student. The letterhead notes the school's address as 940 Grove Street.

Reference: Patri, Giacomo. Patri School of Art Fundamentals. Letter to a Student, San Francisco, circa 1957. Georges Rey Collection (stepson of Giacomo Patri).

APPENDIX D
Context Images



Image 1. Street elevation along Grove Street, between Steiner (left) and Fillmore (right) Streets, looking north. 940 Grove Street is at the left. Knapp Architects, digital photograph, 2009.



Image 2. Street elevation along Grove Street, between Fillmore(left) and Steiner (right) Streets, looking south. Knapp Architects, digital photograph, 2009.



Image 3. Street elevation along Steiner Street, between Fulton (left) and Hayes (right) Streets looking east. 940 Grove Street is at center and the six "Postcard Row" houses are to the right. Knapp Architects, digital photograph, 2009.



NORTH FAÇADE
WORK IN PROGRESS



**SOUTH & WEST FACADES
WORK IN PROGRESS**



TRIM AND SIDING REPAIR (TYP.)
SOUTH FACADE



REPAIRED SOUTH FAÇADE
WORK IN PROGRESS



**SOUTH FAÇADE – EASTERN PORTION REPAIR
WORK IN PROGRESS**



EAST FAÇADE RENOVATION
WORK IN PROGRESS



**REPAIR AND RENOVATION OF EASTERN SIDE AND FAÇADE
WORK IN PROGRESS**



EAST FAÇADE
WORK IN PROGRESS



REPAIRED
SOUTH FACADE



REPAIRED TRIMS AND SIDING
SOUTH FACADE



REPAIRED TRIMS AND SIDING
SOUTH FACADE



REPAIR OF WINDOW TRIM (TYP.)
WORK IN PROGRESS



TRIM AND COLUMN REPAIR

PHOTOS
OF
PRE-EXISTING
CONDITIONS



TRIMS BEFORE REPAIR (TYP.)



NORTH FACADE



EAST FACADE



CLOSE-UP SOUTH WINDOW (TYP.)



CLOSE-UP SOUTH FACADE



WEST FACADE

**HISTORICAL PHOTOS
OF NORTH FACADE
940 GROVE ST. USED AS A SCHOOL**

NOTE: THESE PHOTOS HAVE BEEN TAKEN PRIOR TO SCHOOL DEMOLITION













ABBREVIATIONS

&	AND	F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
∠	ANGLE	F.F. & E.	FURNITURE, FIXTURES & EQUIP.	PL.	PLATE
@	AT	F.F.	FINISH FLOOR	PLYWD.	PLYWOOD
⊙	CENTERLINE	FIN.	FINISH	PR.	PAIR
#	DIAMETER	FLR.	FLOOR	PROP.LN.	PROPERTY LINE
(D)	DEMOLISH	FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED
(E)	EXISTING	FIXT.	FIXTURE	R.	RISER
(N)	NOTED	F.O.	FACE OF	RAD.	RADIUS
(R)	REMOVE	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
A.B.	ANCHOR BOLT	F.O.F.	FACE OF FINISH	RDWD.	REDWOOD
ABV.	ABOVE	F.O.S.	FACE OF STUD	REF.	REFERENCE
ADJ.	ADJACENT	F.F.N.D.	FOUNDATION	REFR.	REFRIGERATOR
A.F.F.	ABOVE FINISHED FLOOR	FT.	FOOT OR FEET	REIN.	REINFORCED
AGGR.	AGGREGATE	FURR.	FURRING	REQ.	REQUIRED
ALN.	ALIGN	GALV.	GALVANIZED	RESIL.	RESILIENT
ALUM.	ALUMINUM	GA.	GAGE	R.L.	RAIN LEADER
APPROX.	APPROXIMATE	G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT	RM.	ROOM
ARCH.	ARCHITECTURAL	GL.	GLASS	R.O.	ROUGH OPENING
AV.	AUDIO VISUAL	GR.	GRADE	S.	SOUTH
BD.	BOARD	GRND.	GROUND	S.C.	SCHEDULE
BLD.	BUILDING	GSM.	GALVANIZED SHEET METAL	SD	SMOKE DETECTOR
BLK.	BLOCK	GYP.	GYPSONUM	SECT.	SECTION
BLKG.	BLOCKING	H.B.	HOSE BIB	SHR.	SHOWER
BM.	BENCHMARK	H.C.	HOLLOW CORE	SHT.	SHEET
B.O.	BOTTOM OF	HDWD.	HARDWOOD	SIM.	SIMILAR
B.U.R.	BUILT UP ROOFING	HT.	HEIGHT	SL.	SLOPE
B/W	BETWEEN	HDWR.	HARDWARE	S.L.D.	SEE LANDSCAPE DRAWINGS
CAB.	CABINET	HR.	HORIZONTAL	SPEC.	SPECIFICATION
CEM.	CEMENT	HR.	HOUR	SO.	SQUARE
CER.	CERAMIC	INSUL.	INSULATION	S.S.D.	SEE STRUCTURAL DRAWINGS
CLG.	CEILING	INT.	INTERIOR	S.S.	STAINLESS STEEL
CLK.	CLICKING	LAM.	LAMINATE	STD.	STANDARD
C.M.U.	CONC. MASONRY UNIT	LAV.	LAVATORY	STL.	STEEL
C.O.	CENTER OF	L.C.	LINE OF	STR.	STRUCTURAL
COL.	COLUMN	LT.	LIGHT	STRUC.	STRUCTURAL
CONC.	CONCRETE	MAX.	MAXIMUM	SYM.	SYMMETRICAL
CONT.	CONTINUOUS	MED. CAB.	MEDICINE CABINET	T.	TREAD
DBL.	DOUBLE	MECH.	MECHANICAL	T.B.	TOWEL BAR
DTL.	DIAMETER	MEMB.	MEMBRANE	TEL.	TELEVISION
DIA.	DIAMETER	MTL.	METAL	T.&G.	TONGUE AND GROVE
DIM.	DIMENSION	MOUNTED	MOUNTED	THK.	THICK
DN.	DOWN	MFR.	MANUFACTURER	TMPR.	TEMPERED
DR.	DOWNSPOUT	MIN.	MINIMUM	T.O.	TOP OF
DWG.	DRAWING	MIR.	MIRROR	T.O.P.	TOP OF PAVEMENT
DWR.	DRAWER	MISC.	MISCELLANEOUS	T.O.W.	TOP OF WALL
E.	EAST	N.	NORTH	T.S.	TUBULAR STEEL
EA.	EACH	N.I.C.	NOT IN CONTRACT	T.V.	TELEVISION
ELEC.	ELECTRICAL	NO.	NUMBER	TYP.	TYPICAL
ELEV.	ELEVATION	NOM.	NOMINAL	U.O.N.	UNLESS OTHERWISE NOTED
ENCL.	ENCLOSURE	N.T.S.	NOT TO SCALE	V.C.T.	VERTICAL COMPOSITION TILE
EQUIP.	EQUIPMENT	O.	OVER	VERT.	VERTICAL
EXT.	EXTERIOR	O.A.	OVERALL	W.I.F.	VERIFY IN FIELD
		OBSC.	OBSCURE	W.	WEST
		O.C.	ON CENTER	W/	WITH
		O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
		OPNG.	OPENING	W.P.	WATERPROOFING
		OPP.	OPPOSITE	WT.	WEIGHT

SYMBOLS

	DRAWING/DETAIL REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSONUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR TAG
	WINDOW TAG
	PLUMBING FIXTURE TAG
	PLUMBING FITTING TAG
	APPLIANCE TAG
	EQUIPMENT TAG
	REVISION TAG
	MATCHLINE
	WORKPOINT OR DATUM
	WALL TYPE TAG
	THRESHOLD

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "XX", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

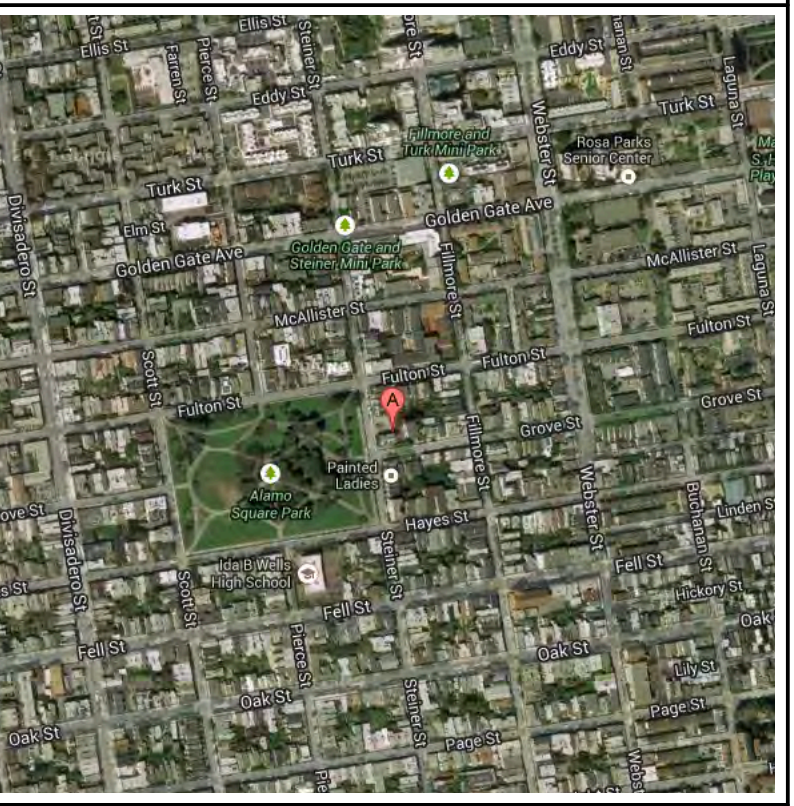
NOTE: DESIGN BASED ON THE CBC 2013 & SAN FRANCISCO BUILDING CODE 2013 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS.

PROJECT TEAM

ARCHITECT:
BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
T. 415. 674. 5554
F. 415. 674. 5558

GENERAL CONTRACTOR:
MOUNTAIN BAY CONSTRUCTION
435 PACIFIC AVENUE #250
SAN FRANCISCO, CA 94133
T. 415.394.7557
F. 415. 674. 5558

VICINITY MAP

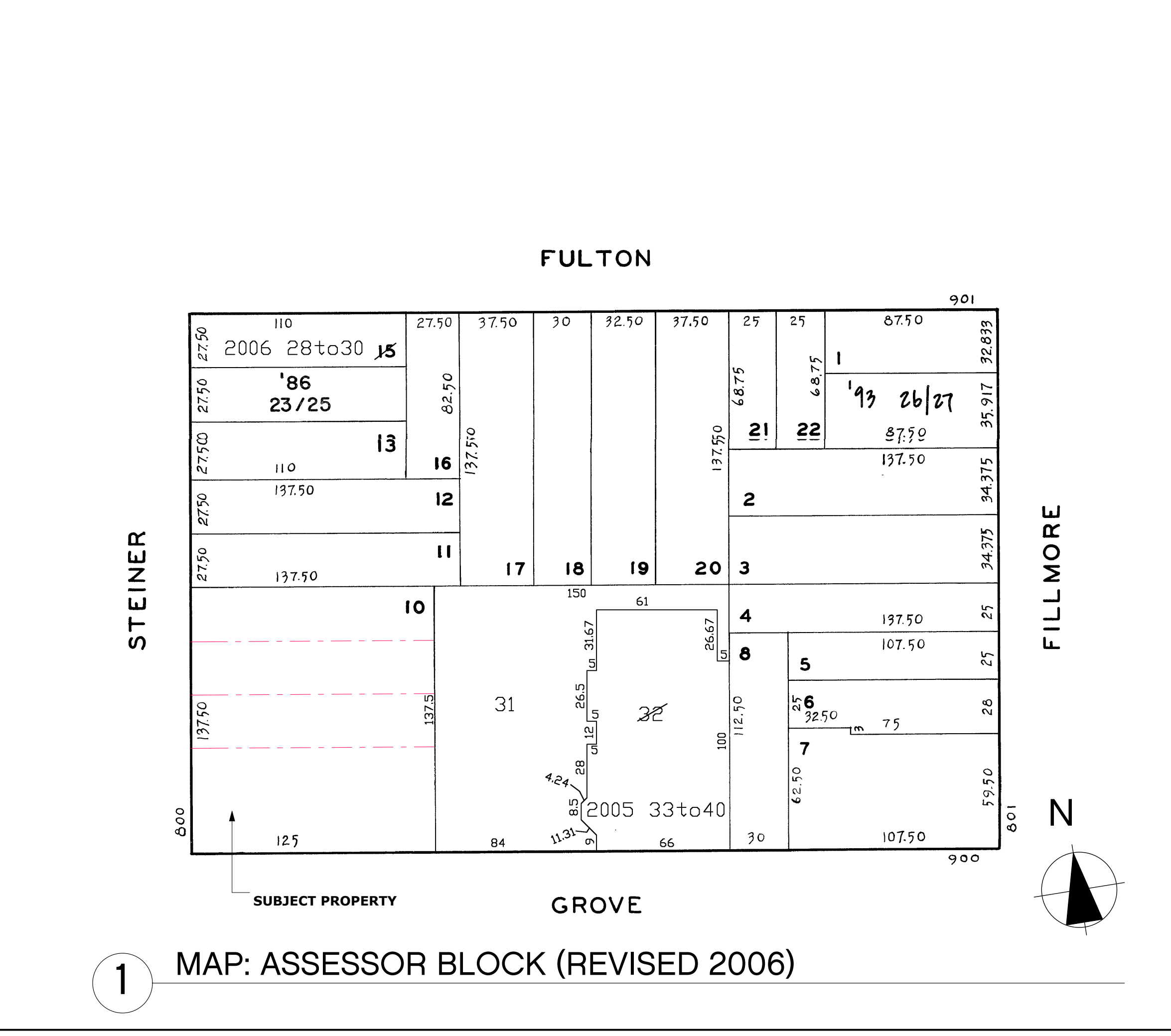


PROJECT DATA

BLOCK:	0798	ZONED:	RH-3
LOT:	010 / 058	HEIGHT LIMIT:	40-X
LOT SIZE:	7,062.5 sqFt.	OCCUPANCY:	R-3
UNCONDITIONED SPACE			
	existing	proposed	
GARAGE	- sqFt.	1,389	sqFt.
BASEMENT	940	sqFt.	- sqFt.
FIRST FLOOR	- sqFt.	-	sqFt.
SECOND FLOOR	- sqFt.	-	sqFt.
THIRD FLOOR	- sqFt.	-	sqFt.
TOTAL:	4,390	sqFt.	4,839
CONDITIONED SPACE			
	existing	proposed	
GARAGE	- sqFt.	-	sqFt.
BASEMENT	2,058	sqFt.	2,998
FIRST FLOOR	3,024	sqFt.	3,024
SECOND FLOOR	2,677	sqFt.	2,688
THIRD FLOOR	2,698	sqFt.	2,698
TOTAL:	10,457	sqFt.	11,408
ROOF DECK & BALCONY			
	existing	proposed	
GARAGE	- sqFt.	-	sqFt.
BASEMENT	- sqFt.	-	sqFt.
FIRST FLOOR	- sqFt.	-	sqFt.
SECOND FLOOR	276	sqFt.	265
THIRD FLOOR	423	sqFt.	423
TOTAL:	699	sqFt.	688
	existing	proposed	
CONSTRUCTION CLASSIFICATION	V-B	V-B	
	existing	proposed	
FIRE SPRINKLER	(UNDER SEPARATE PERMIT)		

FURTHER SCOPE & PERMIT CLARIFICATION

- Permit History:**
- 2011-0914-4610S and CofA 2010.0009A- Motion No. 0147: Rehabilitation of historic home. Architect: Lewis Felthouse.
 - 2011-0914-4610 Addendum: Building permit. Architect: Yves F. Ghial-Chamlou. Work ongoing.
 - 2013-0419-9498: Replace siding at North and East elevations: Permit on hold and to be withdrawn by applicant.
 - 2013-0611-9235: Replace wood windows in kind: permit on hold and to be withdrawn by applicant.
 - 2013-0829-5593: Replace retaining wall at rear yard: Approved and work complete.
- Scope of Work:**
- Interior remodel with partition changes from previous permit (2011-0914-4610 Addendum)
 - South Elevation: Excavate and relocate a new Garage in a sub-basement story below the current Basement story. Original garage location was permitted under 2011.09.14.4610 and CofA 2010.0009A
 - South Elevation: Modify driveway as required for new Garage location.
 - South Elevation: Second Floor horizontal addition of approximately 12sqft at proposed bathroom.
 - South and East Elevations: Re-permit as-built decks that were not accurately indicated on previous permits. Roof deck on third floor to have decking installed tight to roof rather than raised above framing.
 - South Elevation Entry: Replacement of marble steps in kind and replacement of tile at entry landing. Tile not typically visible from the public right of way. Repair dry rot at entry porch. Restore existing front door replacing rotten rails and restoring raised panels.
 - West Elevation: Replacement of chimney to current code requirements.
 - West and South Elevation: Add finials on roof gables per historic photos.
 - North Elevation: Turn and extend molding belts onto North elevation and terminate trim with a stepped miter.
 - North Elevation: Modify roof at elevator from a shed roof to a flat roof.
 - North Elevation: Re-permit as-built painted wood drop siding
 - East Elevation: Add cantilevered balcony at Second floor with painted metal guardrail.
 - Windows:
 - Replacement of all existing windows in kind unless otherwise noted. Replacement windows are high quality painted wood windows with matching narrow sash frames and matching ogee lugs. Glazing will be upgraded to double pane.
 - South Elevation: (3) Window revisions and replace windows with French doors at second floor deck.
 - East Elevation: (5) Window revisions and add French doors at Third floor roof deck and Second floor balcony.
 - North Elevation: (13) Window revisions and add a new door.
 - New exterior landscape and hardscape:
 - New wrought iron fencing on portion of West elevation and along South elevation.
 - New wood fence at South elevation rear yard to replace existing wood fence.
 - New wrought iron gate at South entry
 - Remove exterior concrete stair on South side and patch existing concrete wall
 - Replace existing handrails at entry stair with new wrought iron handrails to meet current building code.



CODES

- 2013 CA BLDG. CODE
- 2013 S.F. BLDG. CODE & AMENDMENTS
- 2013 CA ENERGY CODE
- 2013 S.F. ELECTRICAL CODE
- 2013 S.F. MECHANICAL CODE
- 2013 S.F. PLUMBING CODE
- 2013 S.F. FIRE CODE

SCOPE OF WORK

(N) GARAGE BELOW (E) STRUCTURE, (N) DRIVEWAY, RE-PERMIT ROOF DECKS, MINOR SECOND FLOOR INFILL, RECONFIGURED GLAZING, REPLACE ALL WINDOWS IN KIND U.O.N., (N) EXTERIOR HARDSCAPING, (N) WROUGHT IRON FENCING, REPLACE CHIMNEY, REPLACE ENTRY STEPS AND TILE, RESTORE FRONT DOOR

SHEET INDEX

- ARCHITECTURAL:**
- A0.0 TITLE SHEET
 - A0.1 EXISTING SITE PLAN
 - A0.2 PROPOSED SITE PLAN
 - A0.3 PHOTOS
 - A1.1 DEMOLITION PLAN - CRAWL SPACE
 - A1.2 DEMOLITION PLAN - BASEMENT FLOOR
 - A1.3 DEMOLITION PLAN - FIRST FLOOR
 - A1.4 DEMOLITION PLAN - SECOND FLOOR
 - A1.5 DEMOLITION PLAN - THIRD FLOOR
 - A1.6 DEMOLITION PLAN - ROOF
 - A1.7 EXISTING EXTERIOR ELEVATIONS - WEST
 - A1.8 EXISTING EXTERIOR ELEVATIONS - SOUTH
 - A1.9 EXISTING EXTERIOR ELEVATIONS - EAST
 - A1.10 EXISTING EXTERIOR ELEVATIONS - NORTH
 - A2.1 PROPOSED PLAN - SUB-BASEMENT FLOOR
 - A2.2 PROPOSED PLAN - BASEMENT FLOOR
 - A2.3 PROPOSED PLAN - FIRST FLOOR
 - A2.4 PROPOSED PLAN - SECOND FLOOR
 - A2.5 PROPOSED PLAN - THIRD FLOOR
 - A2.6 PROPOSED PLAN - ROOF
 - A2.7 SCHEDULES
 - A3.1 EXTERIOR ELEVATIONS - SOUTH, NORTH
 - A3.2 EXTERIOR ELEVATIONS - WEST
 - A3.3 EXTERIOR ELEVATIONS - EAST
 - A3.4 EXTERIOR ELEVATIONS - NORTH
 - A3.5 EXTERIOR FENCE ELEVATIONS & DRIVEWAY SECTION
 - L.1 LANDSCAPING FRONT HANDRAIL

BUTLER ARMSDEN ARCHITECTS

2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

GROVE STREET
940 GROVE STREET, SF, CA 94117

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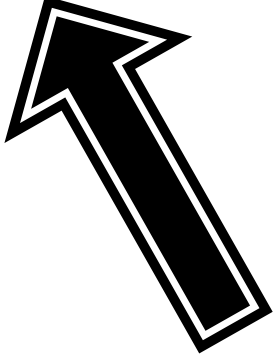
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	DESIGN ELEMENTS APPROVED PER BPA#: 2011-0914-4610		EXISTING WALL TO BE REMOVED
	DESIGN ELEMENTS APPROVED PER BPA#: 2011-0914-4610 THAT WERE NEVER BUILT		EXISTING WALL
	LINETYPE ASSOCIATED WITH KEYNOTES ABOVE		NEW WALL

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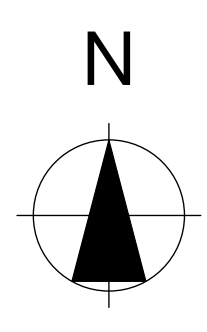
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EXISTING SITE PLAN

1 PLAN: EXISTING SITE
SCALE: 1/8" = 1'-0"

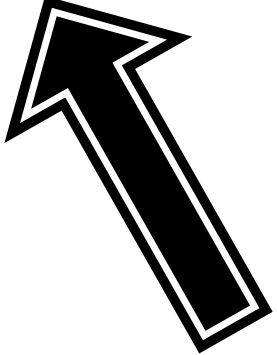
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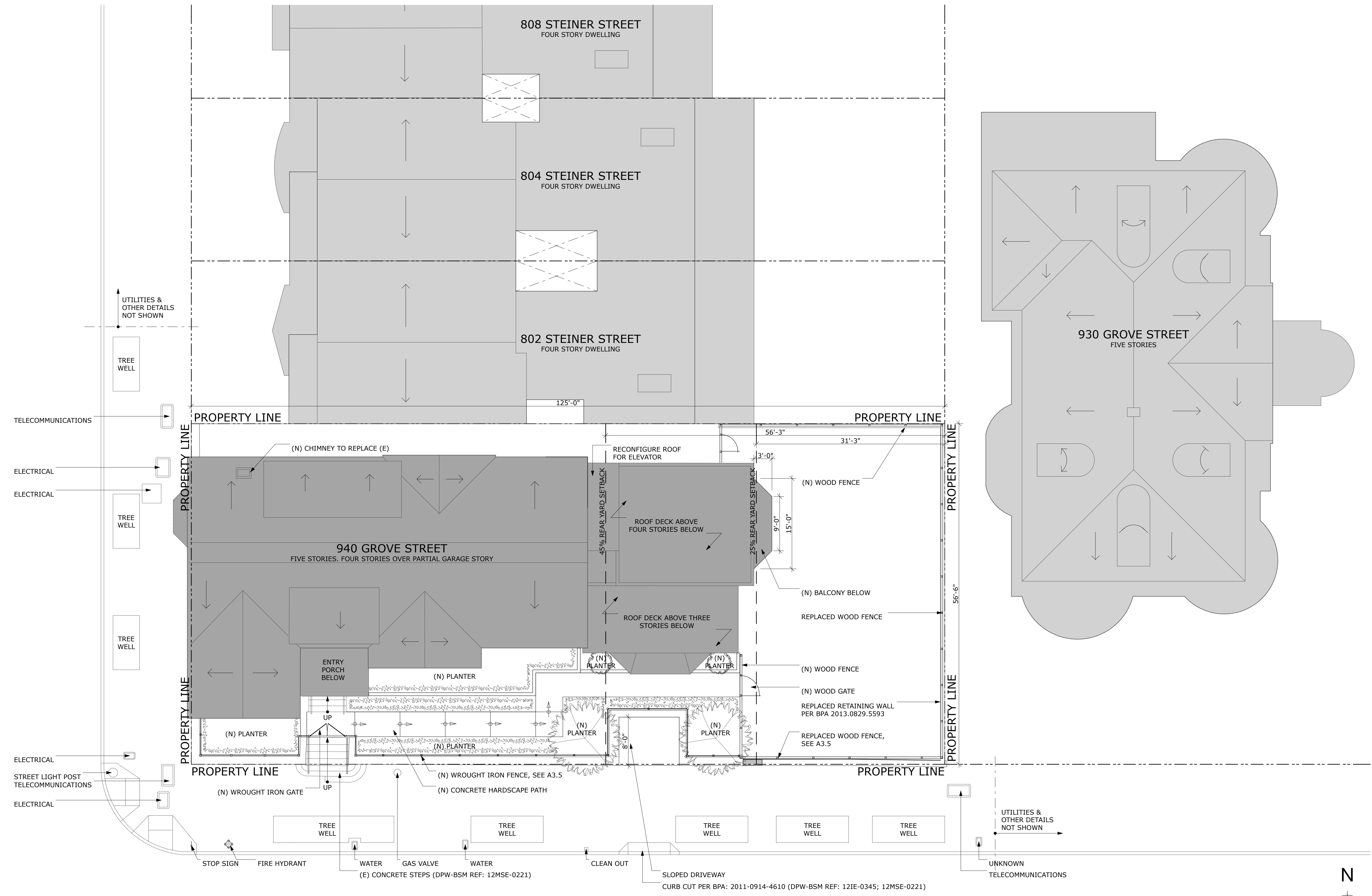
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1 PLAN: PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

A0.2



6 PHOTO: EAST FACADE



3 PHOTO: FRIEZE



5 PHOTO: GABLE DETAIL



1 PHOTO: (E) FRONT DOOR



7 PHOTO: (N) WINDOWS



4 PHOTO: GABLE DETAIL

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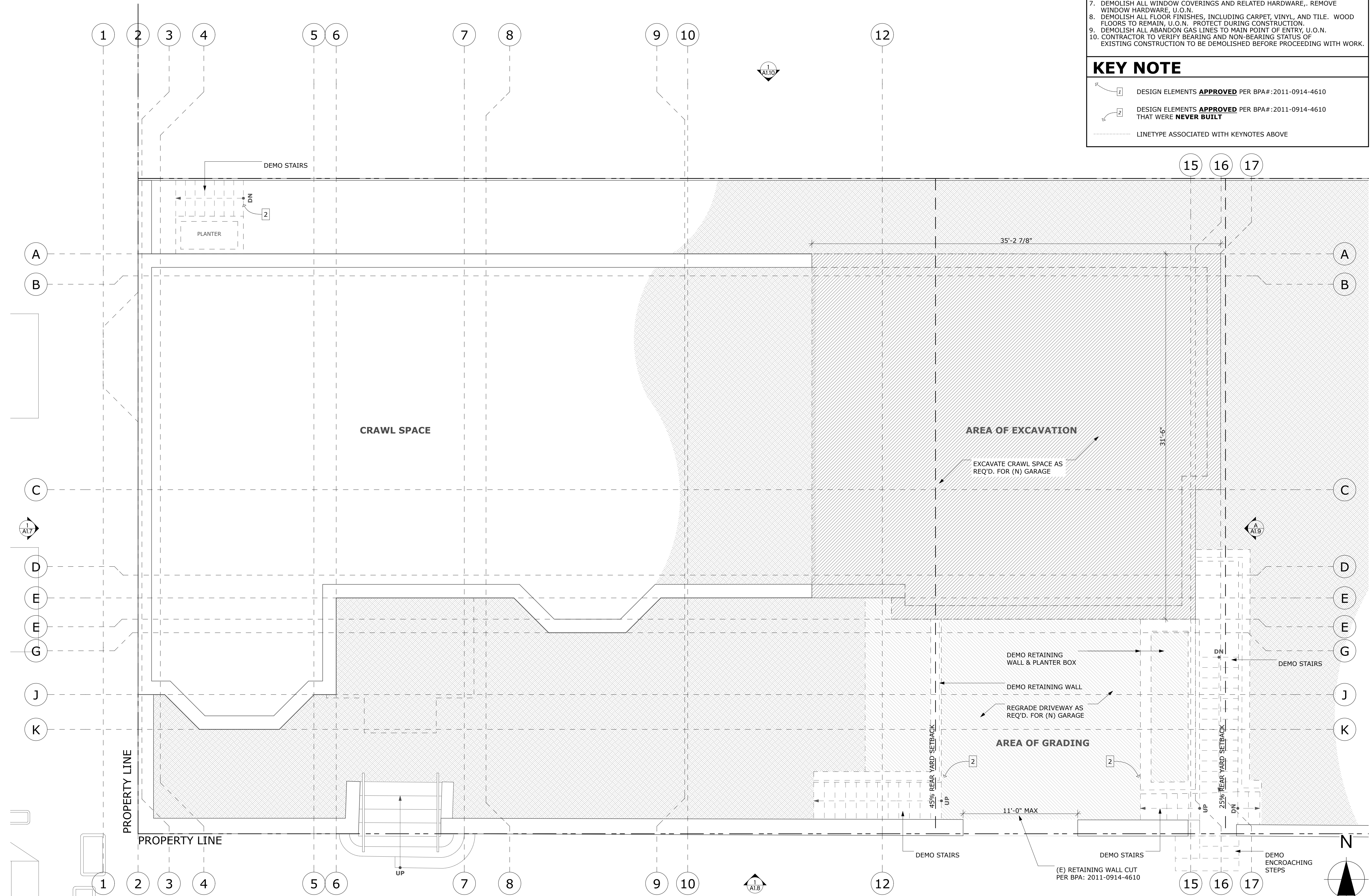
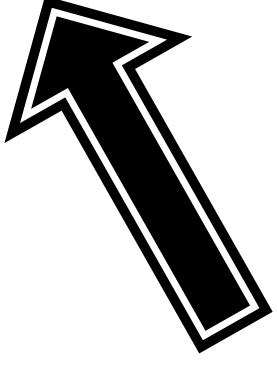
WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

- GENERAL DEMOLITION NOTES**
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 2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
 5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
 6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
 7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
 8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
 9. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
 10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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CRAWL SPACE DEMO PLAN

1 PLAN: EXISTING CRAWL SPACE
 SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

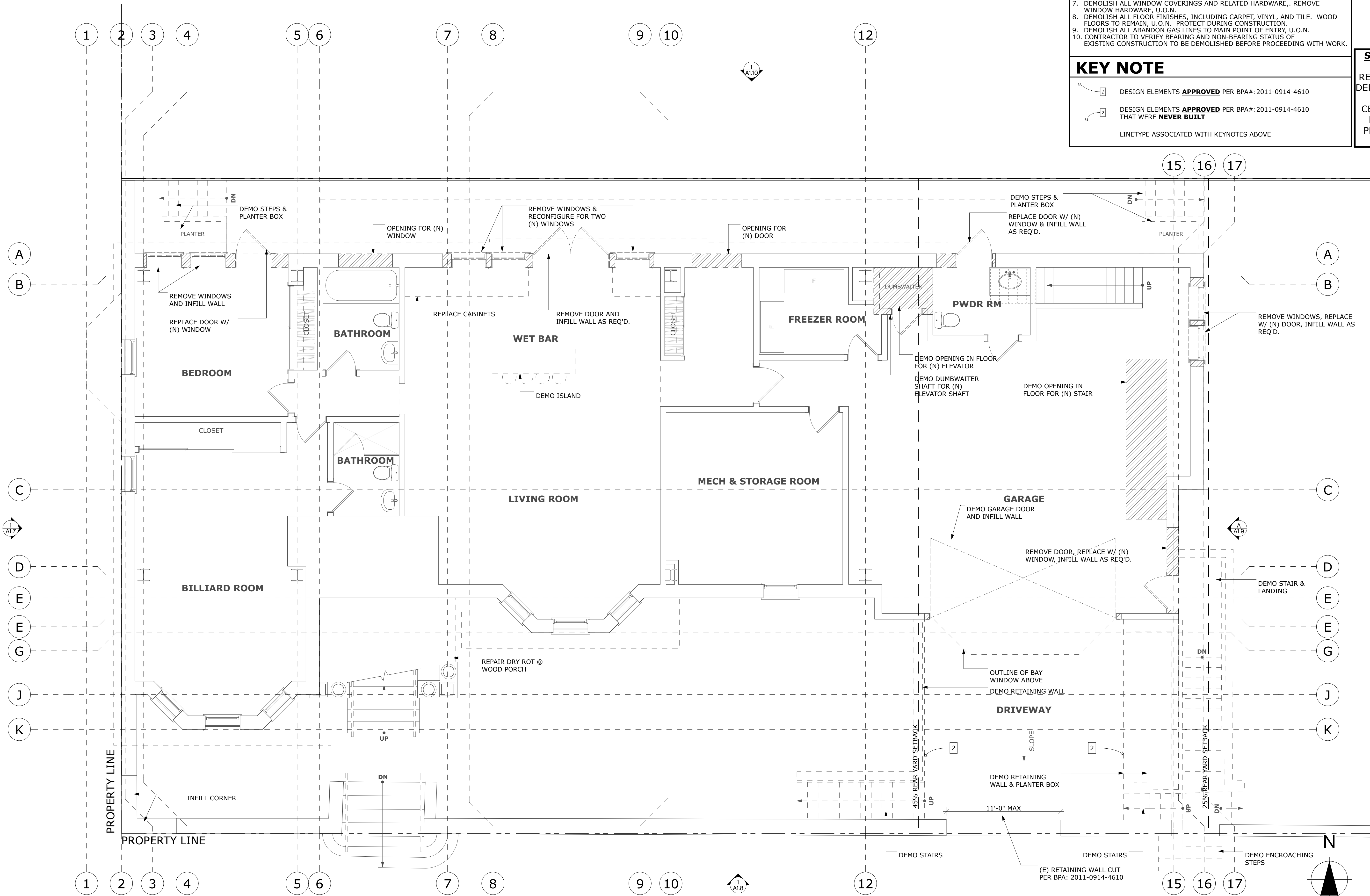
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1 PLAN: EXISTING BASEMENT
 SCALE: 1/4" = 1'-0"

BASEMENT DEMO PLAN

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

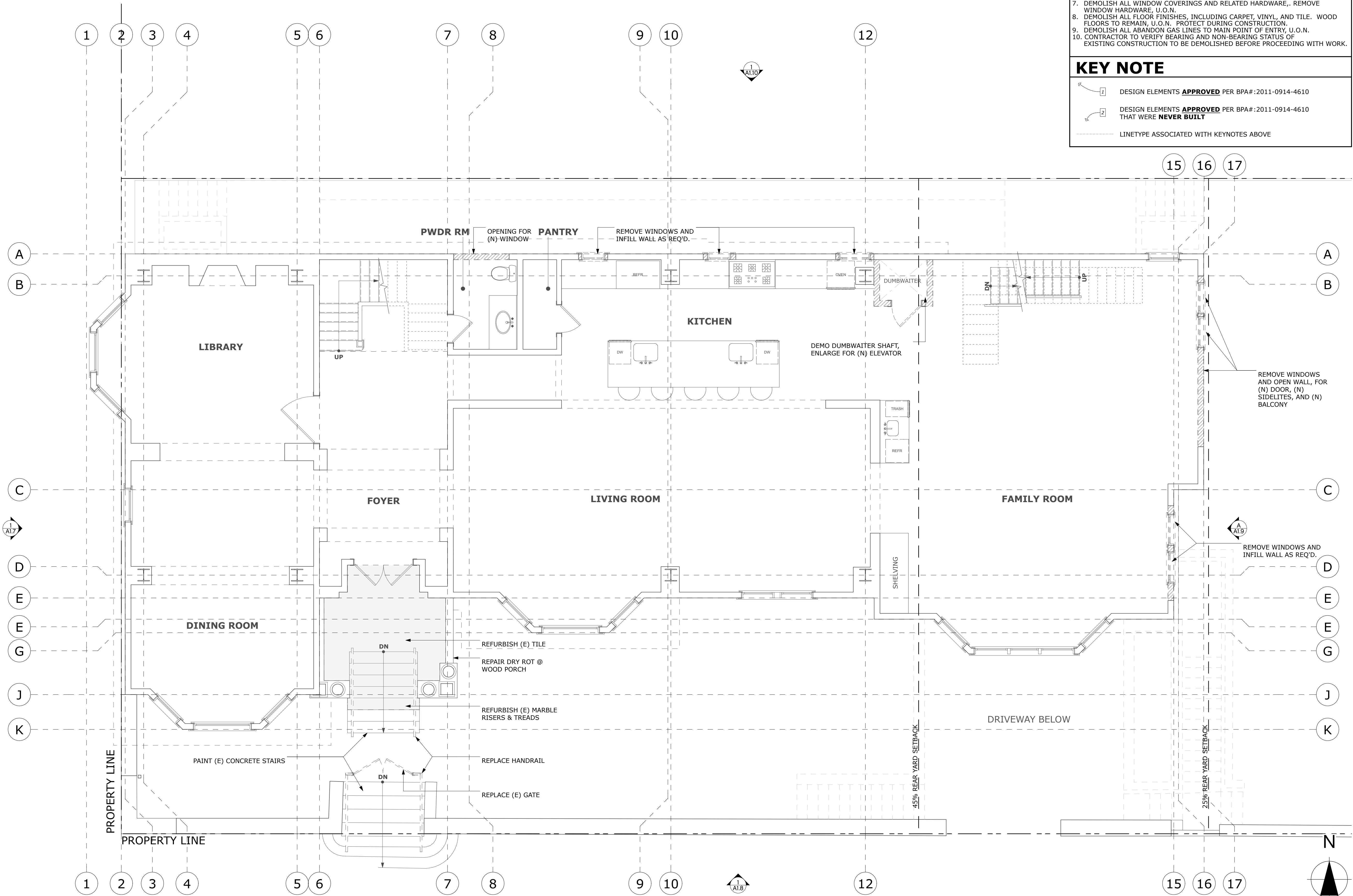
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1 PLAN: EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"

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FIRST FLOOR DEMO PLAN

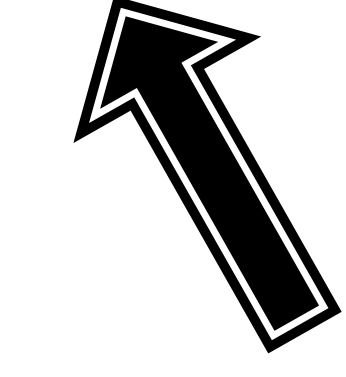
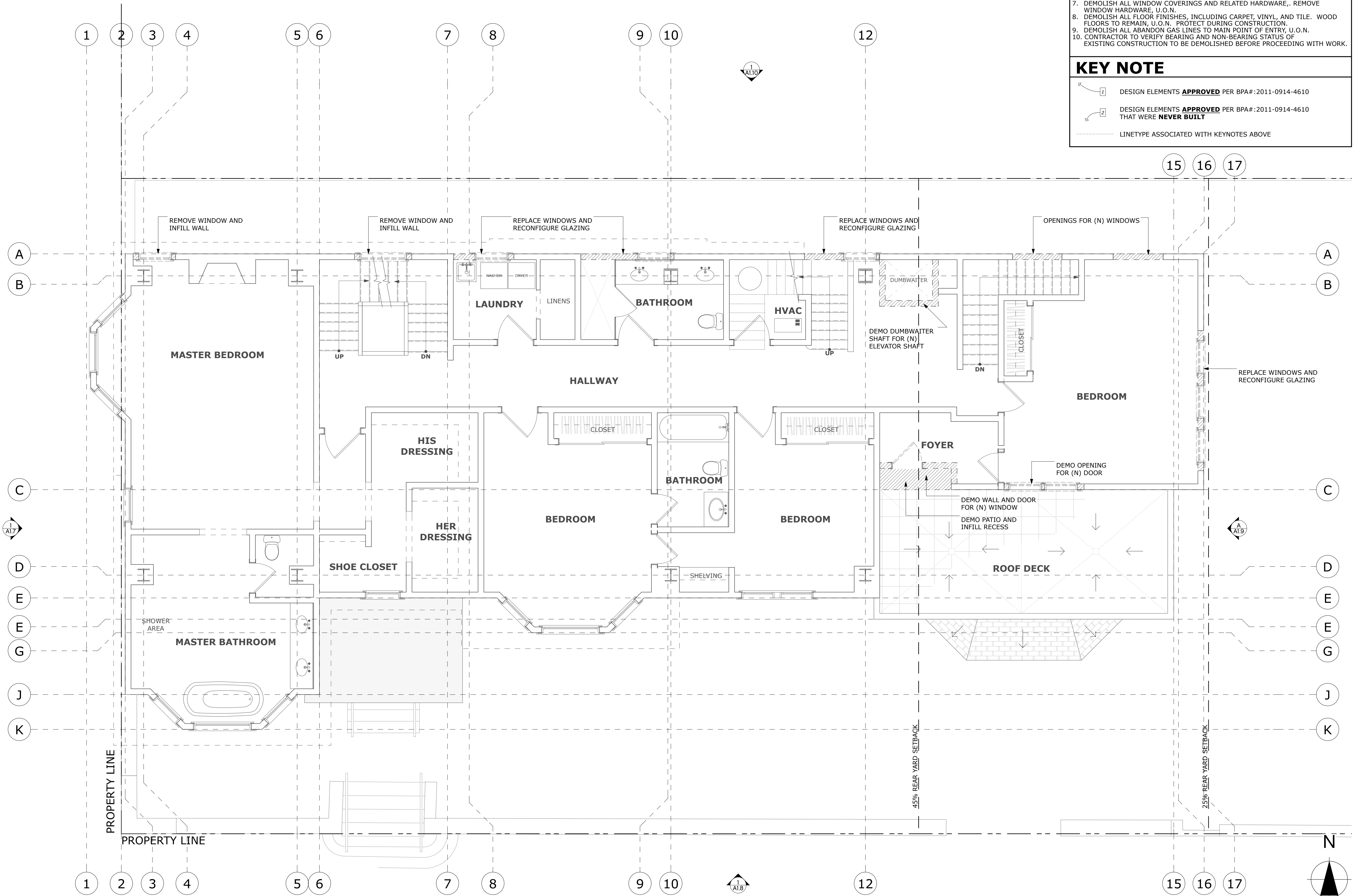
WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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1 PLAN: EXISTING SECOND FLOOR
 SCALE: 1/4" = 1'-0"

SECOND FLOOR DEMO PLAN

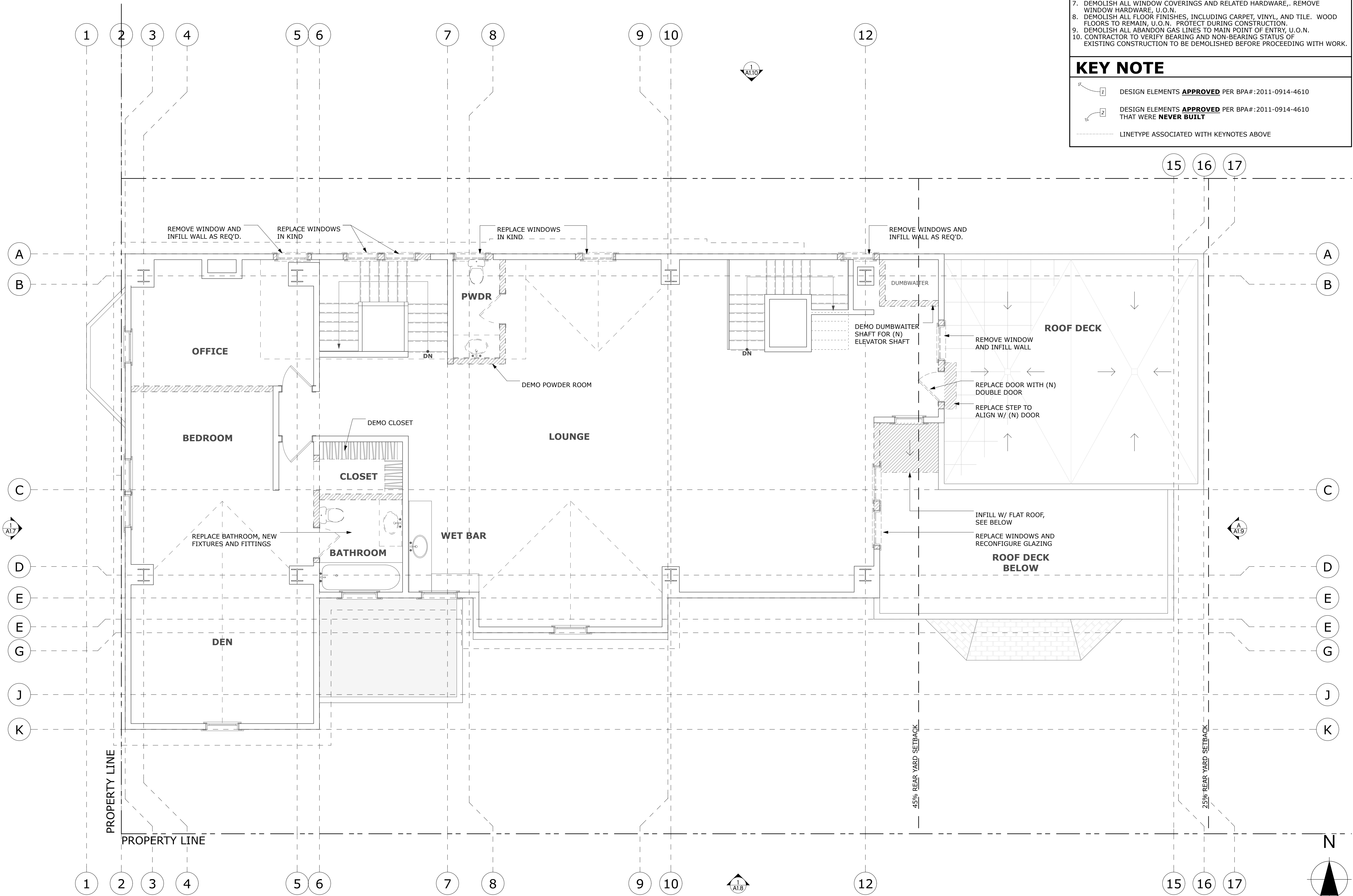
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	NEW WALL

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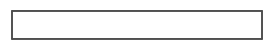

1 PLAN: EXISTING THIRD FLOOR
SCALE: 1/4" = 1'-0"

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THIRD FLOOR DEMO PLAN

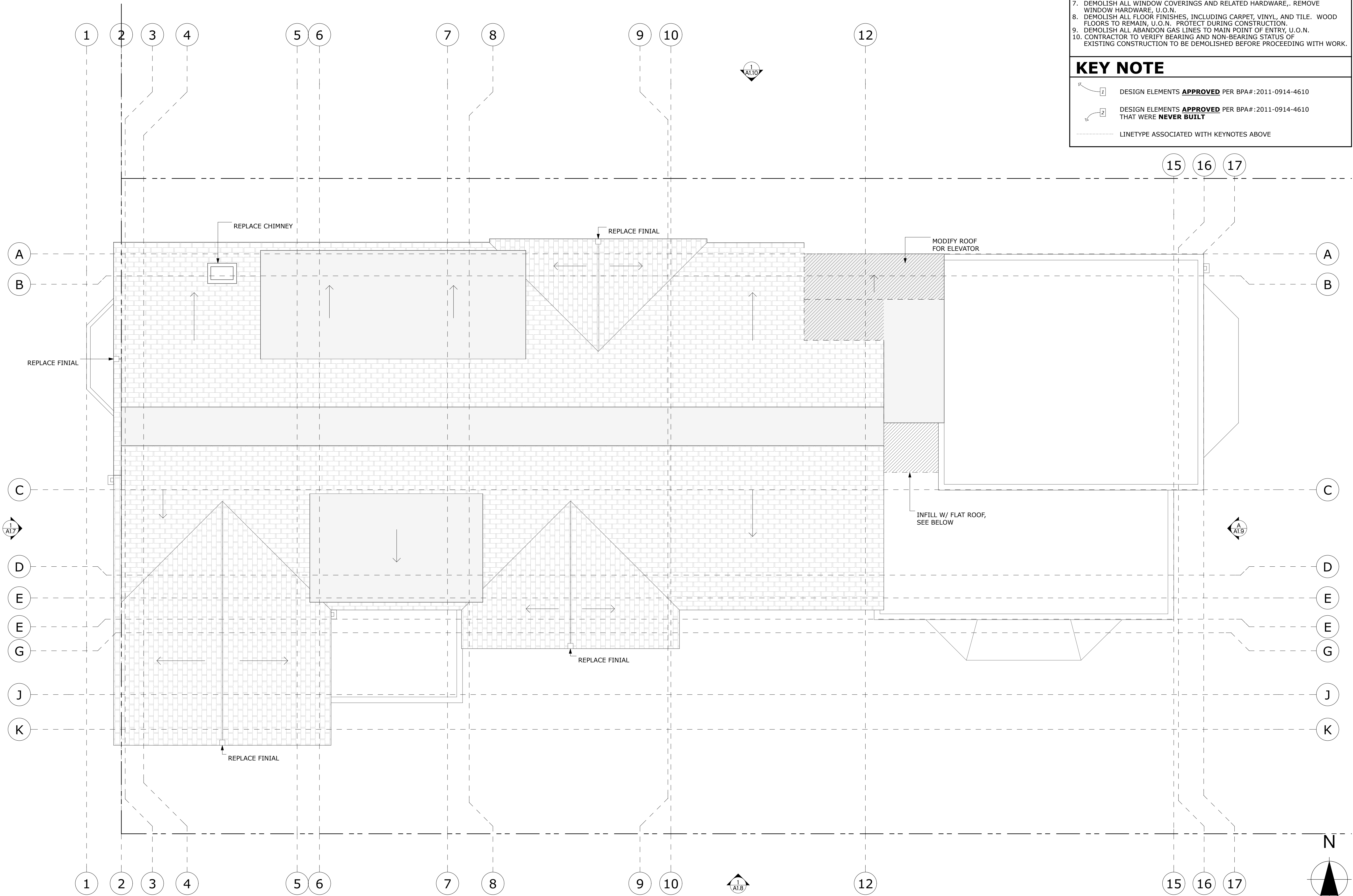
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	EXISTING WALL
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SCALE: 1/4" = 1'-0"

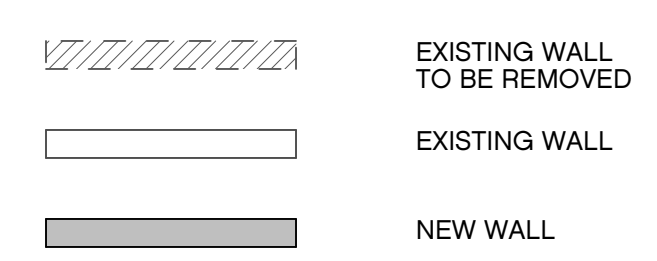
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ROOF DEMO PLAN

WALL LEGEND



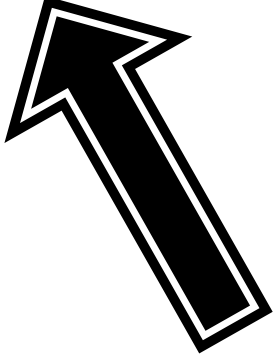
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7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
9. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

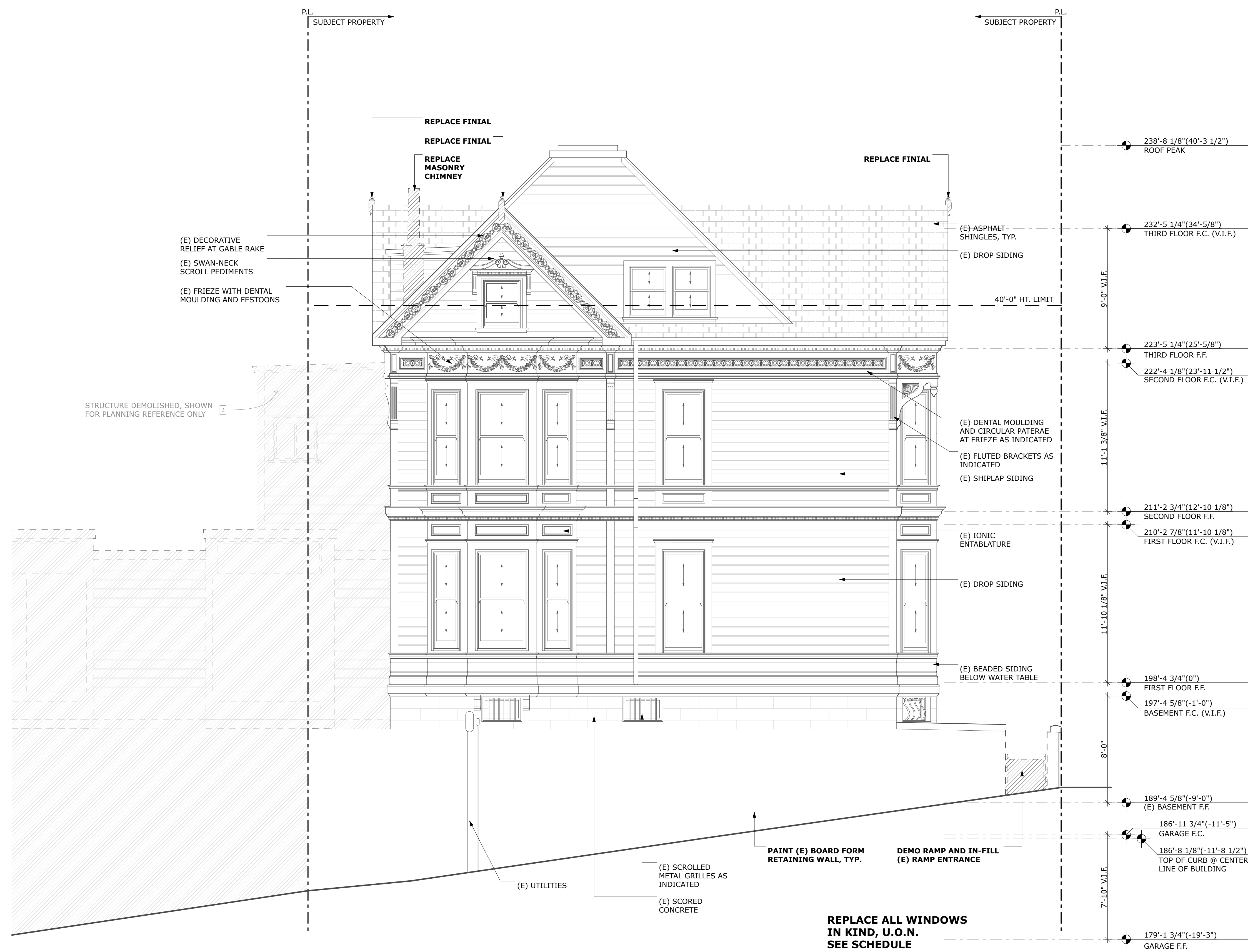
KEY NOTE

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- LINETYPE ASSOCIATED WITH KEYNOTES ABOVE

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GROVE STREET
940 GROVE STREET, SF, CA 94117



PERMIT SET

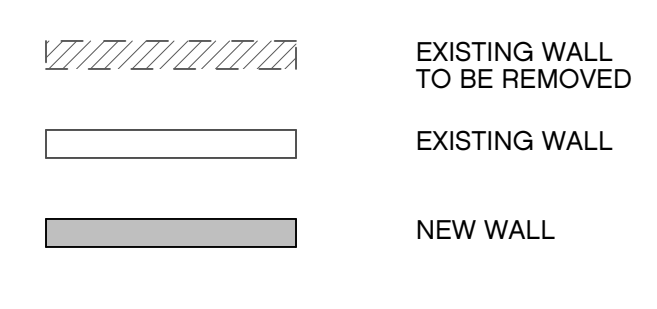
REVISIONS:	BY:

JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

EXISTING ELEVATIONS

1 ELEVATION: EXISTING WEST
SCALE: 1/4" = 1'-0"

WALL LEGEND



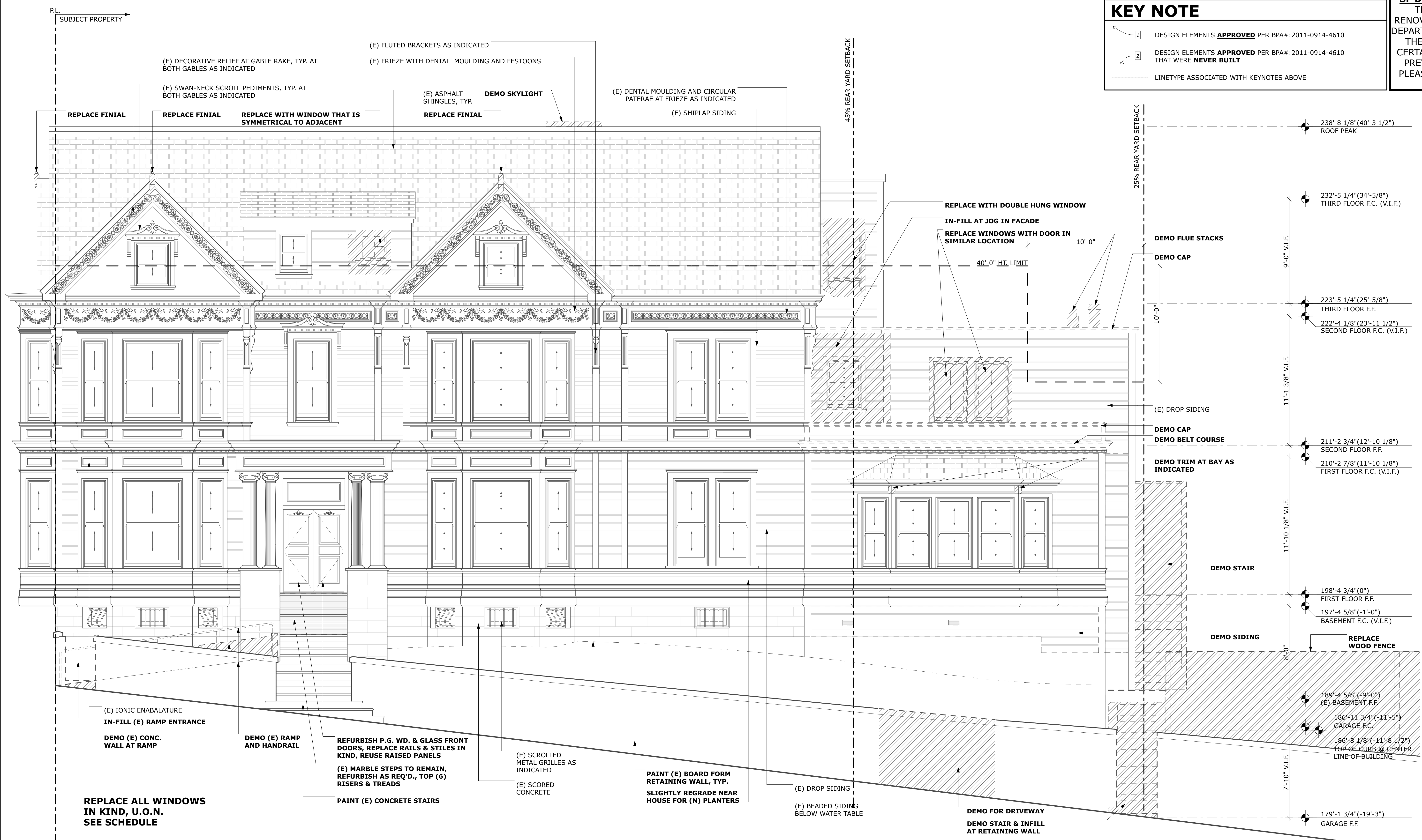
GENERAL DEMOLITION NOTES

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REVISIONS:	BY:


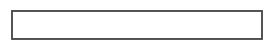

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SCALE:	AS NOTED

EXISTING ELEVATIONS

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

GROVE STREET
940 GROVE STREET, SF, CA 94117

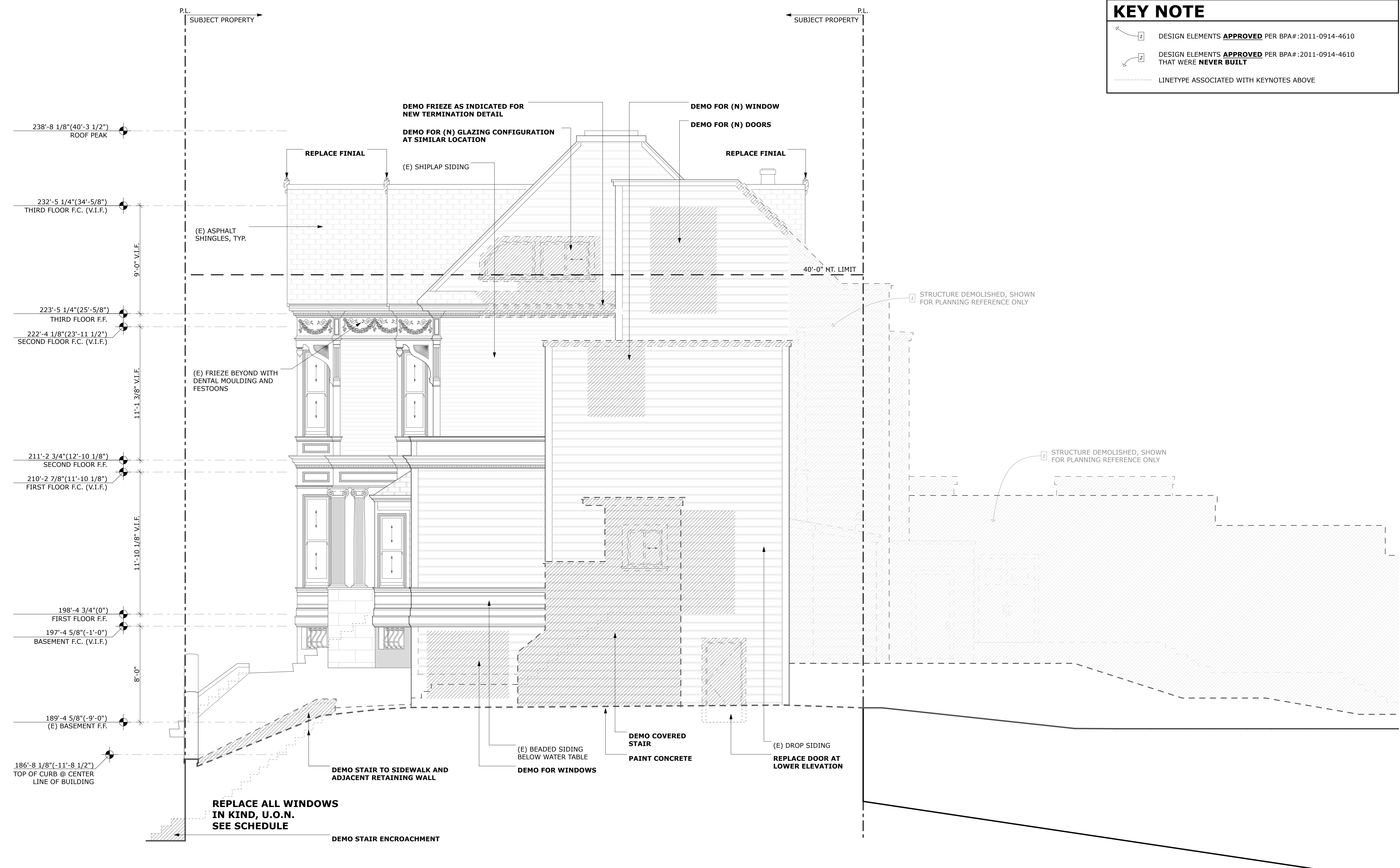
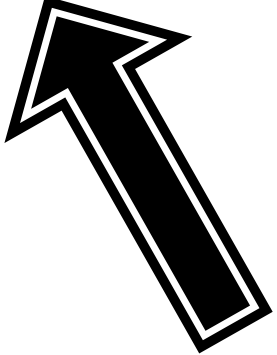
WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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1 ELEVATION: EXISTING EAST
SCALE: 1/4" = 1'-0"


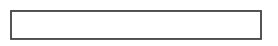

PERMIT SET

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EXISTING ELEVATIONS

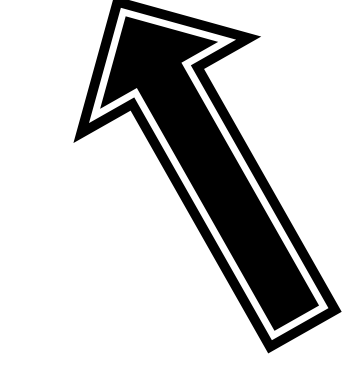
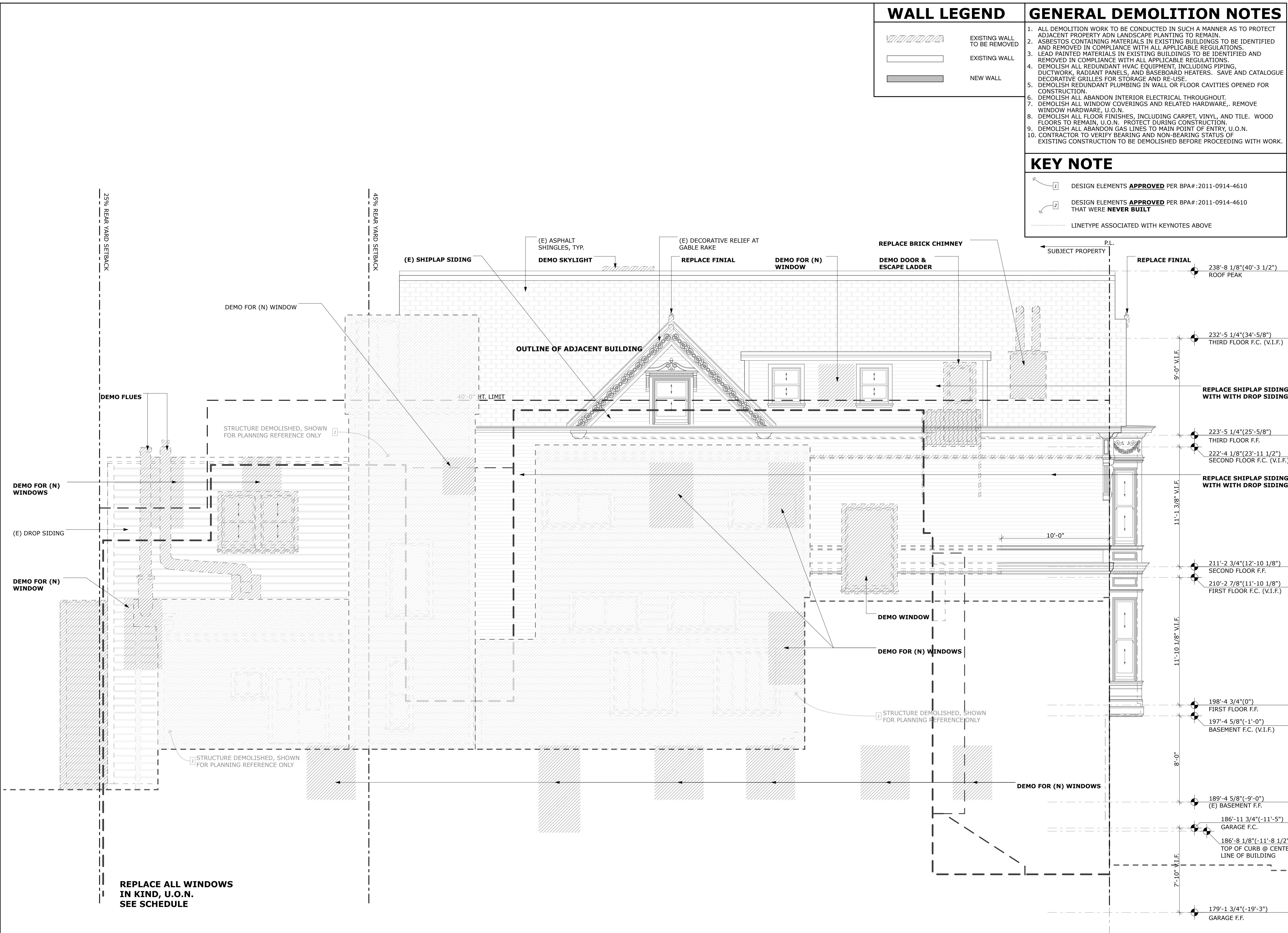
WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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EXISTING ELEVATIONS

1 ELEVATION EXISTING NORTH
SCALE: 1/4" = 1'-0"

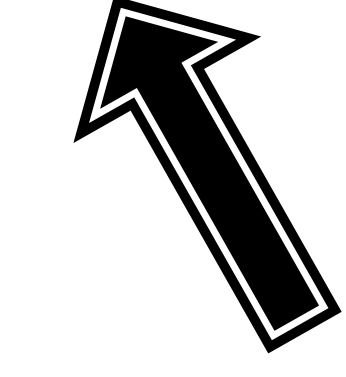
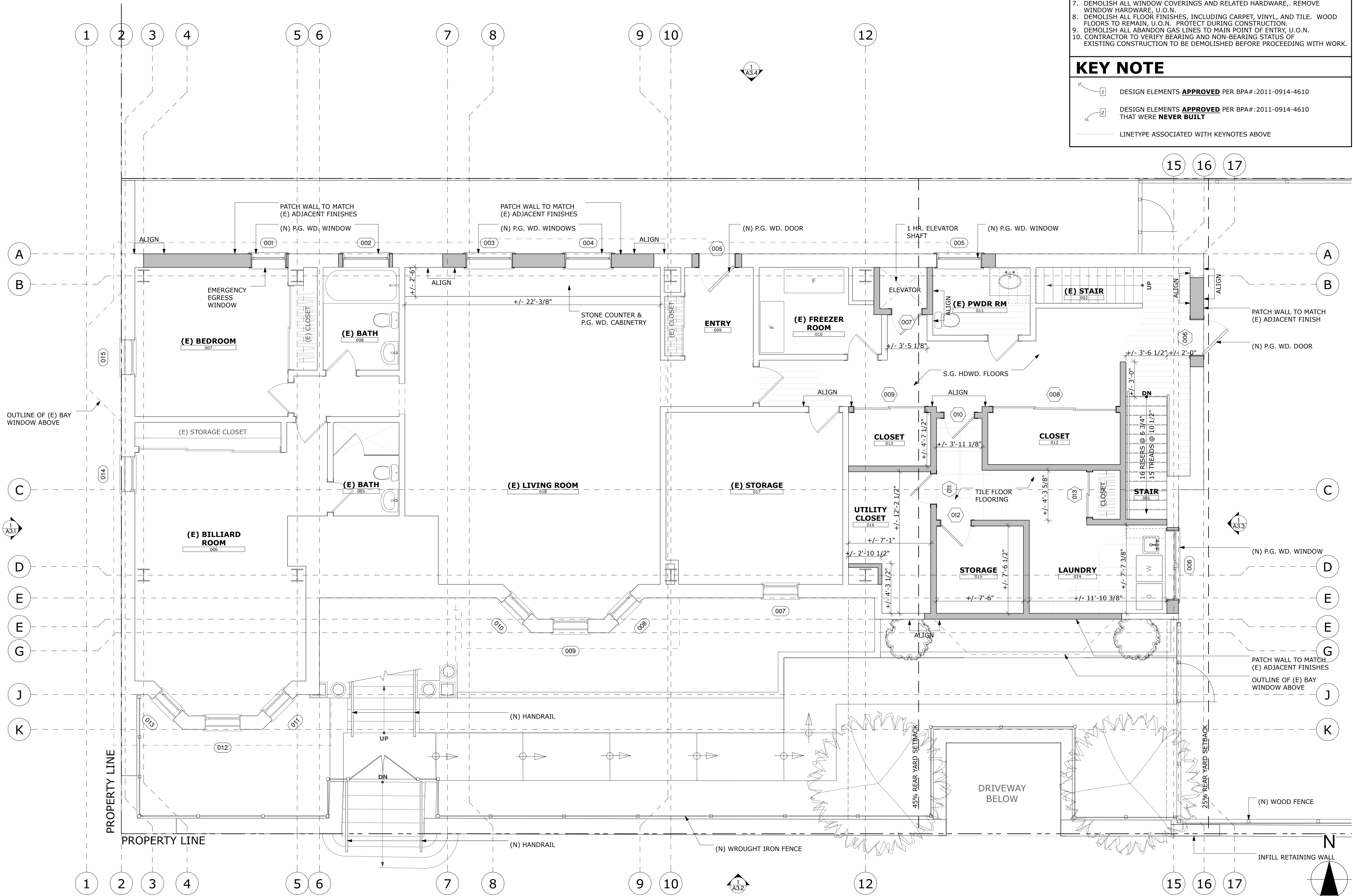
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	EXISTING WALL
	NEW WALL

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1 PLAN: PROPOSED BASEMENT
 SCALE: 1/4" = 1'-0"

BASEMENT PROPOSED PLAN

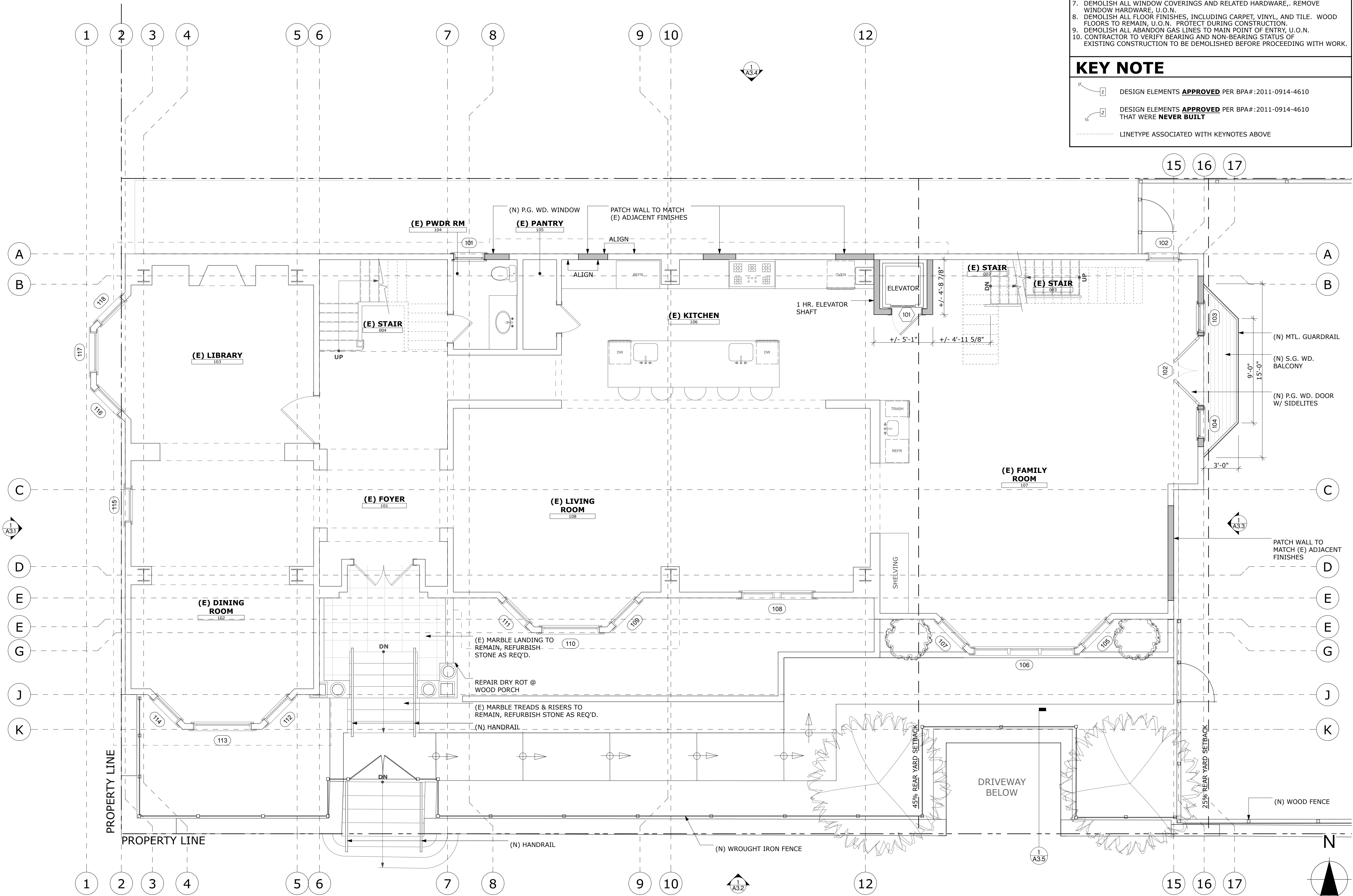
WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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1 PLAN: PROPOSED FIRST FLOOR
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PROPOSED PLAN

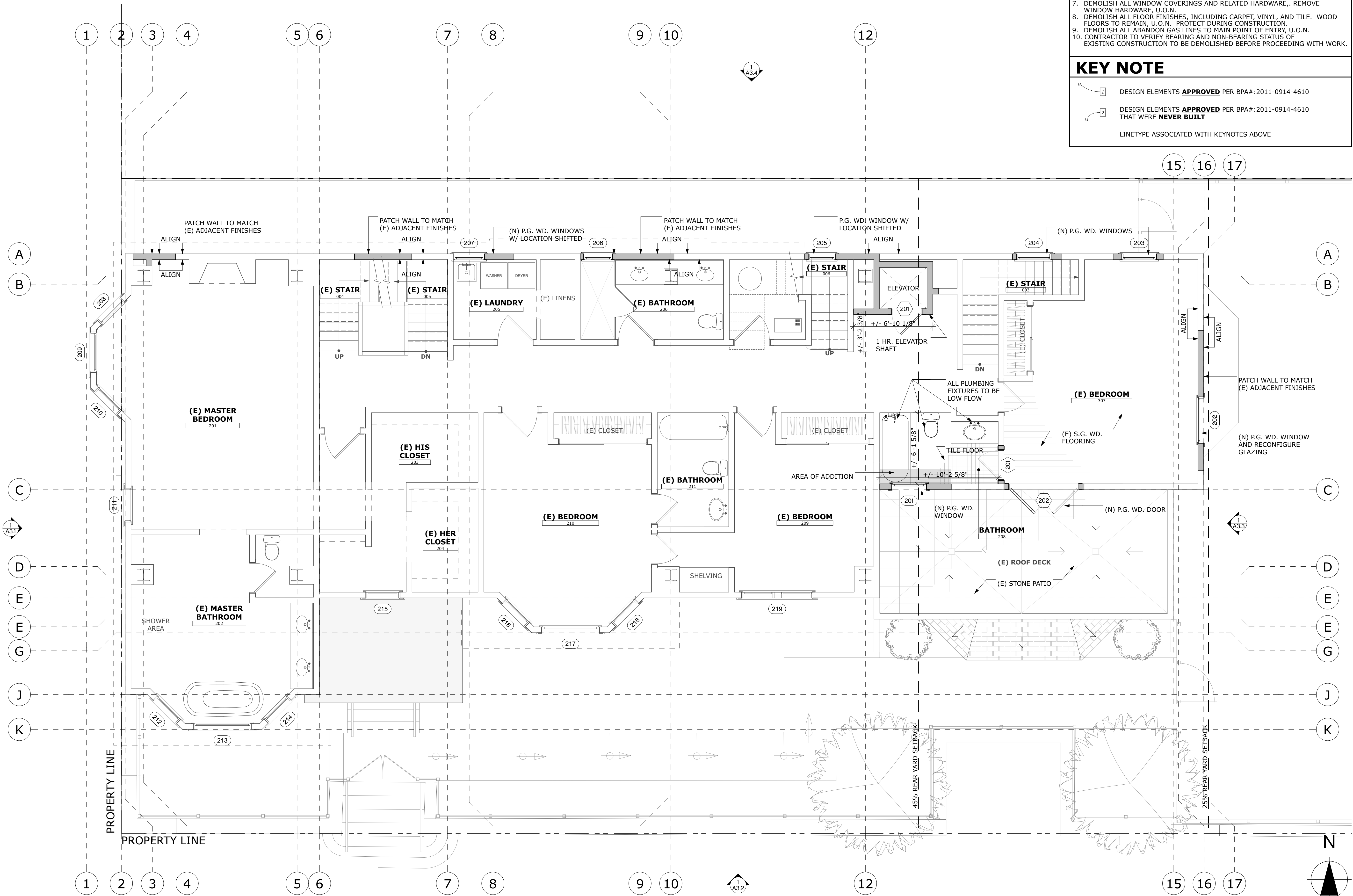
WALL LEGEND

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	EXISTING WALL
	NEW WALL

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SECOND FLOOR PROPOSED PLAN

1 PLAN: PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"

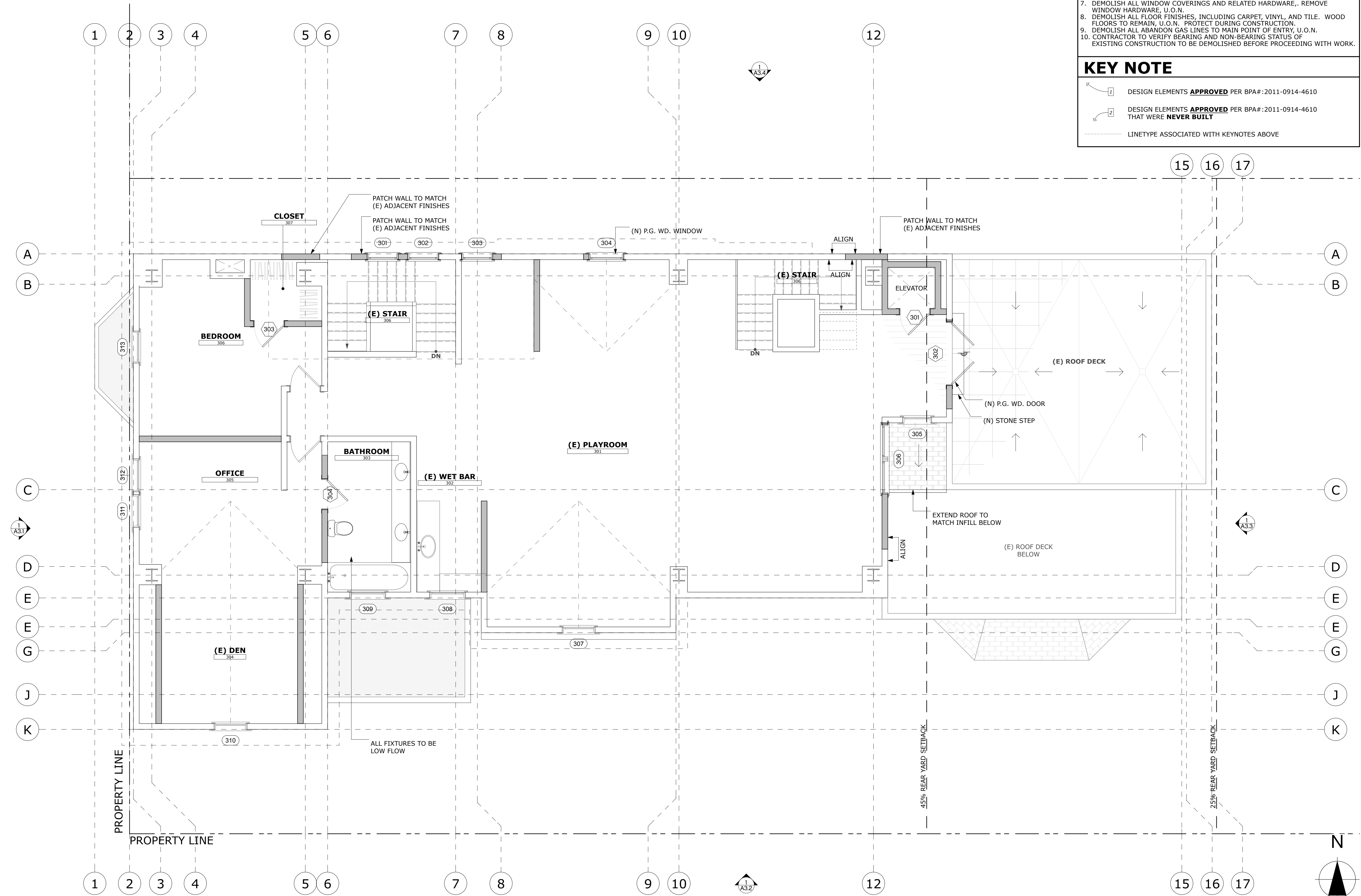
WALL LEGEND

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	EXISTING WALL
	NEW WALL

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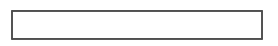

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**THIRD FLOOR
PROPOSED PLAN**

1 PLAN: PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"

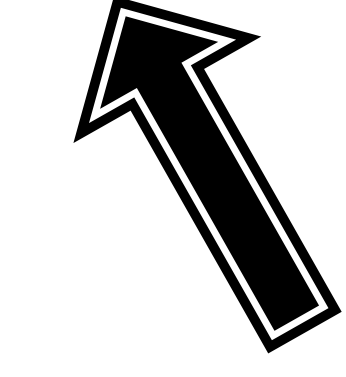
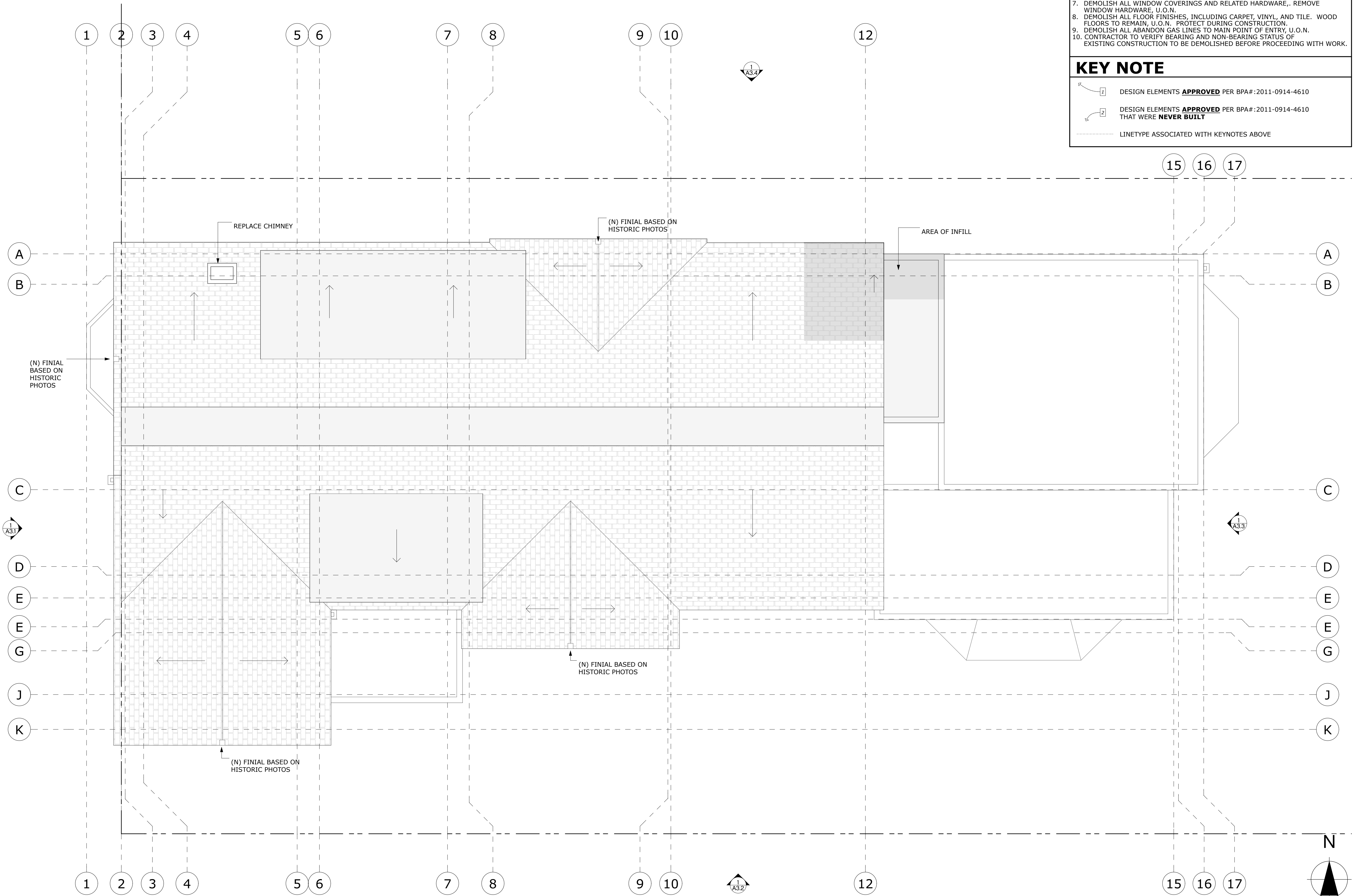
WALL LEGEND

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	EXISTING WALL
	NEW WALL

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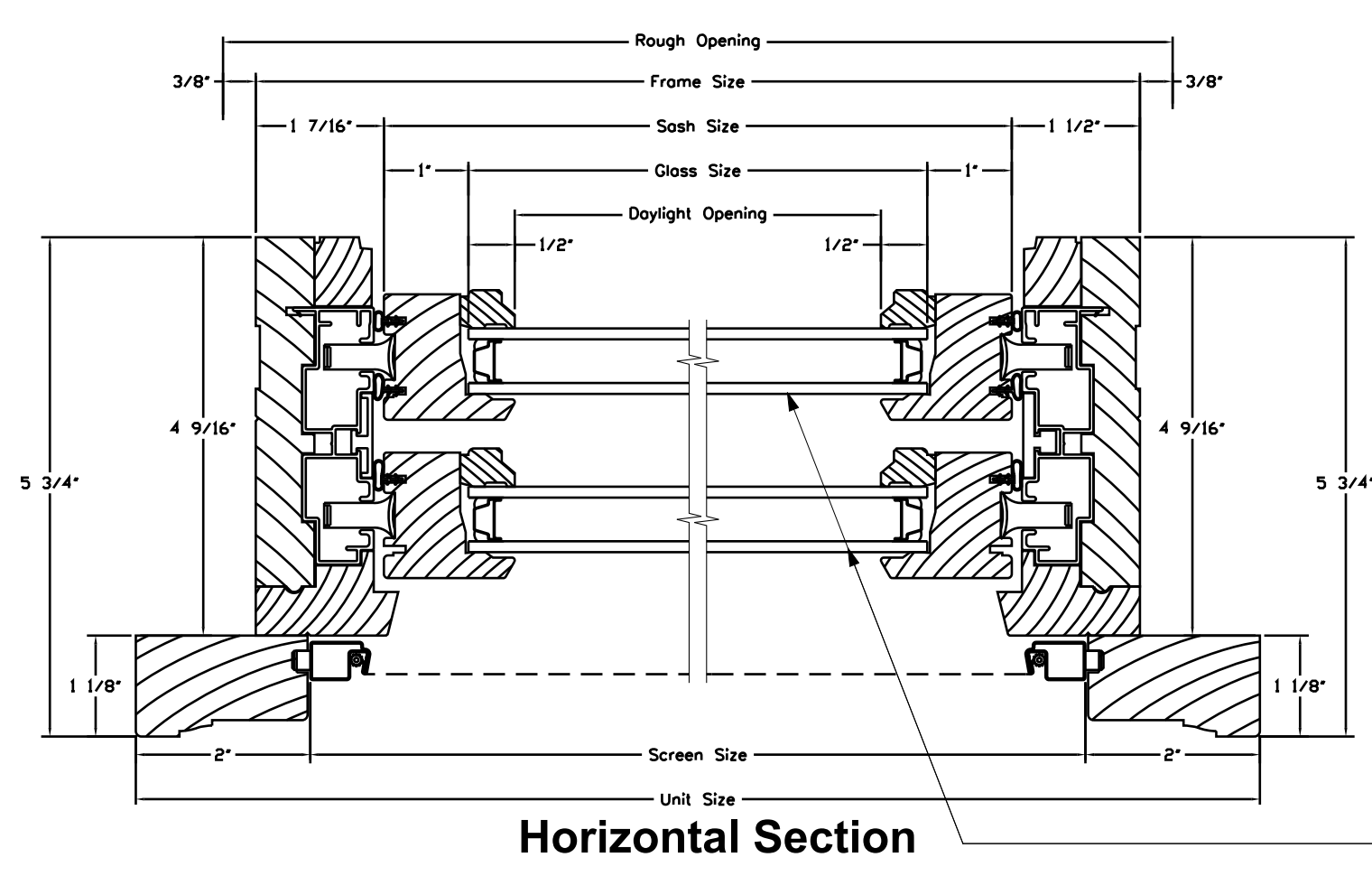
JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

1 PLAN: PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

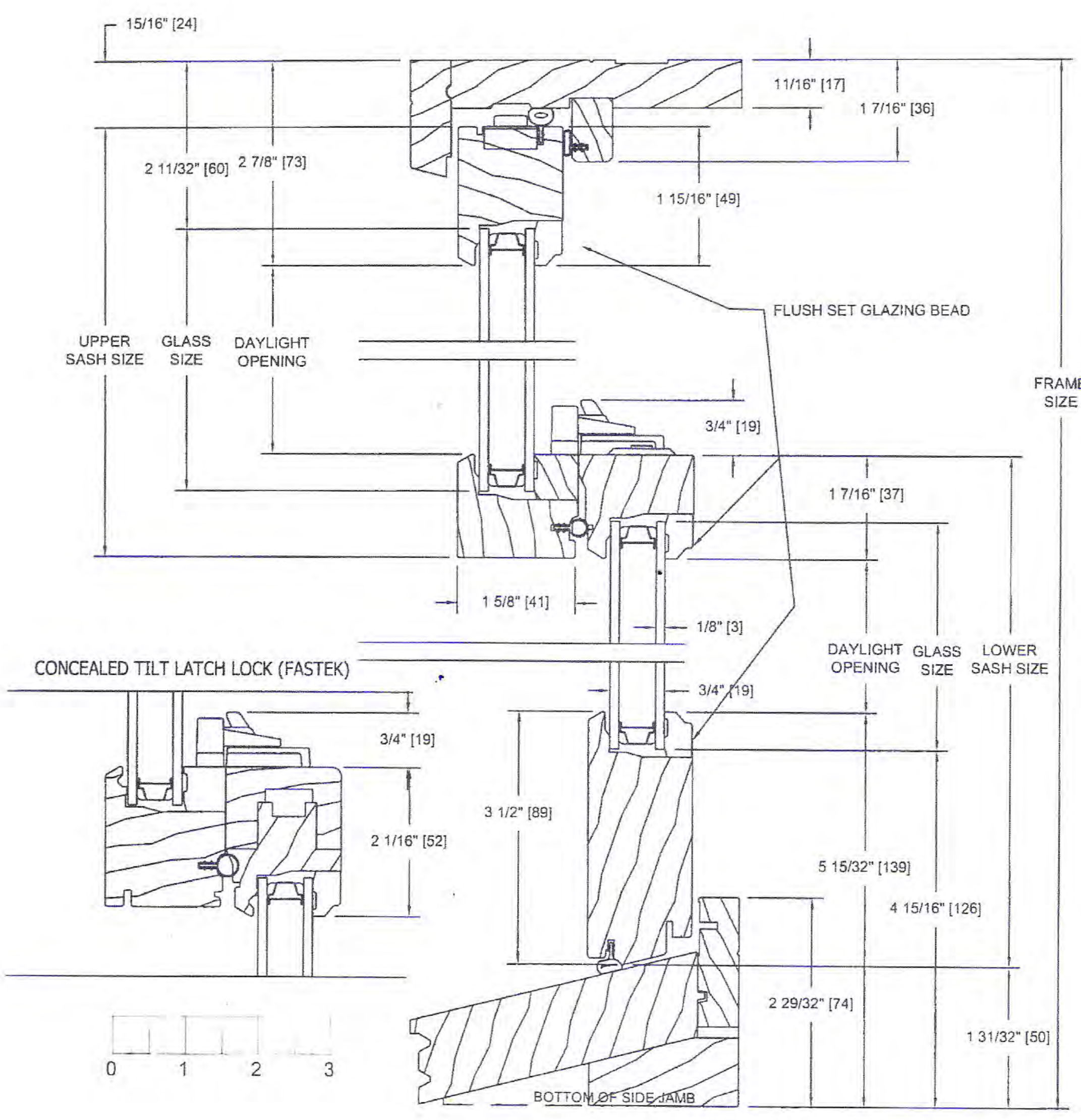
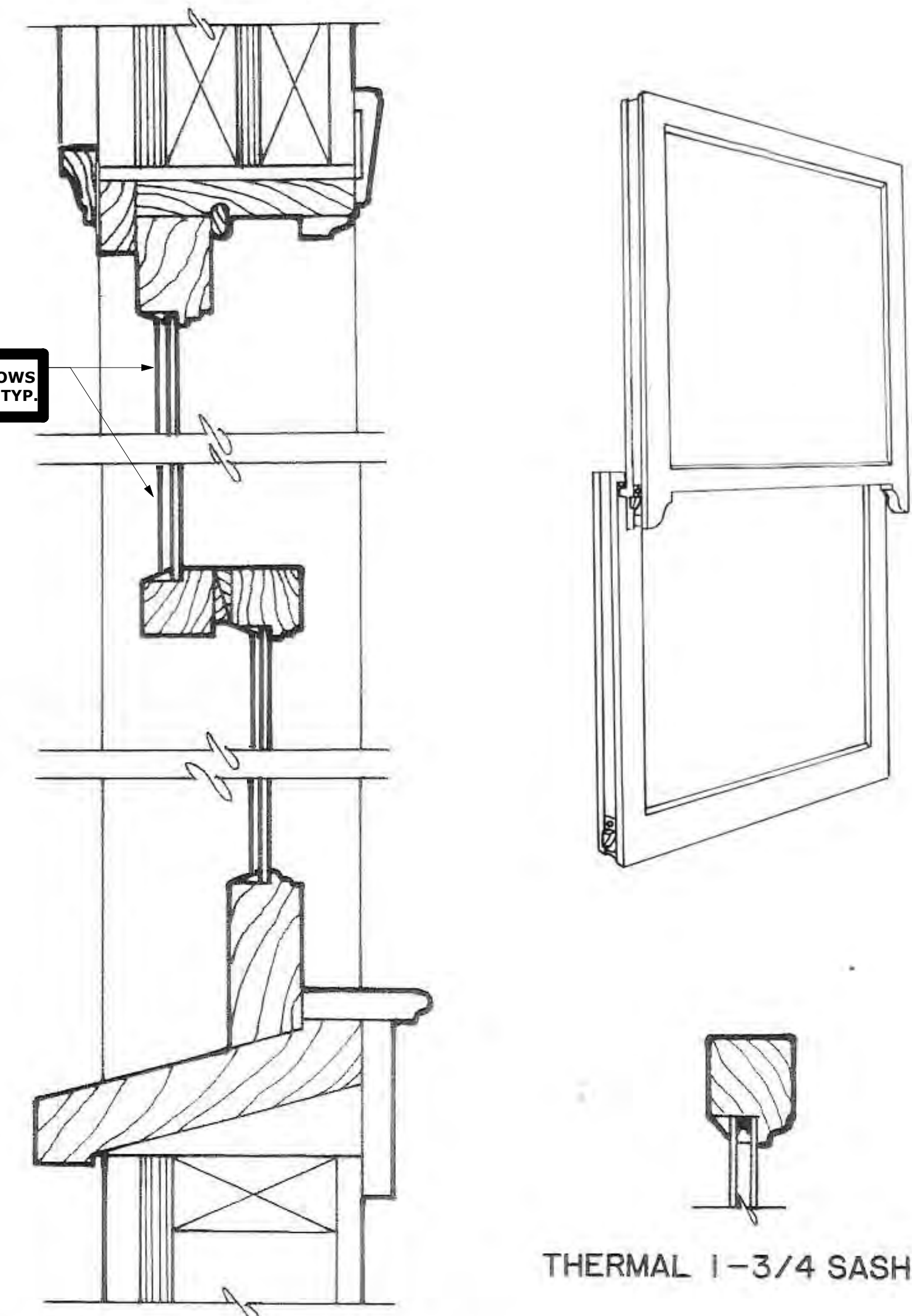
ROOF PROPOSED PLAN

2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
BUTLERARMSDEN.COM
E: INFO@BUTLERARMSDEN.COM
T: 415-674-5554
F: 415-674-5558

GROVE STREET
940 GROVE STREET, SF, CA 94117



ALL REPLACED WINDOWS
TO BE DOUBLE PANE, TYP.



4 PLAN/SECT/AXO: DETAILS FROM WD. WINDOW MFR.
SCALE: 1" = 1'-0"

0801 WINDOW SCHEDULE

MARK	MANUFACTURER	WIDTH	HEIGHT	OPERATION	MATERIAL	REMARKS
001	CUSTOM	3'-0"	4'-2"	DOUBLE HUNG	WOOD	
002	CUSTOM	4'-0"	4'-2"	DOUBLE HUNG	WOOD	
003	CUSTOM	4'-0"	4'-2"	DOUBLE HUNG	WOOD	
004	CUSTOM	4'-0"	4'-2"	DOUBLE HUNG	WOOD	
005	CUSTOM	3'-10 1/2"	4'-3"	DOUBLE HUNG	WOOD	
006	CUSTOM	6'-0"	5'-0"	DOUBLE HUNG	WOOD	
007	CUSTOM BY JELD-WEN	3'-0"	5'-0"	DOUBLE HUNG	WOOD	
008	CUSTOM BY JELD-WEN	2'-6"	2'-0"	DOUBLE HUNG	WOOD	
009	CUSTOM BY JELD-WEN	3'-0"	5'-0"	DOUBLE HUNG	WOOD	
010	CUSTOM BY JELD-WEN	2'-6"	2'-0"	DOUBLE HUNG	WOOD	
011	CUSTOM BY JELD-WEN	2'-6"	2'-0"	DOUBLE HUNG	WOOD	
012	CUSTOM BY JELD-WEN	3'-0"	5'-0"	DOUBLE HUNG	WOOD	
013	CUSTOM BY JELD-WEN	2'-6"	2'-0"	DOUBLE HUNG	WOOD	
014	CUSTOM BY JELD-WEN	3'-0"	2'-0"	DOUBLE HUNG	WOOD	
015	CUSTOM BY JELD-WEN	3'-0"	2'-0"	DOUBLE HUNG	WOOD	
101	CUSTOM	2'-8"	5'-0"	DOUBLE HUNG	WOOD	
102	CUSTOM	2'-8"	5'-0"	DOUBLE HUNG	WOOD	
103	CUSTOM	2'-6"	7'-0"	FIXED	WOOD	
104	CUSTOM	2'-6"	7'-0"	FIXED	WOOD	
105	CUSTOM BY JELD-WEN	3'-0"	6'-0"	DOUBLE HUNG	WOOD	
106	CUSTOM BY JELD-WEN	8'-8"	6'-0"	DOUBLE HUNG	WOOD	
107	CUSTOM BY JELD-WEN	3'-0"	6'-0"	DOUBLE HUNG	WOOD	
108	CUSTOM BY JELD-WEN	6'-2"	6'-11"	DOUBLE HUNG	WOOD	
109	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
110	CUSTOM BY JELD-WEN	5'-0"	7'-0"	DOUBLE HUNG	WOOD	
111	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
112	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
113	CUSTOM BY JELD-WEN	5'-0"	7'-0"	DOUBLE HUNG	WOOD	
114	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
115	CUSTOM BY JELD-WEN	2'-11"	7'-7"	DOUBLE HUNG	WOOD	
116	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
117	CUSTOM BY JELD-WEN	3'-6"	7'-7"	DOUBLE HUNG	WOOD	
118	CUSTOM BY JELD-WEN	2'-10"	7'-7"	DOUBLE HUNG	WOOD	
201	CUSTOM	3'-0"	3'-0"	DOUBLE HUNG	WOOD	
202	CUSTOM	4'-0"	5'-0"	DOUBLE HUNG	WOOD	
203	CUSTOM	3'-0"	5'-3"	DOUBLE HUNG	WOOD	
204	CUSTOM	3'-0"	5'-3"	DOUBLE HUNG	WOOD	
205	CUSTOM	2'-4"	2'-10"	DOUBLE HUNG	WOOD	
206	CUSTOM	2'-6"	5'-3"	DOUBLE HUNG	WOOD	
207	CUSTOM	2'-8"	5'-3"	DOUBLE HUNG	WOOD	
208	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
209	CUSTOM BY JELD-WEN	3'-6"	7'-0"	DOUBLE HUNG	WOOD	
210	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
211	CUSTOM BY JELD-WEN	2'-11"	7'-0"	DOUBLE HUNG	WOOD	
212	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
213	CUSTOM BY JELD-WEN	5'-0"	7'-0"	DOUBLE HUNG	WOOD	
214	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
215	CUSTOM BY JELD-WEN	3'-0"	6'-6"	DOUBLE HUNG	WOOD	
216	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
217	CUSTOM BY JELD-WEN	5'-0"	7'-0"	DOUBLE HUNG	WOOD	
218	CUSTOM BY JELD-WEN	2'-10"	7'-0"	DOUBLE HUNG	WOOD	
219	CUSTOM BY JELD-WEN	6'-2"	7'-0"	DOUBLE HUNG	WOOD	
301	CUSTOM	2'-8"	3'-4"	DOUBLE HUNG	WOOD	
302	CUSTOM	2'-8"	3'-4"	DOUBLE HUNG	WOOD	
303	CUSTOM	2'-8"	3'-4"	DOUBLE HUNG	WOOD	
304	CUSTOM	3'-0"	3'-10"	DOUBLE HUNG	WOOD	
305	CUSTOM BY JELD-WEN	2'-6"	4'-6"	DOUBLE HUNG	WOOD	
306	CUSTOM	6'-0"	5'-0"	FIXED	WOOD	
307	CUSTOM BY JELD-WEN	2'-10"	3'-6"	DOUBLE HUNG	WOOD	
308	CUSTOM BY JELD-WEN	3'-1"	3'-9"	DOUBLE HUNG	WOOD	
309	CUSTOM BY JELD-WEN	3'-1"	3'-9"	DOUBLE HUNG	WOOD	
310	CUSTOM BY JELD-WEN	2'-10"	3'-6"	DOUBLE HUNG	WOOD	
311	CUSTOM BY JELD-WEN	2'-10"	3'-8"	DOUBLE HUNG	WOOD	
312	CUSTOM BY JELD-WEN	2'-10"	3'-8"	DOUBLE HUNG	WOOD	
313	CUSTOM BY JELD-WEN	2'-9"	3'-6"	DOUBLE HUNG	WOOD	

2 WINDOW SCHEDULE
SCALE: 1" = 1'-0"

0814 DOOR SCHEDULE

MARK	MANUFACTURER	WIDTH	HEIGHT	REMARKS
001	WOOD	9'-0"	8'-0"	GARAGE DOOR - SELF CLOSING 20 MIN DOOR
002	WOOD	3'-0"	7'-0"	
003	WOOD	3'-0"	7'-0"	
004	WOOD	2'-6"	6'-8"	
005	WOOD	3'-0"	7'-0"	
006	WOOD	3'-0"	7'-0"	
007	WOOD	2'-6"	7'-0"	
008	WOOD	10'-6"	6'-8"	CLOSET CLOSET - SLIDING DOOR
009	WOOD	6'-0"	6'-8"	CLOSET CLOSET - SLIDING DOOR
010	WOOD	2'-6"	6'-8"	
011	WOOD	2'-6"	6'-8"	
012	WOOD	2'-6"	6'-8"	
013	WOOD	3'-10"	6'-8"	CLOSET DOOR - SLIDING DOOR
101	WOOD	2'-6"	7'-0"	
102	WOOD	5'-10 3/4"	7'-0"	
201	WOOD	2'-6"	7'-0"	
201	WOOD	2'-6"	7'-0"	
202	WOOD	5'-10 3/4"	7'-0"	
301	WOOD	2'-6"	7'-0"	
302	WOOD	5'-4"	7'-0"	
303	WOOD	2'-6"	7'-0"	
304	WOOD	2'-6"	7'-0"	

1 DOOR SCHEDULE
SCALE: 1" = 1'-0"

PERMIT SET

REVISIONS:	BY:

JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

SCHEDULES

KEY NOTE

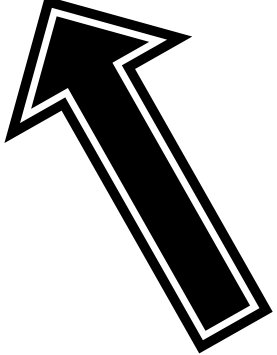
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- 2 DESIGN ELEMENTS **APPROVED** PER BPA#:2011-0914-4610 THAT WERE **NEVER BUILT**
- LINETYPE ASSOCIATED WITH KEYNOTES ABOVE

BUTLER ARMSDEN
ARCHITECTS

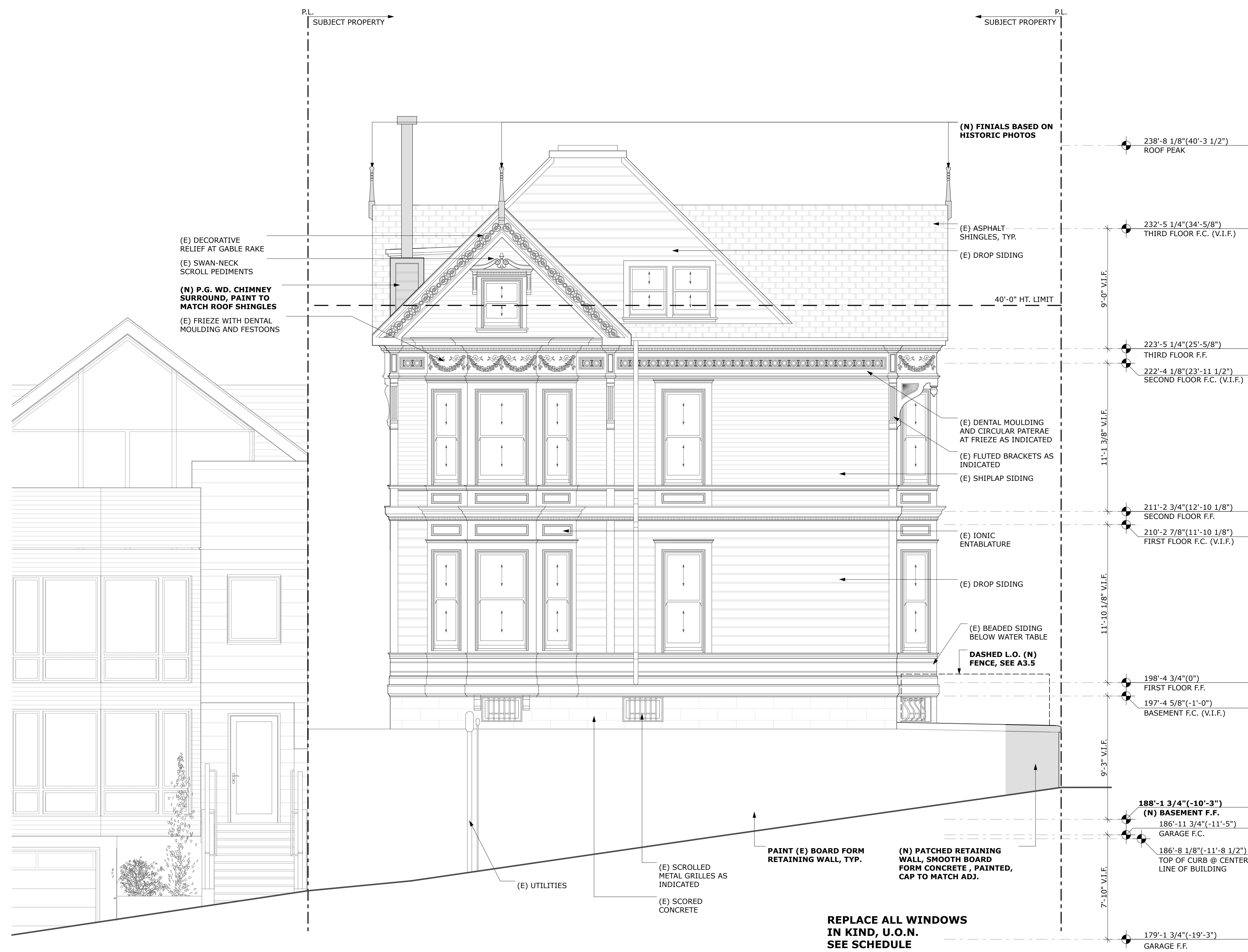
2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

SF DBI PLAN CHECKERS:
THIS IS A HISTORIC RENOVATION. THE PLANNING DEPARTMENT HAS REQUESTED THESE DRAWINGS NOTE CERTAIN DESIGN ELEMENTS PREVIOUSLY PERMITTED. PLEASE SEE ADJACENT KEY NOTES.



GROVE STREET
940 GROVE STREET, SF, CA 94117



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REVISIONS:	BY:

JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

EXTERIOR ELEVATIONS

1 ELEVATION: PROPOSED WEST
SCALE: 1/4" = 1'-0"

KEY NOTE

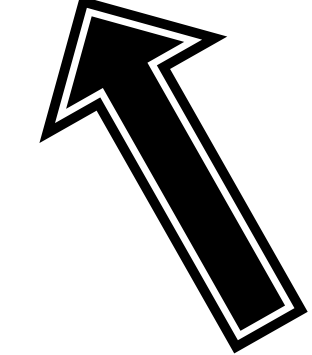
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- LINETYPE ASSOCIATED WITH KEYNOTES ABOVE

BUTLER ARMSDEN
ARCHITECTS

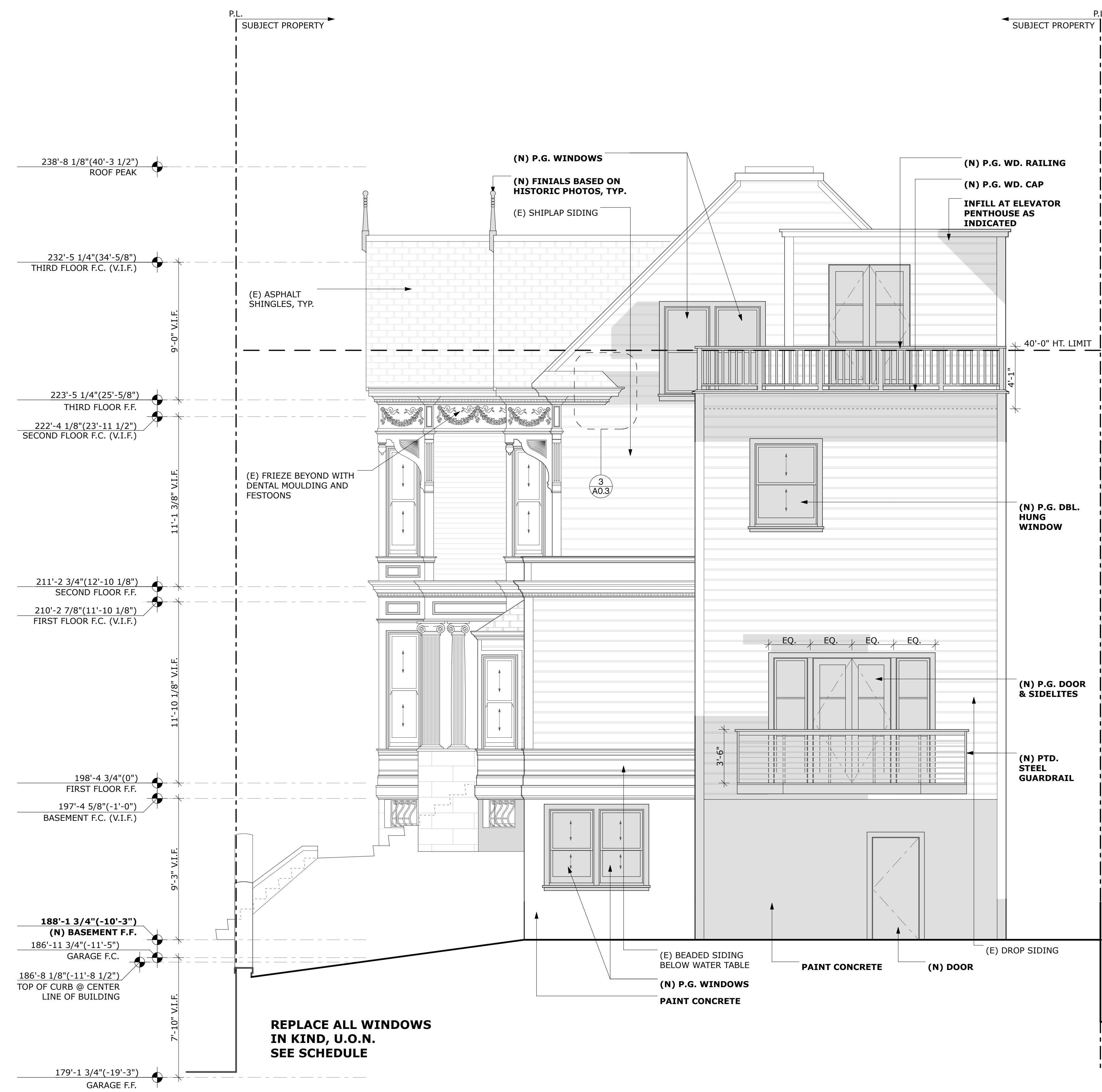
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GROVE STREET
940 GROVE STREET, SF, CA 94117



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

PERMIT SET

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DRAWN:	RA
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SCALE:	AS NOTED

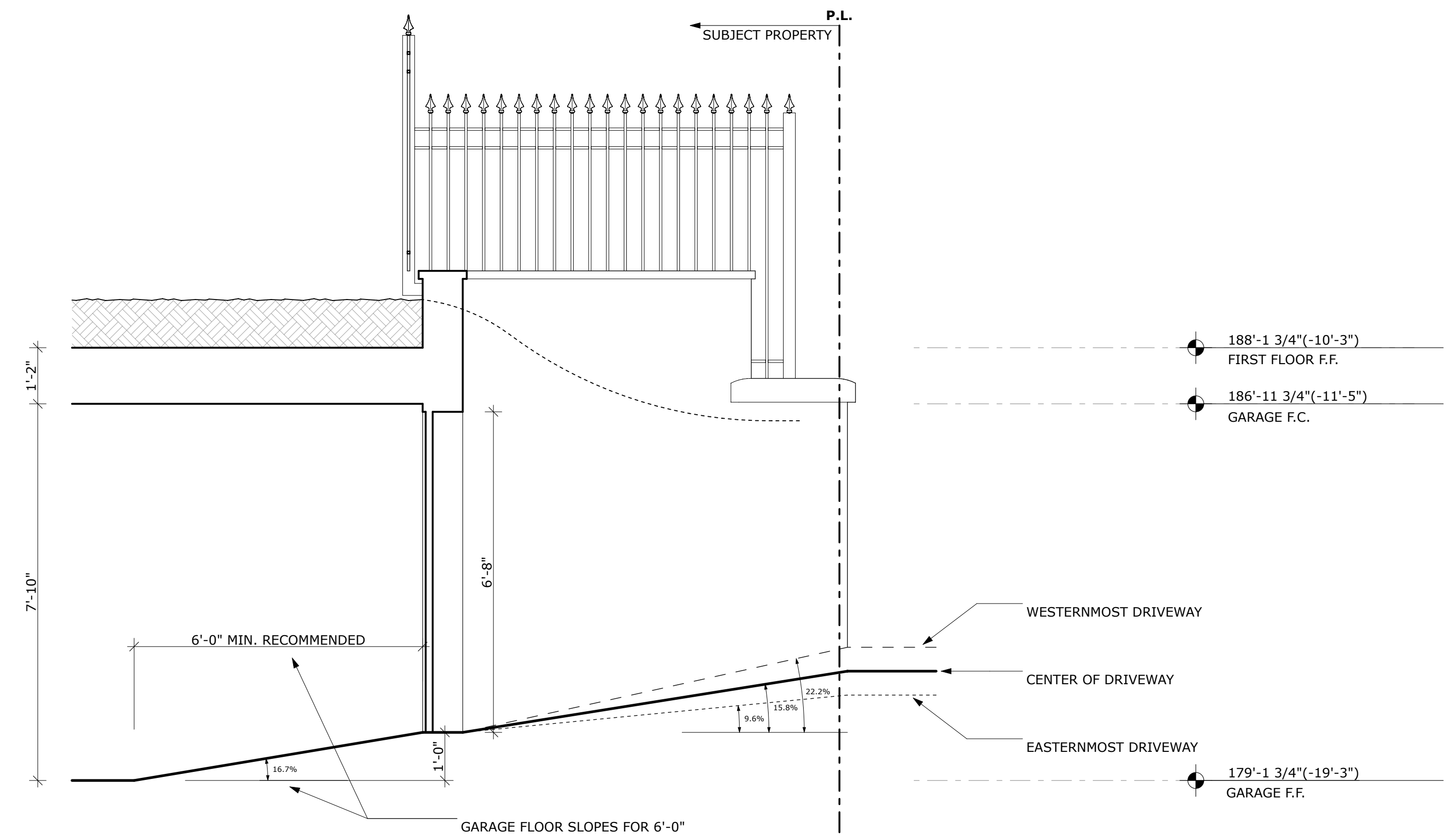
EXTERIOR ELEVATIONS



2 ELEVATION: PROPOSED SOUTH & PARTIAL WEST WITH FENCE
SCALE: 3/16" = 1'-0"



7 PHOTO: (E) WOOD FENCE AT S.E. OF PROPERTY
SOURCE: "SAN FRANCISCO." GOOGLE MAPS. FEB. 18, 2014



1 SECT: DRIVEWAY
SCALE: 1/2" = 1'-0"

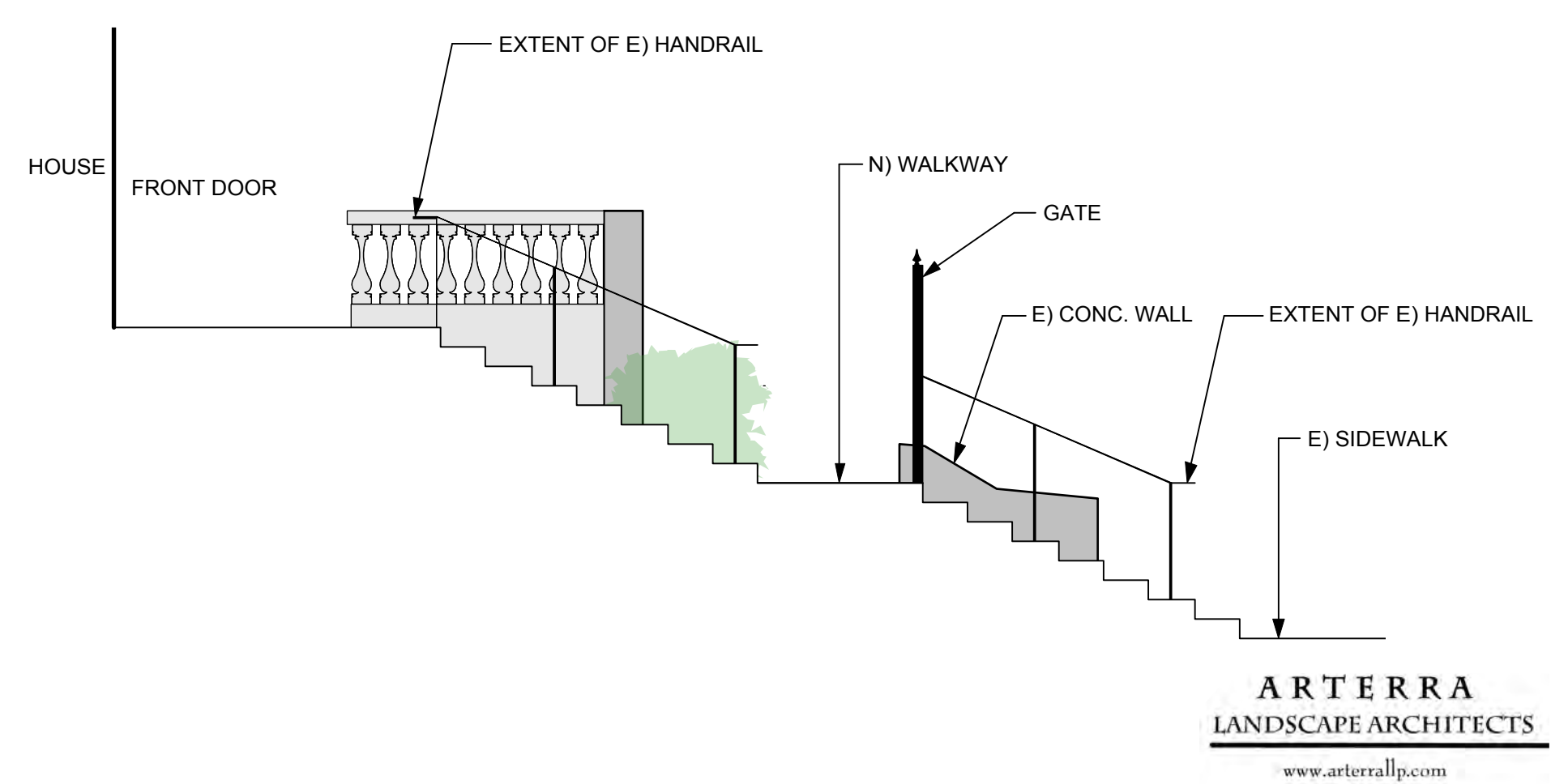
PERMIT SET

REVISIONS:	BY:

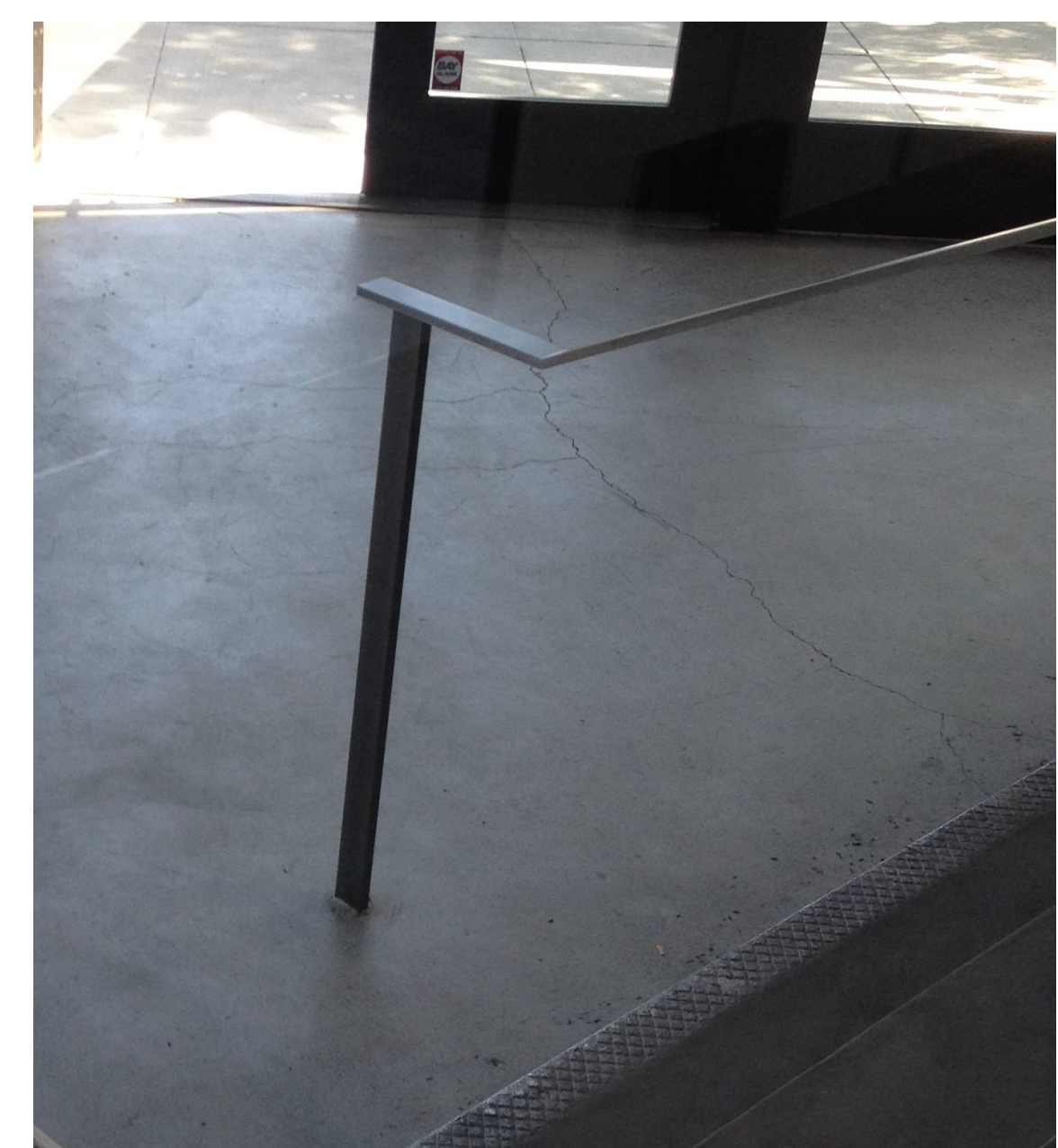
JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

EXTERIOR ELEVATIONS & SECTIONS

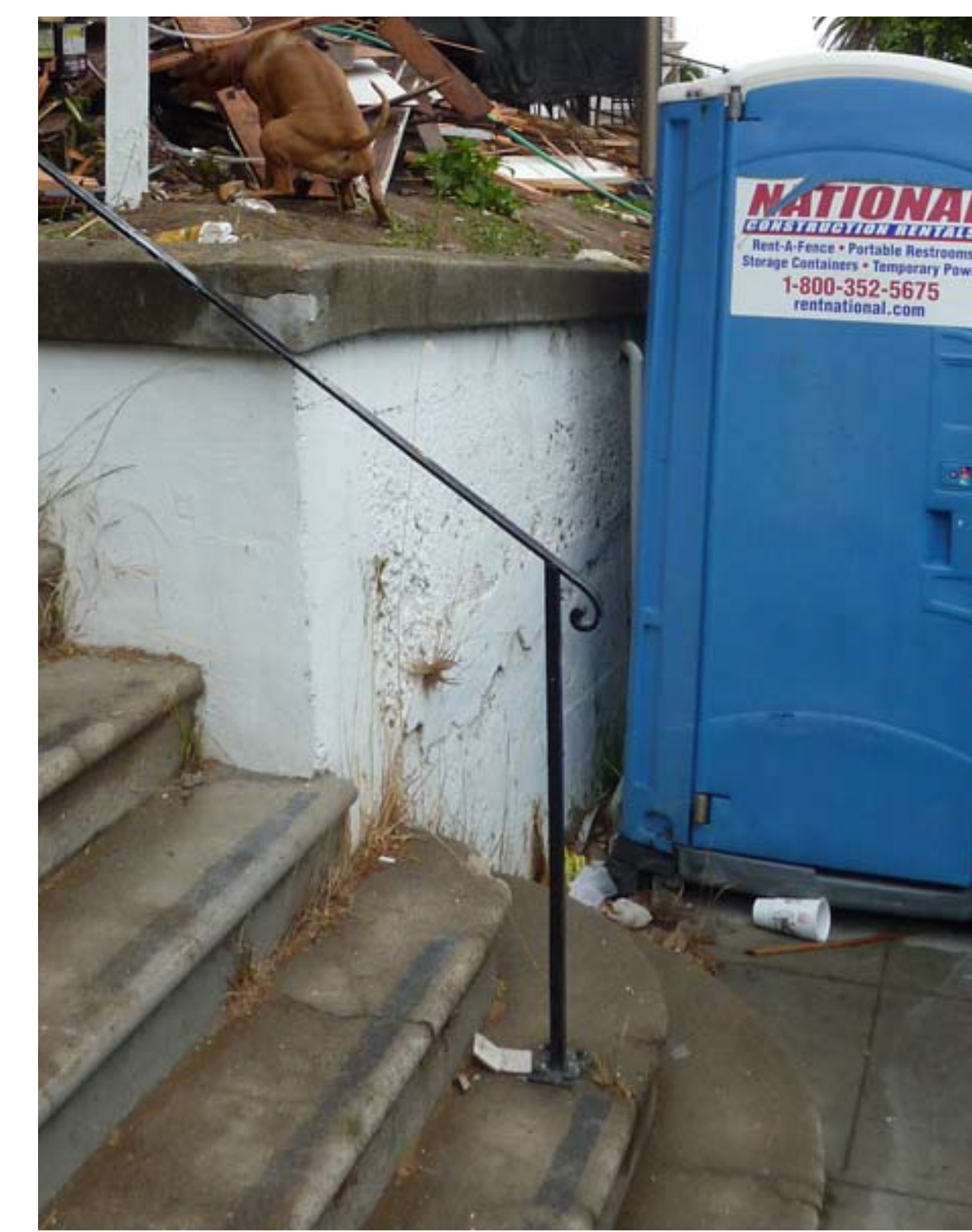
CODE REFERENCE:
3404.1.1 Replacement, retention and extension of original materials. [HCD 1] Local ordinances or regulations shall permit the replacement, retention and extension of original materials, and the use of original methods of construction, for any building or accessory structure, provided such building or structure complied with the building code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building. For additional information, see Health and Safety Code Sections 17912, 17920.3, 17922(d), 17922.3, 17958.8 and 17958.9.



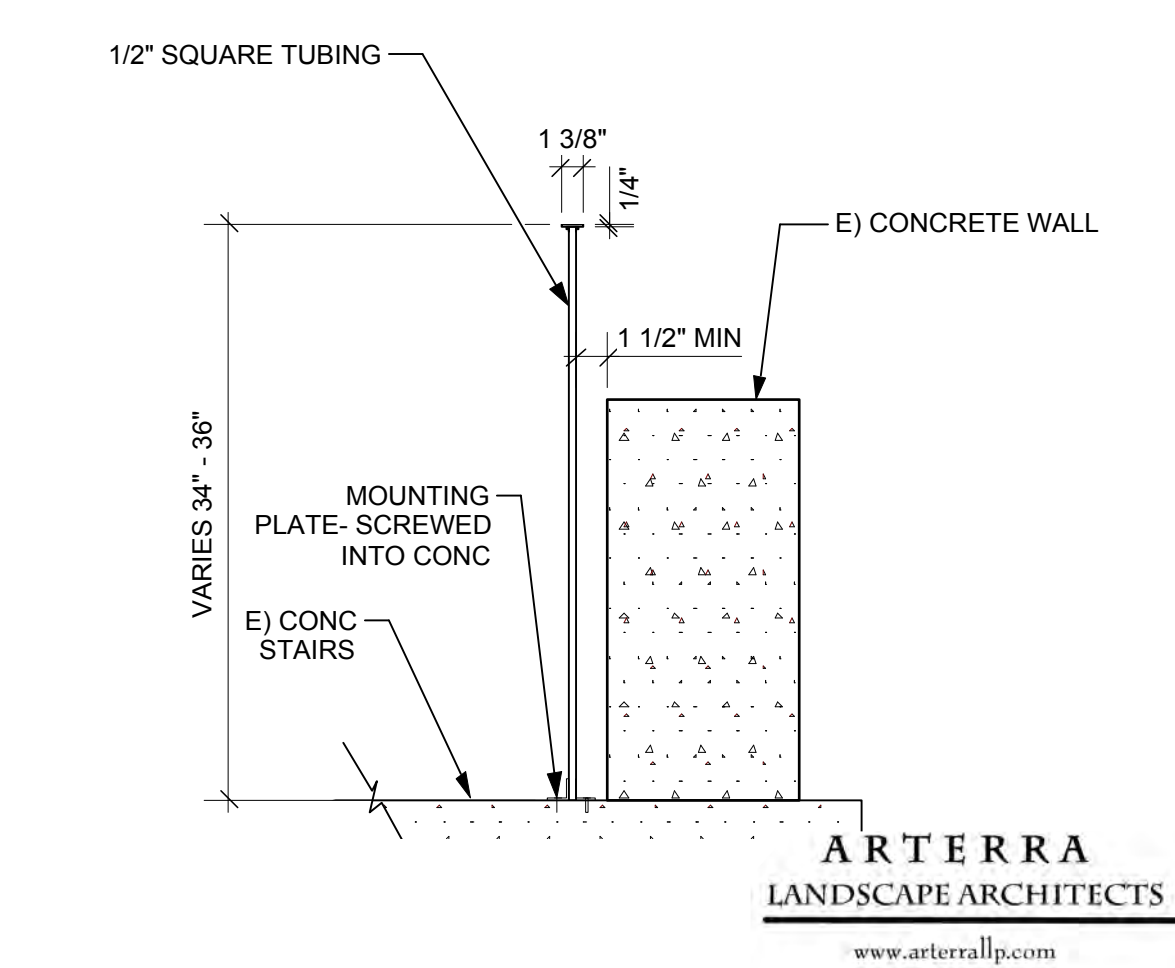
5 ELEV: ENTRY HANDRAIL
SCALE: 1/4" = 1'-0"



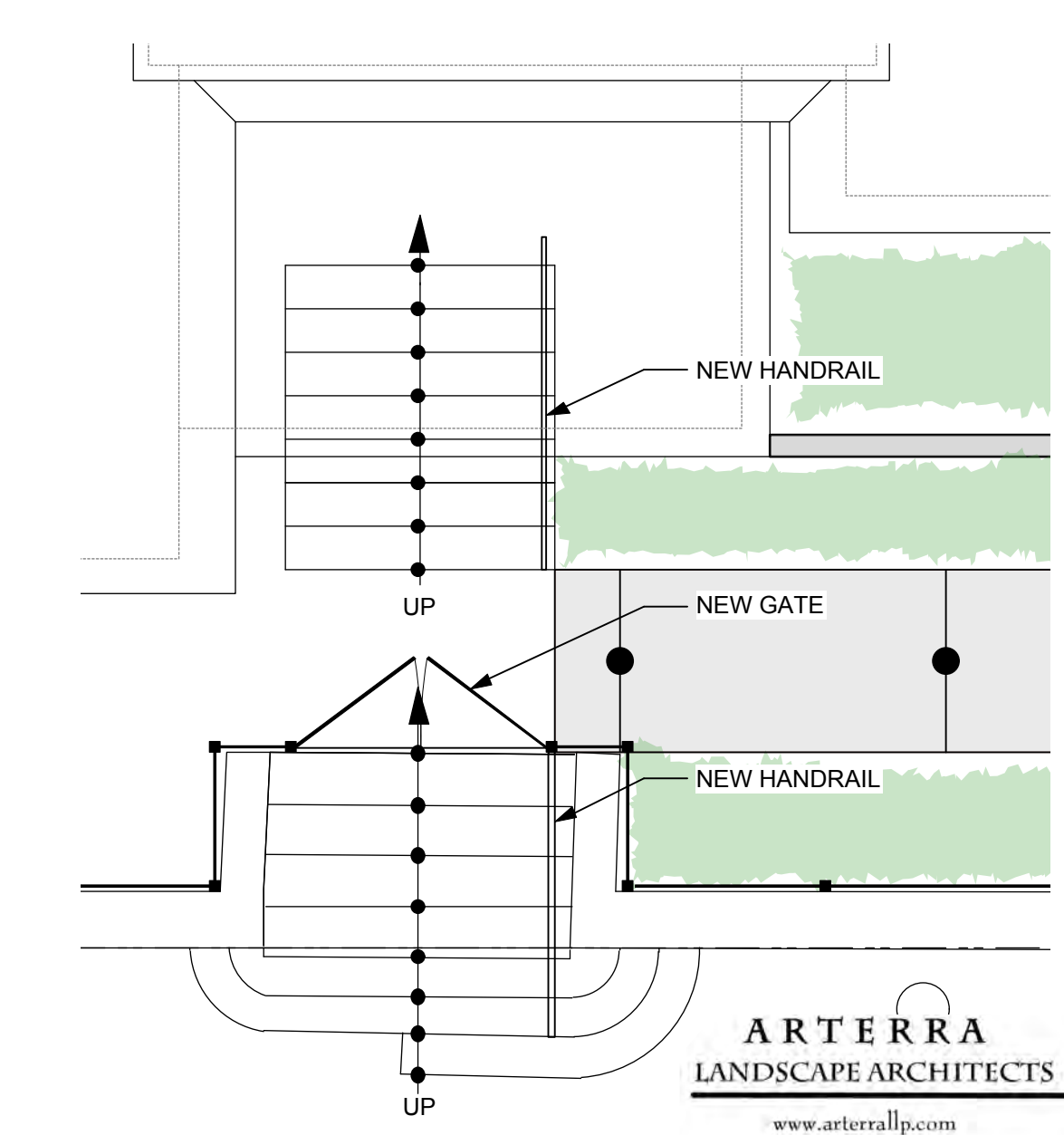
4 PHOTO: MOOD IMAGE



3 PHOTO: (E) CONDITION



2 SECT: FRONT HANDRAIL
SCALE: 1" = 1'-0"



1 PLAN: FRONT ENTRY HANDRAIL
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:

JOB#:	1401
DATE:	FEB. 20, 2014
DRAWN:	RA
CHECKED:	LW
SCALE:	AS NOTED

**LANDSCAPING
FRONT
HANDRAIL**