

HISTORIC RESOURCE EVALUATION REPORT
FOR

**940 GROVE STREET
SAN FRANCISCO, CA**



Knapp Architects

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TABLE OF CONTENTS

I. HISTORIC RESOURCE EVALUATION REPORT

- A. Introduction
- B. Property Description
- C. Property Chain of Title and Historical Development
- D. Past Historical Evaluations
- E. Evaluation of the Existing Structure as a Potential Resource
- F. Proposed Project
- G. Project-Specific Impacts and Cumulative Impacts
- H. Mitigation
- I. Conclusions
- J. Bibliography

II. APPENDICES

- Appendix A. Maps: Vicinity, Assessor, Sanborn Fire Insurance
- Appendix B. Permits: Water Tap and Building
- Appendix C. Property Images
- Appendix D. Context Images
- Appendix E. Proposed Project Drawings

I. HISTORIC RESOURCE EVALUATION REPORT

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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/jambs, 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, 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

that has already been deemed inadequate by city officials.⁴⁷ The shared north retaining wall, also deemed inadequate,⁴⁸ would also be replaced with a concrete structure and coordinated with the neighbor at 812 Steiner Street. The proposed north, east and intermediate yard retaining walls would rise to the proposed grade level and a wood fence would be placed above each wall. A portion of the existing retaining wall along Steiner Street would be removed for the installation of the proposed units with a portion remaining only at the base of the existing building. The existing retaining wall along Grove Street would remain intact except where a new driveway entry would be cut in front of the east addition. Where the retaining wall was cut to accommodate a ramp entry at the corner of Grove and Steiner Streets, the wall would be rebuilt to match the adjacent original wall.

For the proposed project at 940 Grove Street, the historic 1895 building, its truncated gable and shed roof additions and the east addition on Grove Street would remain. The non-historic building additions, including the north addition along Steiner Street and play yard addition and play equipment would be removed. The additions on the north façade of the original building would also be removed.

Along the main (south) façade, the non-historic ramp, bike rack and wood yard screen along the Grove Street facade would be removed and the area restored to a landscaped area. At the east addition, a new garage would be added under the bay window and the grade lowered sloping down toward Grove Street. The original retaining wall aligned with the proposed garage door would be cut to provide an eleven foot wide access to Grove Street. The existing gate to the east of the proposed garage access would remain. A proposed series of stairways along the yard side of the Grove Street retaining wall would access each level created by the proposed grade changes. One stairway would lead from the existing south landscaped area at the original structure down to the proposed driveway level. The second stairway would lead from the driveway to the lower east yard.

The existing south and east façades of the east addition would be modified. The east addition's existing layering of blank surfaces and angled roof lines would be revised to a four-story rectilinear composition with string courses matching the original façade and windows and doors that provide scaled elements and articulation. The lower basement level would become visible with the proposed lowered grade levels. A proposed flight of stairs with railing would extend from

⁴⁷ City and County of San Francisco Building Department. Notice of Violation for 940 Grove Street. San Francisco, 9 August 2005. 940 Grove Street Disclosure Package prepared by McGuire Real Estate, p. 57. The document notes the cracking and displacement of the east rock retaining wall.

⁴⁸ Choi, Michael. Personal letter from owner of 812 Steiner Street to Linda Wohlrabe of Burt Children's Center, 14 February 2006. 940 Grove Street Disclosure Package prepared by McGuire Real Estate, p. 82. The letter notes that the north retaining wall has cracks, holes and inadequate drainage as identified by the neighbor's structural and soils engineer.

the south at the lowered east yard to a proposed gabled entry at the east façade that would replace the covered entry to the first floor level. The massing of the existing addition at the first and second floor levels would remain substantially the same. These levels would each be terminated with a clear glass guard rail at a proposed roof deck. The angled roof form of the existing north stair addition, visible above the second floor roof from the south and east, would be modified to appear as a horizontal parapet with a string course at the east concealing a new shed roof visible only from the north.

The north façade additions would be removed to the plane of the original structure allowing the historic gable to be revealed. The irregular window placement and string courses proposed on this tertiary wall façade would provide limited articulation. The grade changes along the east property line yards would also lower the grade along the north façade of the original building at 940 Grove Street to reveal the basement story. Two doors from the proposed basement story would provide access to the alley between the original building and the proposed residential buildings.

The Steiner Street façade of the original building would remain substantially intact. Along the street, a proposed gate would provide access by stair to the north walkway between the original building and proposed structures.

The proposed residential buildings would abut each other except where light wells are installed at approximately mid-building along the length. The original structure at 940 Grove Street would be separated from the proposed unit to the north by approximately six feet. The northernmost proposed unit, adjacent to the existing building at 812 Steiner Street, would be three feet from the property line except where a portion of the proposed living space projects to the property line to meet the similar projection of the existing adjacent building. This projection would be set back from the Steiner Street façade past the center of the building and would have a secondary entry at the first story with windows at the upper stories facing east and west. The façade of the two proposed buildings to the south would front on the property line. The street façade of the northernmost proposed unit would be set back halfway between the proposed south units and the adjacent historic building at 812 Steiner Street.

The street façade of each proposed building along Steiner Street would be comprised of four stories and three vertical bays. The bays, windows and doorways of each proposed building, alike in design, would be arranged differently for variation between facades. Each story would be separated by an implied string course. The lowest story would be aligned with the property line, articulated in coursed composite siding or stone tile and have a garage entry and an opening leading to a stair up to the main entry. The garage openings would be spaced to avoid existing trees along the sidewalk. The second and third stories would be composed of three bays: a rectangular bay window projecting from the façade, a center bay with windows, and a narrow entry bay recessed back from

the street façade at the property line. The projecting bay would have a finish such as painted marine-grade plywood with a large street facing window with offset muntins. The upper stories would be clad in horizontal wood siding with different widths of siding at each vertical bay. The secondary windows would be awning type with low horizontal muntins. The upper-most story would have an exterior deck with glass guardrail crowning the third story. The guardrail would undulate with the planes of the vertical bays below. The gable end would be set back six feet from the three-story Steiner Street façade. The gable would have an upper centered window, projecting eave and lower full height windows and entry doors at the proposed deck. The gable roof would extend back a quarter of the length of the building. The rear portion would have a flat roof with a parapet wall. The rear façade of the uppermost level would be set back from the lower stories with a ten foot deep deck overlooking the rear yard. The four-story rear façade would be primarily glazed with intermediate vertical mullions, clear glass railings and solid separations expressing the wall structure.

G. Project-Specific Impacts and Cumulative Impacts

The evaluation of a proposed project is based on whether a property is determined a historic resource and how this resource is impacted by a proposed project as defined by CEQA.⁴⁹ The property at 940 Grove Street has been determined a historic resource. As such, the proposed project for this property is evaluated using the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, specifically the standards for rehabilitation, and the planning guidelines for the Alamo Square Historic District based on the original case report for its designation.

The character and integrity of the context was considered in assessing the cumulative impacts of the proposed project. As noted in the original designation files, the ratings of the structures within the Alamo Square Historic District are for the most part contributing, with a few non-contributing structures.⁵⁰ Over three-quarters of the buildings date within the period from 1870 to 1910, the remainder being 20th Century apartment buildings and a school.⁵¹

Along Steiner Street, the buildings within block 798 all appear to be historic residences with the exception of the existing institutional-style north addition at 940 Grove Street. The proposed residential units would be compatible with the context, replace the non-contributing north addition and play yard addition, and

⁴⁹ 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.

⁵⁰ 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.

⁵¹ 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.

restore a residential feeling to the street frontage. In addition, the original building would be returned to a residential use and the various non-contributing additions along its north façade would be substantially removed complying with *Secretary's Standards 1 and 4*.

Along Grove Street, the buildings within block 798 vary in age and size. 940 Grove Street and its adjacent historic neighbor, 930 Grove Street on lot 9, are contemporary to each other. Within the last 10 years, lot 9 was subdivided and two new condominium buildings (at 926 Grove) were constructed. The current resident of 930 Grove Street proposes the construction of a garage that would require excavation along the east property line retaining wall that exists between lots 9 and 10. Just past the condominiums is a historic building that is listed as compatible in the Alamo Square Historic District designation files.⁵² The easternmost building at the end of the block is a large 20th Century apartment building. The block along Grove Street is somewhat fragmented but the subject property would retain character in relationship to its historic neighbors.

The rebuilding of the existing retaining wall at the prominent street corner and revival of the landscaped area in front of the historic building would offset the impact of the proposed driveway opening in front of the east addition. The changes to the Steiner Street facade would benefit the Alamo Square Historic District by removing a tall imposing wall and incompatible addition and returning a residential feel to the streetscape with the installation of the proposed units. The replacement of the east and north retaining walls would be carefully coordinated to adhere to the *Secretary's Standards* and ease the aesthetics of the new wall with the subject property and adjacent historic properties. Since the existing yard does not maintain original integrity and the east and north retaining walls are secondary features with structural issues, their replacement would be acceptable under the *Secretary's Standards*.

As the most prominent, intact and visible portions of the historic resource, the street facades are a critical consideration in assessing the project-specific impacts of the proposed project at 940 Grove Street. Along Grove Street, the proposed project would have no substantial impact since the original structure would remain intact and changes would occur only at the non-historic east addition. The restoration of missing, damaged or deteriorated articulation and finishes would be in-kind at the historic building and, to maintain continuity, at the east addition. The rehabilitation would use appropriate repair methods to avoid damage to historic materials and protect or mitigate any archaeological resources that are discovered during the proposed project according to Planning Department procedures and requirements. The proposed project would retain and preserve the historic character of the original building complying with *Secretary's Standards 2, 5, 6, 7 and 8*.

⁵² 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.

At the south façade, the positioning of the proposed garage entry at the non-contributing east addition is appropriate and avoids changing or obscuring the historic building. The garage door, driveway paving and retaining wall access would be compatible with the east addition and the original building with the use of appropriate articulation not to distract from the composition of the overall south façade. The windows and string courses added to the east façade would provide a sense of scale and articulation. The irregular massing of the east façade would also be improved to be more compatible with the original building. The clear glass guardrails at the rooflines of the east addition would avoid obscuring the existing façade and material selection would minimize glare.

At the north façade, two existing third story windows at the east addition are proposed to be removed. Since the windows occur at a non-contributing addition, would be unusable for a proposed closet at that location, and provide no real view from north side with the proposed units installed, their removal would be acceptable. The proposed design would retain and revive the view of the existing north gable which is a benefit to the historic building. Since the north façade is a secondary elevation, the grade changes along the east property line, lowering the grade and exposing a basement story would be acceptable under the *Secretary's Standards*.

Under the proposed project, the non-compatible north Steiner Street and play yard additions would be replaced by new residential units. The proposed units would be compatible but distinct from the original corner structure, allowing the original structure to read as a separate property and reducing its existing mass. Although the removal of existing non-contributing additions would not restore the original open lot area, the historic building would remain and its original outline restored and separated from the proposed units. These proposed measures would comply with *Secretary's Standards 9 and 10*.

The design of the proposed units generally complies with the characteristics of the Alamo Square Historic District. The kit of parts, compatible with the district characteristics, include a lot width between 25 to 50 feet, a building height of two to three stories with a basement and attic level, projecting bay, tall and narrow windows, gable roof, string courses separating each story, a wide coursed base, siding at upper stories and access to the front entry by stair.⁵³ The proposed units would also contrast in several ways with adjacent historic structures. The following paragraphs describe the contrasting characteristics that would be important to differentiate the proposed units from the historic context, avoiding an attempt at mimicry and adhering to *Secretary's Standard 9*.

⁵³ 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.

The overall façade composition of the proposed units would be less sculptural in articulation than the adjacent historic buildings. The adjacent historic properties have distinct articulated entry compositions and fine ornamentation at gables, eaves and at string courses.⁵⁴ The proposed buildings would have a recessed entry with no distinct articulation. The facades of the proposed units would lack ornamentation but would be multi-planar and provide some play of shade and shadow for perception of depth. If it was used at the proposed buildings, ornamentation may compete with and detract from that of the adjacent historic structures and not allow for the perception of historical development. The proposed project would carefully consider materials and articulation to express a contemporary residential aesthetic that would avoid an institutional feeling and maintain compatibility with the historic residential neighborhood.

The district case report for the district designation notes that tall, narrow wood double-hung windows (with horizontal mid-rail) are the most common type.⁵⁵ The metal awning-type windows at the proposed units would have a tall vertical orientation with a thin sash profile and low horizontal muntin. The larger bay window would have offset muntins to the maximize view, creating a narrow sidelight similar to the elevation perception of a half-octagonal projecting bay. Although the window design would contrast with common district characteristics, the overall window shape and intention would be compatible.

The district case report notes that wood is used most for exterior finishes, particularly siding and decoration, and notes that the base of buildings is predominantly masonry.⁵⁶ The proposed buildings would have a masonry base (either composite siding material or stone tile) with upper stories clad in horizontal siding, marine-grade plywood at projecting bays and glass guardrails at roof decks. The proposed siding would vary (in width and style) by vertical bay in contrast with the district's historic structures where siding generally varies (in width or style) by horizontal course level. The finish, texture, size and detailing of proposed exterior finishes would be carefully considered. The clear glass guardrails would allow the building to read fully and material selection would minimize glare. The exterior finishes of the proposed project would be compatible with and differentiated from the common district finishes.

The size and bulk of the proposed buildings would generally comply with planning requirements and district characteristics. The proposed units would be similar in size, in plan, to the original structure at 940 Grove but would be larger than the adjacent properties to the north with less perimeter fluctuation. Even so, the perception of mass along Steiner Street would be reduced by the various planes of the three-bay façade. The historic gables in the area generally sit

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 2-3. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

forward, aligned with the property line and define the skyline of the street. The proposed units would have a set back upper-story gable that would reduce the scale of the building and allow its shape to read as flat at the top as viewed from the sidewalk but gabled from a distance. The proposed gable remembers its context but avoids an attempt at mimicry by its recession from the main three-story façade.

The proposed design has thoughtfully considered the many issues with the adjacent neighbors, district characteristics and the *Secretary's Standards for Rehabilitation*. Therefore, the proposed project would have no adverse impact on the historic resource or its context as defined by CEQA.

H. Mitigation

Since the proposed project would not adversely affect the original structure deemed a historic resource or its context, there is no significant impact under CEQA to mitigate. During demolition of the non-historic building additions and other miscellaneous additions, care would be taken to preserve remaining historic fabric and restore the historic façade by replacing, in-kind, fabric that was removed when the addition was built. The characteristics of the Alamo Square Historic District and the *Secretary's Standards* would be considered when selecting materials for the proposed facades or when applying new materials to the existing building.

I. Conclusions

As determined under the criteria of the California Register of Historic Resources, the original structure at 940 Grove Street is a historic resource. There are no subsequent alterations that have specific historical significance related to the design of the original structure or its most significant associations.

The removal of the additions along Steiner Street and at the play yard do not impact the original structure or its significance. The retention of the east addition along Grove Street would not substantially diminish the integrity of the original structure. The subdivision of the original lot has no significant impact along Grove Street and the proposed units along Steiner Street would be compatible with the context.

The historic buildings within the Alamo Square Historic District would not be adversely affected or compromised by the proposed project. There are no negative project-specific or contextual impacts imposed by the proposed project for 940 Grove Street as defined by CEQA.

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II. APPENDICES

APPENDIX A

Maps



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

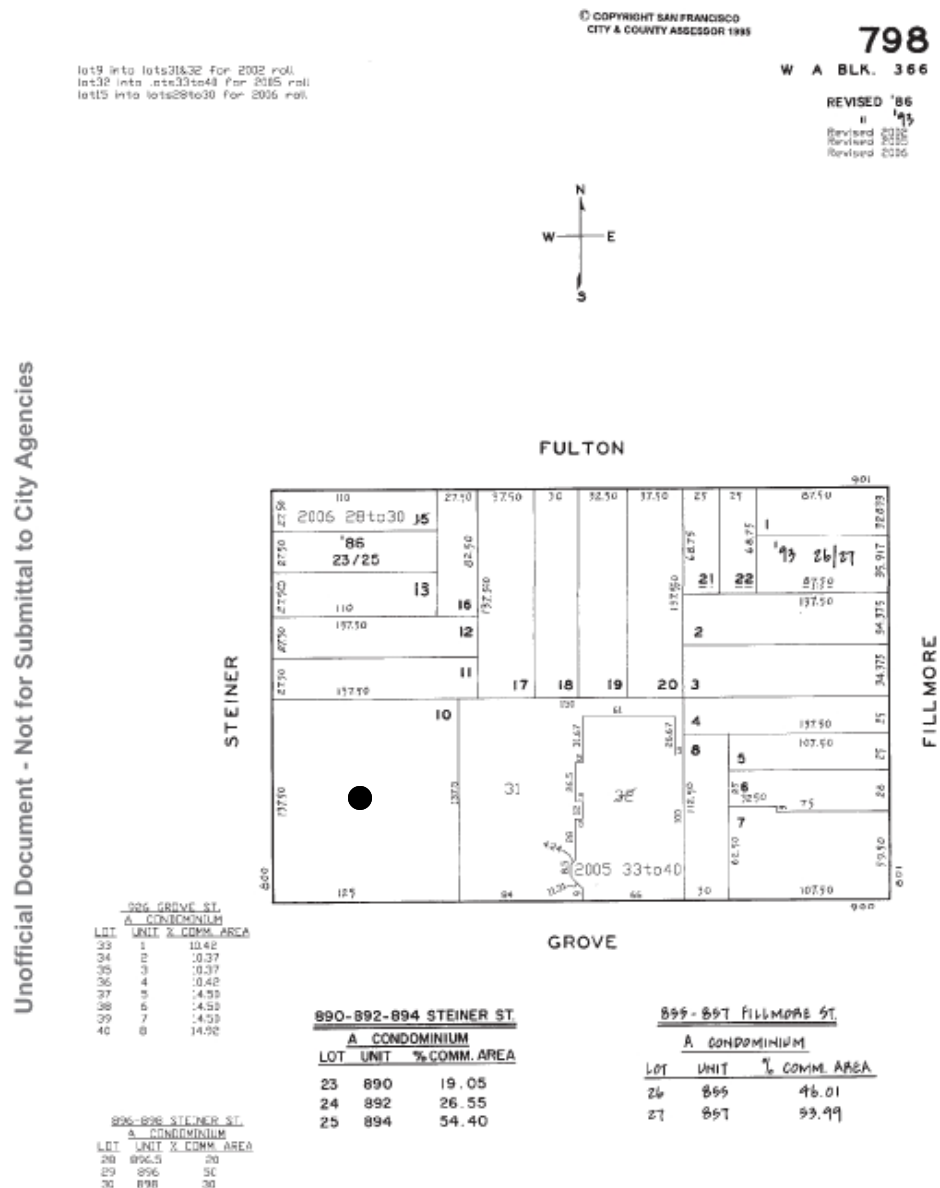


Image 2. Assessor's Block Map for Block 798, the subject lot 10 indicated with a dot.

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>).

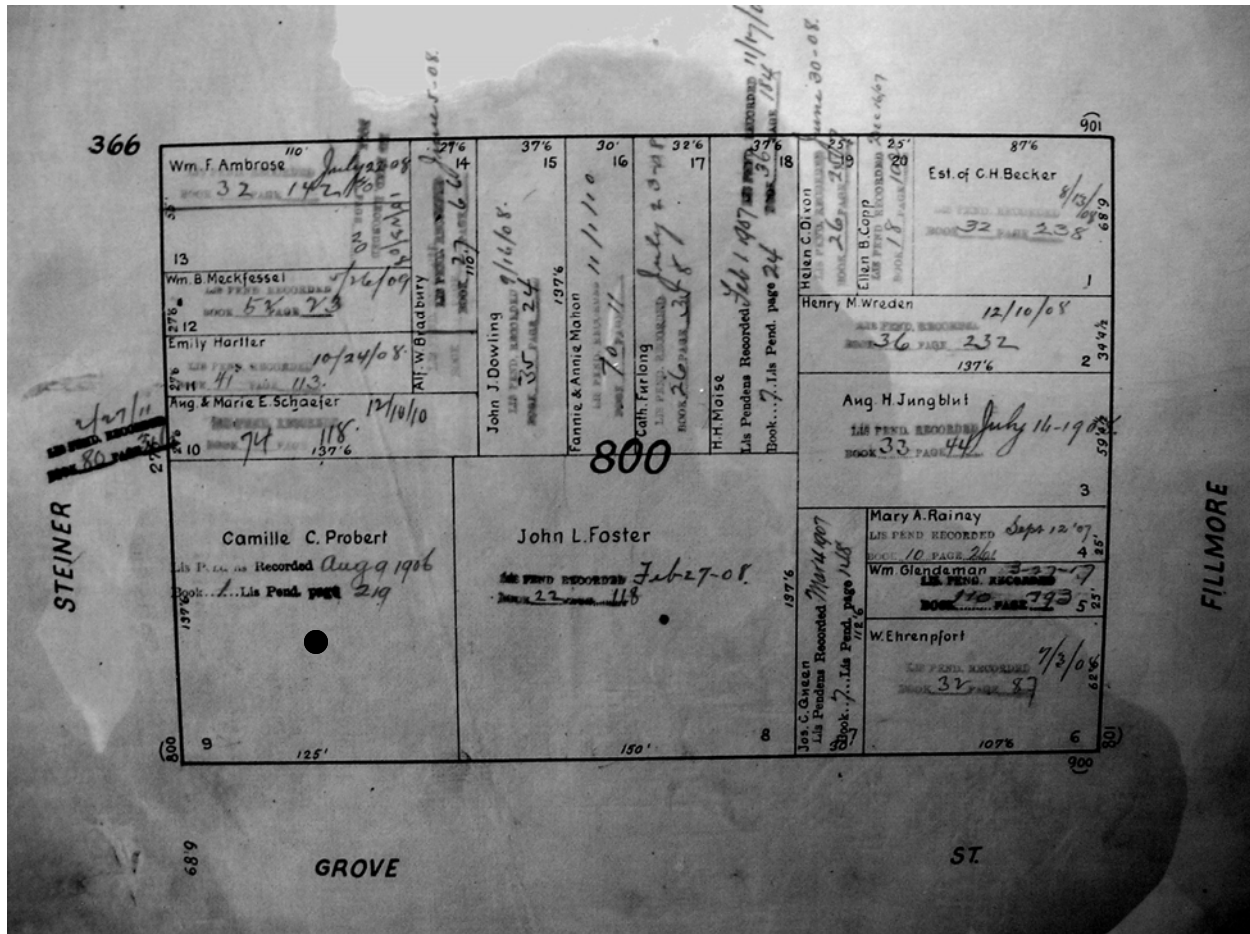


Image 3. Assessor's Map noting ownership of the property at the corner of Grove and Steiner Streets, Block 800 by Camille C. Probert as of August 9, 1906. Subject property indicated by a dot.

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

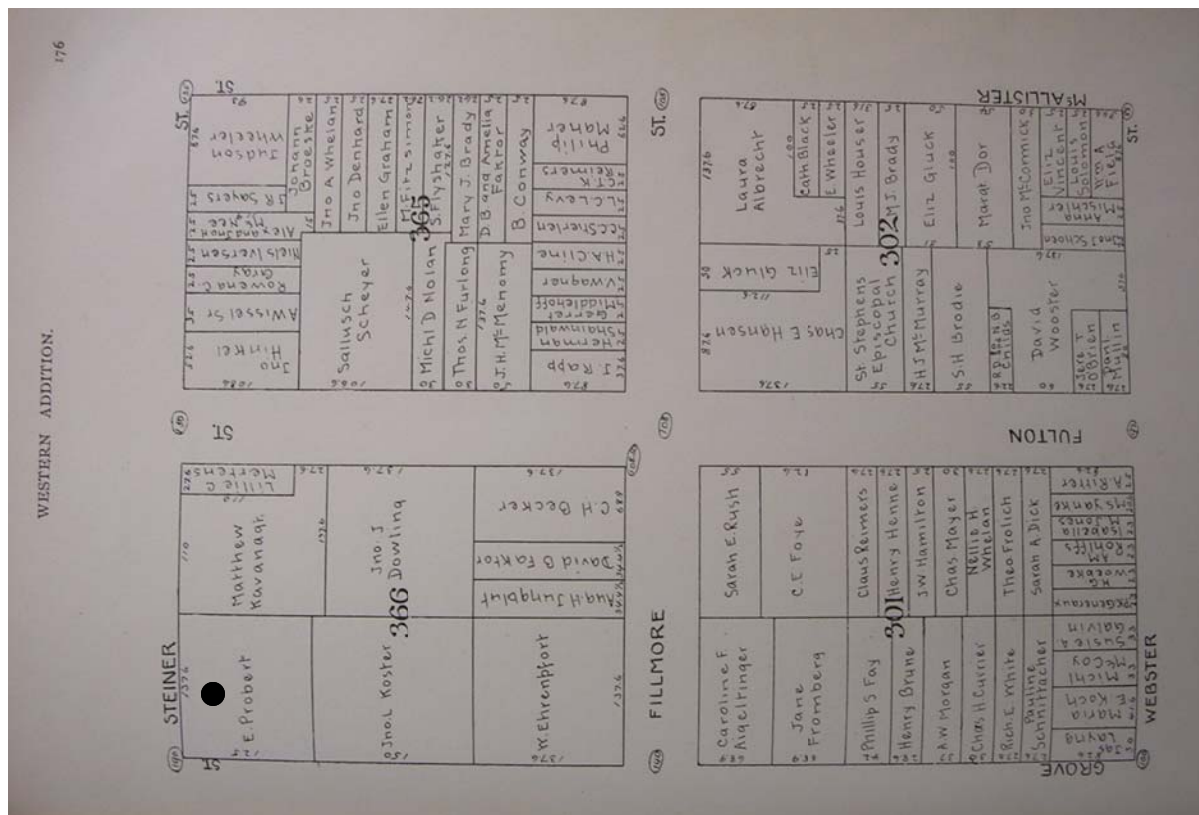


Image 4 . Block book map noting property ownership of the corner lot of Block 366 by E. Probert as located with a dot. Subsequent block books dated 1901, 1906, 1909 note Camille C. Probert at the owner.

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

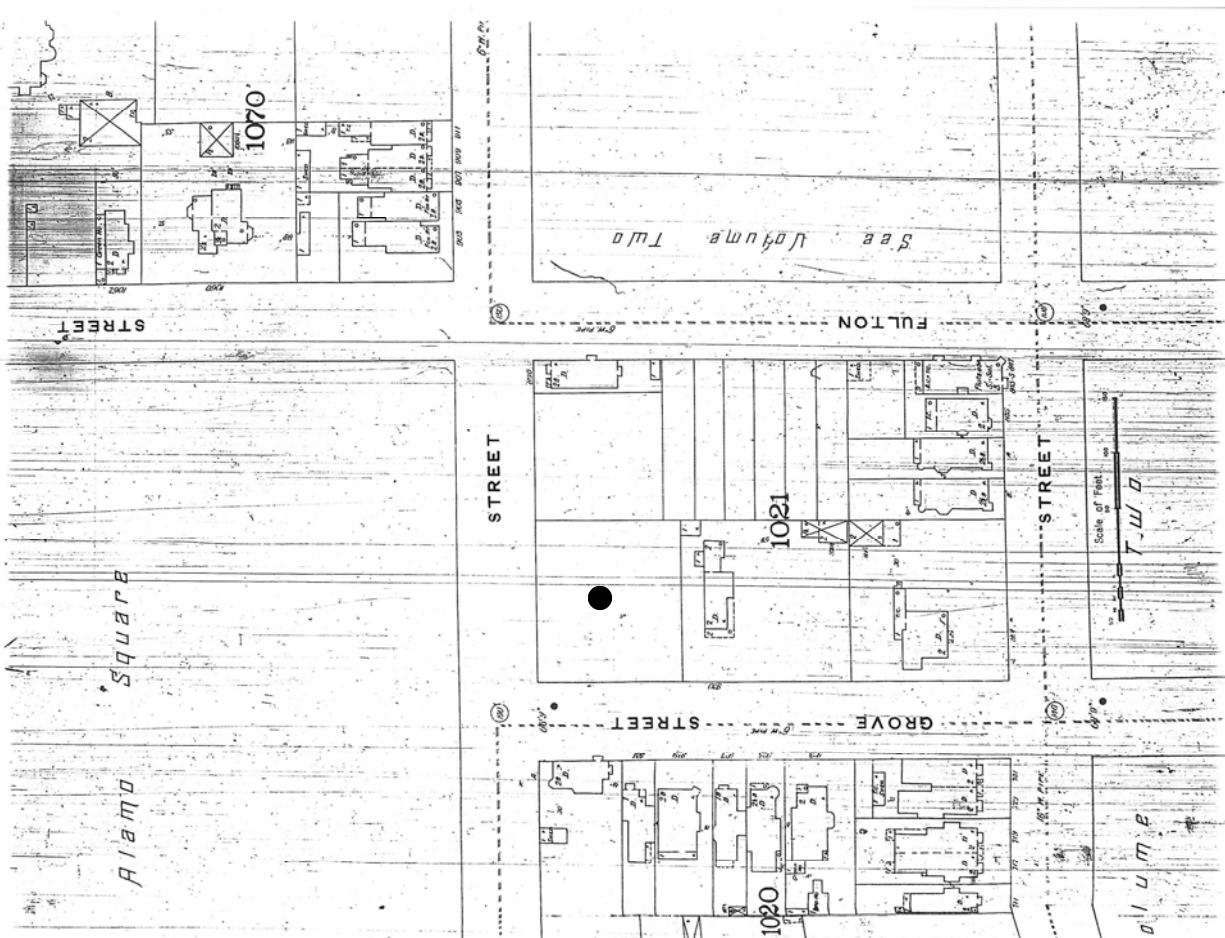


Image 5. In 1893, the corner lot at Grove and Steiner Streets, as indicated by a dot, is shown unbuilt.

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 .

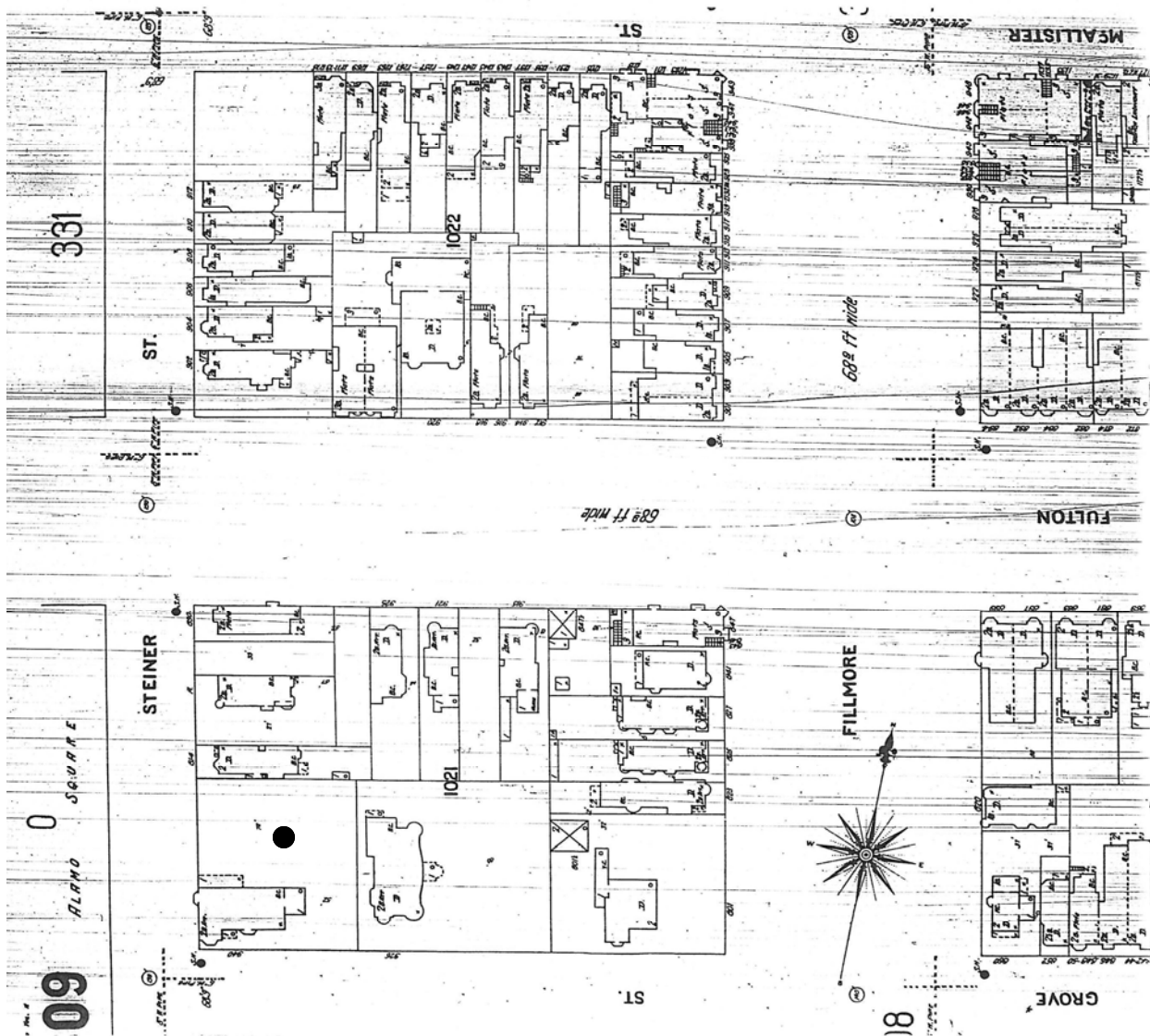


Image 6. In 1900, a residence is shown to exist at the corner of Grove and Steiner Streets. The subject lot is indicated by a dot.

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 .

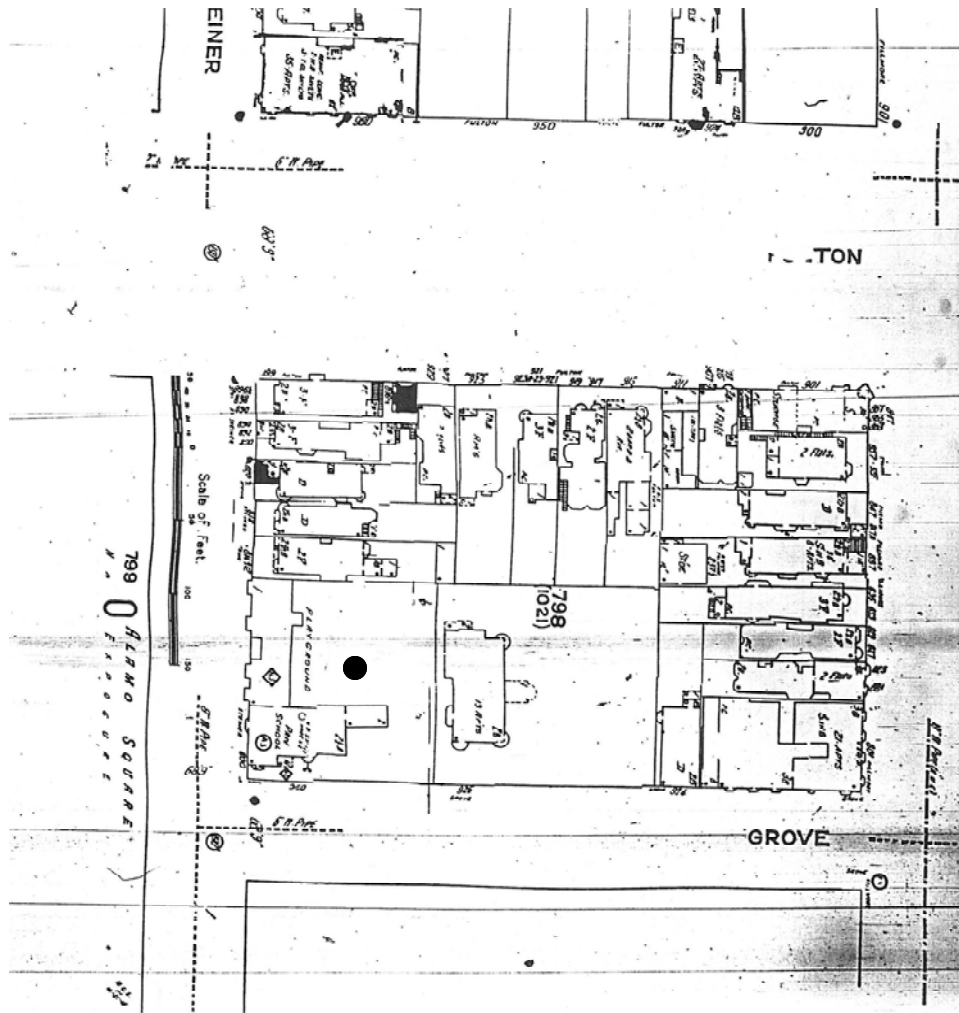


Image 7. Between 1911-1991, the site at the corner of Grove and Steiner Streets has been further developed with additions to the original structure. Not shown: the one-story addition at the north side of the play yard, the two-story stair hall attached to the original structure on its north side and 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.

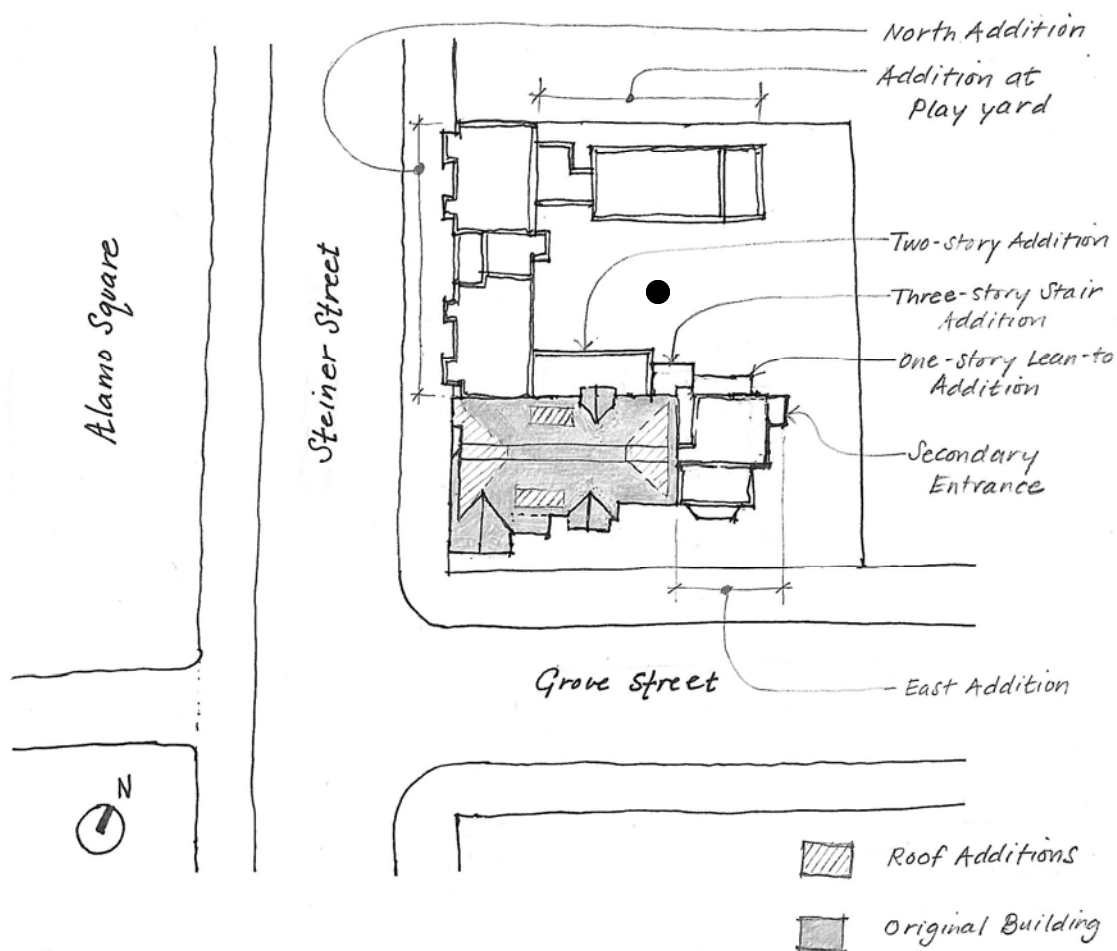


Image 8. Sketch of C-shaped building plan at 940 Grove Street reflecting the general plan configuration to date. The subject lot is indicated by a dot. Knapp Architects, 2009.

ALAMO SQUARE HISTORIC DISTRICT

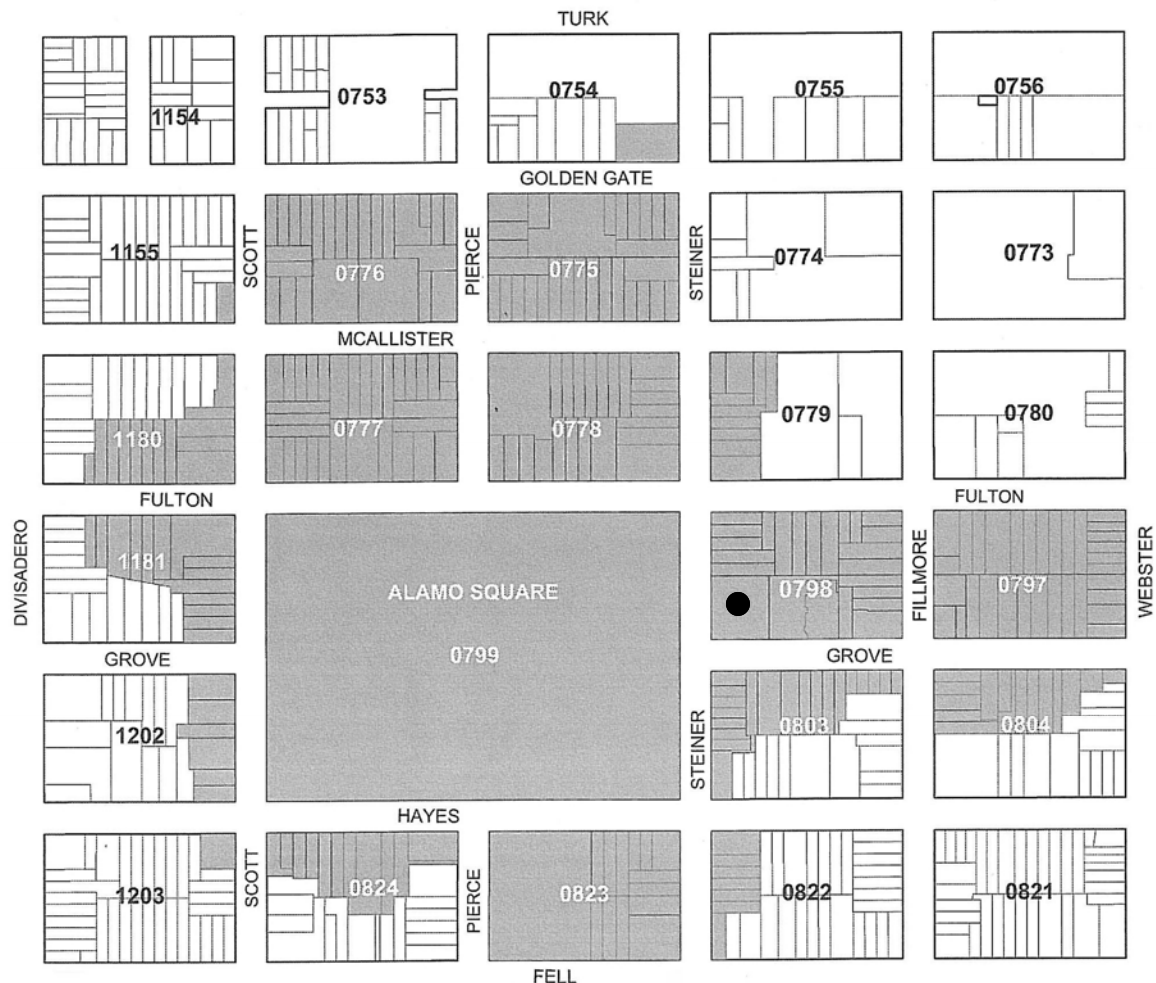


Image 9. Designated boundaries of the Alamo Square Historic District. The subject lot is indicated by a dot. Knapp Architects, 2009.

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 B

Permits

41684 40139
#34778
OK 9/09
OK 9/04
OK 9/09
24099
Investigation Log
9006

2/0 3/0
8-5-56
Rebate

Diagram showing a layout with dimensions and labels (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).

Application for Service Installation 166-2750

940 Grove STREET
LOCATION _____
San Francisco, _____

TO THE SPRING VALLEY WATER COMPANY:

You are hereby requested and authorized to make service installation for water supply at _____

for account of _____

(Signed) _____ Owner

By _____
Architect-Plumber-Agent

NOTE: This order covers service installation only, a separate order is required for supply

Form 98 12M Oct. 1935

Y INCREASED 1/10/10 DATE 2/1/10
22 SN 21.10
78
4 E STEINER
29

a 120 yds
b 60
c 30
d 120
e 180
f 50
g 1020 yards 2/1/10

did not

Reference: Spring Valley Water Company. *Application and Agreement for 940 Grove N.E. Steiner*, 14 August 1895. City and County of San Francisco Public Utilities Commission.

798
No. 18024
APPLICATION
940 Grove Street
OF
Mrs Robert
Mrs Clayton Owner
To Make Alterations or Repairs at
Location North-East Corner
Grove & Thirteenth Street
Estimated Cost, \$ 650
Fee, \$
Filed JUL 9 1908
Referred to Inspector Sawyer
AUG 1 - 1908
Approved: J. H. Corrigan
Chief Building Inspector
July 11/08

WRITE IN INK—FILE 2 COPIES
THE BOARD OF PUBLIC WORKS
Of the City and County of San Francisco
Consent: The undersigned respectfully petition your Honorable Board for permission to do the following work at
corner of Grove & Thirteenth Street feet Street
of
WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE
Bath Room and Dressing Room to be built
in rear of Residence
Estimated cost of work, \$ 650
Building to be used as
In consideration of the granting of the foregoing Application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or subside walk space in the said work.
Name of Builder Clayton, Sawyer Mrs Robert owner
Address 5150 Franklin Avenue 940 Grove Street address
Name of Architect Howe Per Mrs Clayton
Address
REPORT favorably
Inspector
July 10 1908

Image 2. Permit Application No. 18024. For description, see List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10.

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PERMITS
PERMIT TO OCCUPY BUILDING

Write in Ink—Fill Two Copies

CITY AND COUNTY OF SAN FRANCISCO
GENERAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3 JULY 5TH 1941

Application is hereby made to the Department of Public Works of San Francisco for permission to alter in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 440 GRAVE STREET (COR. STEINER) SAN FRANCISCO
(2) Total Cost \$ 10,000.00 (3) No. of stories 2 (4) Basement YES
(5) Present use of building RESIDENCE (6) No. of families 1
(7) Proposed use of building CONVENT (8) No. of families 1
(9) Type of construction S (10) 18-1
Building Code Company Classification
(11) Any other building on lot NO (Must be shown on plot plan if answer is Yes.)
(12) Does this alteration create an additional floor of occupancy NO
Yes or No
(13) Does this alteration create an additional story to the building NO
Yes or No
(14) Electrical work to be performed YES Plumbing work to be performed YES
Yes or No Yes or No
(15) Ground floor area of building 2,000-sq. ft. (16) Height of building 50 ft.
(17) Detailed description of work to be done:
RELOCATE INTERIOR PARTITIONS
EXTENSION OF SIDE WING
REMOVAL OF SOME FIREPLACES & FLUES
NEW ROOF FRAMING & ROOFING
TWO NEW EXTERIOR STAIRWAYS
PAINTING & DECORATION

(18) Supervision of construction by ARCHITECT Address _____
(19) General contractor ALAMO CONSTRUCTION California License No. B-11801
Address 5255 MISSION ST. SAN FRANCISCO
(20) Architect MARTIN RIAT California Certificate No. B-1148
Address 948 WEST PORTAL AVE. SAN FRANCISCO
California Certificate No. _____
(21) Engineer _____
Address _____

(22) I hereby certify and swear that the plans are based on the information described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with and that I am duly qualified to do so. I am duly and lawfully sworn to the truth of the foregoing and I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from law or equity of the sidewalk, street or subterranean space or from anything else in compliance with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(23) Other FRANCISCAN MISSIONARIES # MARY (Phone MO 4-0785)
(For Census by Bureau)

Address 12 VIA GIUSTI ROME ITALY

By Martin Riat Address 948 WEST PORTAL AVE. S.F.
Owner's Authorized Agent to Obtain and Sign a Building & Land Certificate

PERMIT OF OCCUPANCY BEING SO OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 608 SAN FRANCISCO BUILDING CODE.

December 18, 2009

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING DEPARTMENT
REGULATORY BY DESIGN & SERVICE

CENTRAL PERMIT BUREAU
FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

3

13 OCT. 1966

Approval is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location: **440 GRAVE**

(2) Total Cost (\$): **0.00** (3) No. of Stories: **3** (4) Basement or Cellar: **YES**
per sq. ft.

(5) Present Use of Building: **ART SCHOOL** (6) No. of Families: **—**
per sq. ft.

(7) Proposed Use or Modification: **SCHOOL** (8) No. of Families: **—**
per sq. ft.

(9) Type of construction: **S** (10) Proposed Building Code Classification: **13**

(11) Any other building on lot: **NO** (12) (must be shown on plan also) (13) Is plan shown on plan: **YES**
per sq. ft.

(14) Does this alteration create an additional story: **NO**

(15) Does this alteration create a horizontal extension: **YES**

(16) Does this alteration constitute a change of occupancy: **YES**

(17) Electrical work to be performed: **YES** (18) Fire-alarm work to be performed: **YES**
per sq. ft.

(19) Automobile rampway to be altered or installed: **NO**

(20) Sidewalk over sub-sidewalk space to be repaired or replaced: **NO**

(21) Will street space be used during construction: **NO**

(22) Write in description of all work to be performed under this application:
 (Reference to plans is not sufficient.)

CONSTRUCT NEW 5'-0" WIDE STAIRWAY FIRST FLOOR TO THIRD FLOOR. REMODEL FOR 6'-0" WIDE CORRIDOR FIRST & SECOND FLOORS. BUILD NEW TOILET ROOMS FIRST AND SECOND FLOOR.
BUILDING IS TO BE SPRINKLERED THROUGHOUT

(23) Supervision of construction by: **BRUCE BEEBE** Address: **632 BATTERY ST.**

(24) General Contractor: **TO BE SELECTED** California License No. _____

(25) Architect or Engineer: **BRUCE BEEBE** California Certificate No. **C-7933**
 Address: **632 BATTERY ST.**

(26) Architect or Engineer: **SAME** California Certificate No. _____
 Address: _____

(27) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree that the City and County of San Francisco officials and employees having jurisdiction over the building shall have access from use or occupancy of the sidewalk, street or sub-sidewalk space or from any building entrance or exit to the building for the purpose of enforcing compliance with the laws and ordinances upon the owner of said property, the applicant, their heirs, successors and assigns.

(28) Owner: **WENDY BRUCE BEEBE** (Phone: **EX-2-4338**)
 Address: **632 BATTERY STREET** For contract by Buyer: _____
 By: **SAME** Address: _____

Owner's Authorized Agent is to Complete Allocated Address, Engineer or Architect's Office.
 CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE RETURNED TO BUREAU NOT LATER THAN 180 DAYS AFTER THE DATE OF COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR CHANGE OF OCCUPANCY SUBJECT TO THE PERMIT.
 AND NO. SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Permit to Sec. 204, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SUBMITTED HEREON. A FINAL PERMIT MUST BE OBTAINED BEFORE THE WORKING AND PERMITTING MAY BE OBTAINED.

REASON FOR DENIAL IS ISSUED.

December 18, 2009

[illegible][illegible]

Image 5. Permit No. 306409. For description, see List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10.

SAN FRANCISCO
CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU FORM NO. 3

DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMITS
ADDITIONS, ALTERATIONS OR REPAIRS

21 JULY 1968

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter stated:

(1) Location 940 GROVE
(2) Total Cost (\$) \$3000.00 (3) No. of stories 2 (4) Basement or Cella? YES
(5) Present Use of building SCHOOL (6) No. of families two or so
(7) Proposed Use of building SAME (8) No. of families _____
(9) Type of construction 5-12 (10) _____
(11) Any other building on lot NONE (12) Propose Building Code Classification as per code
(13) Does this alteration create a horizontal extension to the building? NO
(14) Does this alteration create a horizontal extension to the building? YES
(15) Does this alteration constitute a change of occupancy NO
(16) Electrical work to be performed YES (17) Plumbing work to be performed YES
(18) Automobile runway to be altered or installed NO
(19) Sidewalk over sub-sidewalk space to be repaired or replaced NO
(20) Will street space be used during construction? NO
(21) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

ENLARGE ONE WALL (2 STORIES) 6 FT. TO
SIDEWALK TWO ROOMS.

(21) Supervision of construction by ARCHITECT Address _____
(22) General Contractor _____ California License No. _____
(23) Architect or Engineer ROBERT HERSEY California Certificate No. C-4023
Address 105 DANFERS S.F.
(24) Architect or Engineer SAME California Certificate No. _____
Address _____
(25) I hereby certify and swear that if a permit is issued for the construction described in this application, all the provisions of the present and all laws and ordinances applicable thereto will be complied with, I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may result from use or occupancy of the sidewalk, street or other public place adjacent to the building, and I agree to indemnify and hold them harmless. This form shall remain attached to the permit until it is returned to the Department of Public Works upon successful completion and assignment.
(26) Owner JAMES P. DUNN (Phone) 621-7889
James P. Dunn Per contract by Bureau
By Dunn Address 105 DANFERS
I hereby certify and swear that I am Owner's Authorized Agent, Engineer or General Contractor. CERTIFICATION OF COMPLETION AND/OR FIRST OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SUD. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

RECEIVED BY THE DEPARTMENT OF PUBLIC WORKS - PERMITTING DIVISION
THIS PERMIT IS ISSUED UNDER THE PROVISIONS OF THE BUILDING ACT OF 1929, AS AMENDED
NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED

December 18, 2009

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION ESTABLISHED BY CITY ORDINANCE 1866		CONDITIONS AND STIPULATIONS		DATE REASON	
APPROVED: <i>P.S.</i>		APPROVED IN A CATEGORY OF A. DOWN FROM NO SIGNIFICANT EFFECT ON ENVIRONMENT		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		JUN 24 1975		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		APPROVED AS PER SUP CONTRACT INSURANCE AND NO WORK ON PLANS		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		BUREAU OF THE PREVENTION & PUBLIC SAFETY		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		BUREAU OF ENGINEERING		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		DEPARTMENT OF PUBLIC HEALTH		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		HOSPITALITY AGENCY		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		APPROVED IN A CATEGORY OF A. DOWN FROM NO SIGNIFICANT EFFECT ON ENVIRONMENT		NOTIFIED MR. DATE REASON	
APPROVED: <i>P.S.</i>		APPROVED IN A CATEGORY OF A. DOWN FROM NO SIGNIFICANT EFFECT ON ENVIRONMENT		NOTIFIED MR. DATE REASON	

December 18, 2009

[illegible]

OFFICIAL COPY

CONDITIONS AND STIPULATIONS

U.S. DEPARTMENT OF
BUILDING INSPECTION
ESTABLISHED BY EXECUTIVE ORDER 12048

Notify Building Inspector
at start of job.

NOTICE: NO WORK TO BE DONE

APPROVED: *Small*
APPROVED BY: LADYMAKERS BOARD

APPROVED: *as per plans and application*
78-10-RH-3

LEGALLY EXEMPT FROM ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING

10/16/84

APPROVED: *For Work Stopped*

PLEASE NOTIFY BIDD
AT 5155 CALVERT
CONTACT FIRE INSPECTION
(415) 861-8000 EXT. 315

DEPT. OF THE PROTECTOR PUBLIC SAFETY

APPROVED:

CITY ENGINEER, DEPT. OF PUBLIC WORKS

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

RECREATION BOARD

APPROVED:

RESIDENTIAL FIRE INSPECTION DIV. OF CAP & PORTAL DEPT. 8-1

APPROVED:

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

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DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

NOTE: SECTION - NOT DATE AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

THIS IS A COPY OF THE ORIGINAL OF THIS FORM AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE U.S. DEPARTMENT OF BUILDING INSPECTION AND IS TO BE RETURNED TO THE OFFICE OF ORIGIN UPON COMPLETION OF THE PROJECT.

Image 8. Permit Application No. 8409349. For description, see List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10.

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION <small>REGULATED BY CUSTOMER SERVICE DIVISION</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> BUILDING ELABORATION DESCRIPTION 250' new addition 100' new addition 100' new addition </td> <td style="width: 50%; padding: 5px;"> CITY: NY 1-45 SEP 1-5-85 NOTIFIED: But Center Addition MAILED ON: WBS 2 6 85S </td> </tr> </table>	BUILDING ELABORATION DESCRIPTION 250' new addition 100' new addition 100' new addition	CITY: NY 1-45 SEP 1-5-85 NOTIFIED: But Center Addition MAILED ON: WBS 2 6 85S	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> DIV 14-185S 3/10/85 10592568-8 </td> <td style="width: 50%; padding: 5px;"> RECEIVED FILED 10/1/85 </td> </tr> </table>	DIV 14-185S 3/10/85 10592568-8	RECEIVED FILED 10/1/85
BUILDING ELABORATION DESCRIPTION 250' new addition 100' new addition 100' new addition	CITY: NY 1-45 SEP 1-5-85 NOTIFIED: But Center Addition MAILED ON: WBS 2 6 85S					
DIV 14-185S 3/10/85 10592568-8	RECEIVED FILED 10/1/85					

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
---	---

FORM 32-A APPROVAL SHEET INSPECTION REQUIRED 2 FORM 8 - OVER THE COUNTER ISSUANCE (2) NUMBER OF PLAN SETS: 4	APPLICANT'S NAME: TO THE DEPARTMENT OF PUBLIC WORKS OFFICE COPY SUBMITTER: FOR THE DEPARTMENT OF PUBLIC WORKS AND FOR THE PURPOSES HEREIN
---	---

DATE: 3-18-85 TIME: 137170 ADDRESS: 440 GROVE 539318 11492550,000	DATE: 7-8-85 TIME: 718-10 ADDRESS: 440 GROVE	DATE: 7-8-85 TIME: 718-10 ADDRESS: 440 GROVE
--	---	---

INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
DESCRIPTION OF EXISTING BUILDING V-1HR	TYPE OF WORK 1	DAY CARE (OVER 6)	E-3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION V-1R	TYPE OF WORK 3	DAY CARE (OVER 6)	E-3

TO BE SELECTED EAST BY BUILDINGS

BURT CENTER, INC 1 AND 2 STORY WOOD FRAME ADDITION	440 GROVE S.F. 14117 922-1100
---	--

ADDITIONAL INFORMATION - FORM 3 MAY 1983			
DATE OF PERMIT: 150	DATE OF PERMIT: 150	DATE OF PERMIT: 150	DATE OF PERMIT: 150
DATE OF PERMIT: 150	DATE OF PERMIT: 150	DATE OF PERMIT: 150	DATE OF PERMIT: 150

DANIEL R. CORNINE 4333 JONES ST. S.F. CA 94131

UNKNOWN

IMPORTANT NOTICES No change and fee to be charged on the application or on without that City and San Francisco Building Department. See San Francisco Building Department for details on change fees.	NOTICE TO APPLICANT (OLD BUSINESS CHARGE) The Permittee is notified that the permit, upon issuance, is subject to the provisions of the Building Code of the City and County of San Francisco and all other laws and regulations of the City and County of San Francisco.
---	---

CONTRACTOR'S CERTIFICATE I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original of the same as the same was filed in my office on the date above written.	NOTICE TO APPLICANT The City and County of San Francisco Building Department is notified that the permit, upon issuance, is subject to the provisions of the Building Code of the City and County of San Francisco and all other laws and regulations of the City and County of San Francisco.
---	--

DANIEL R. CORNINE 4333 JONES ST. S.F. CA 94131

UNKNOWN

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION REQUIREMENTS FOR CONSTRUCTION SERVICE DIVISION		CONDITIONS AND SPECIAL REQUIREMENTS	
<input type="checkbox"/>	<p>APPROVED: <i>As noted</i></p> <p><i>under spec 6</i></p> <p>THINKING OF 1000, 500</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input checked="" type="checkbox"/>	<p>APPROVED: <i>as per plan and application</i></p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW 791-10-RH-3</p> <p>790.10</p> <p>APPROVED BY LAURENCE BOARD <i>1/10/85</i></p> <p><i>John H. W.</i></p> <p>THINKING OF 1000, 500</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: <i>as noted</i></p> <p>PLEASE NOTIFY SEED AT START OF WORK</p> <p>CONTACT FIRE INSPECTOR (415) 861-8000 EXT. 315</p> <p>SUBMIT SPRINKLER PLAN PER N.E.P.A. § 13, 1976 SEC. 1.9</p> <p><i>John H. W.</i></p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>LOCAL OF 200 (REQUIREMENT & PUBLIC SAFETY)</p> <p><i>John H. W.</i></p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>ONE ENGINEER, BUREAU OF INSPECTION</p> <p><i>John H. W.</i></p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>BUREAU OF ENGINEERING</p> <p><i>John H. W.</i></p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input checked="" type="checkbox"/>	<p>APPROVED: <i>For work stated</i></p> <p><i>5/15/85</i></p> <p>SEPARATION OF PUBLIC RECORDS</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY, DIV. OF ART & HOTEL MGMT., S.E.I.</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p>	<p>DATE: _____</p> <p>REASON: _____</p>	<p>NOTIFIED MR. _____</p>

Image 9. Permit Application No. 8502688. For description, see List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10.

940 Grove Street
San Francisco, CA

[illegible][illegible]

Image 10. Permit Application No. 8506024. For description, see List of Selected Building Permits for 940 Grove Street, Block 798, Lot 10.

December 18, 2009

KnappARCHITECTS

SAF FRANCISCO
OFFICIAL COPY

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE
WARRANTY OF THE USE AND OCCUPANCY OF THIS BUILDING.

APPROVED BY LANDMARK BOARD
James H. Mac
3/1/74

Wing you from Uncle

for work stated only

Wing you from Uncle

for work stated only

Wing you from Uncle

for work stated only

December 18, 2009

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.

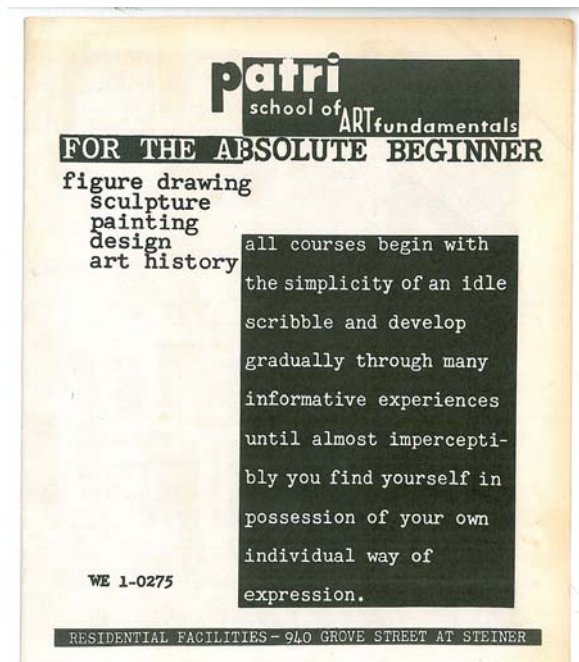


Image 26. Pamphlet for the Patri School of Art Fundamentals. The school, founded in 1948, occupied 940 Grove Street from 1956 until its closure in 1966. The subject property address is noted on the cover and the south façade of the original house appears at the lower left. At right, various photographs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

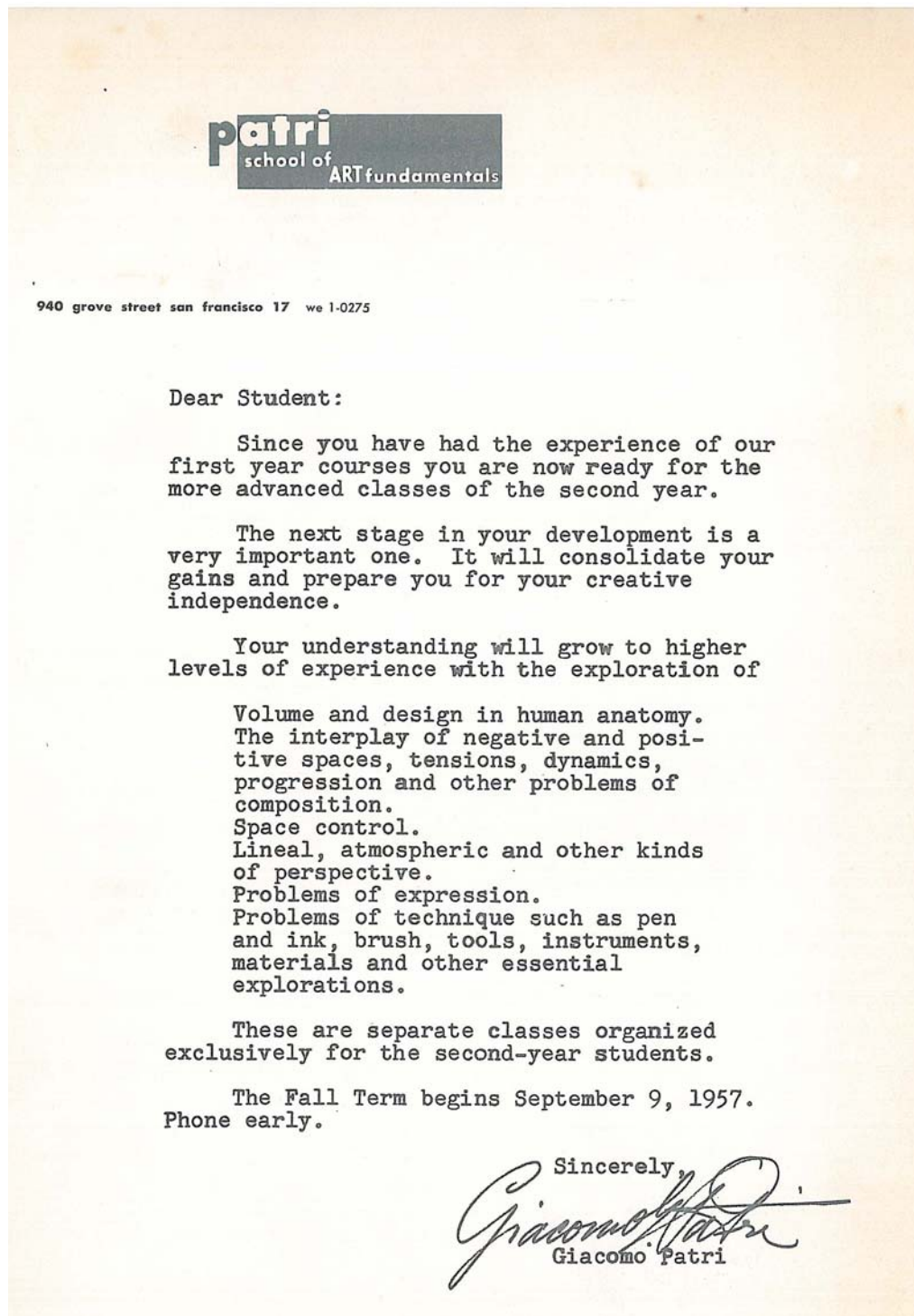


Image 27. Patri School of Art Fundamentals letter signed by Giacomo Patri to a student. The letterhead notes the school's address as 940 Grove Street.

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.

APPENDIX E
Proposed Project Drawings



Image 1. Proposed project perspective along Grove Street looking northwest. The main façade of the original building is shown with the rear facades of the proposed units visible at the right. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.



Image 2. Proposed project perspective along Steiner Street looking northeast. The proposed units are shown to the left, north of the original building at the corner. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.



Image 3. Proposed project perspective along Steiner Street looking southeast. The three proposed units at left would successively step down from the original building at the corner. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.



Image 4. Proposed project perspective along the east property line looking southwest. The east yards would step down from south to north at the original building and at each proposed unit. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.



Image 5. Proposed project perspective from Alamo Square looking east. The three proposed units are to the left of the original building at 940 Grove shown at center. "Postcard Row" is seen to the far right. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.

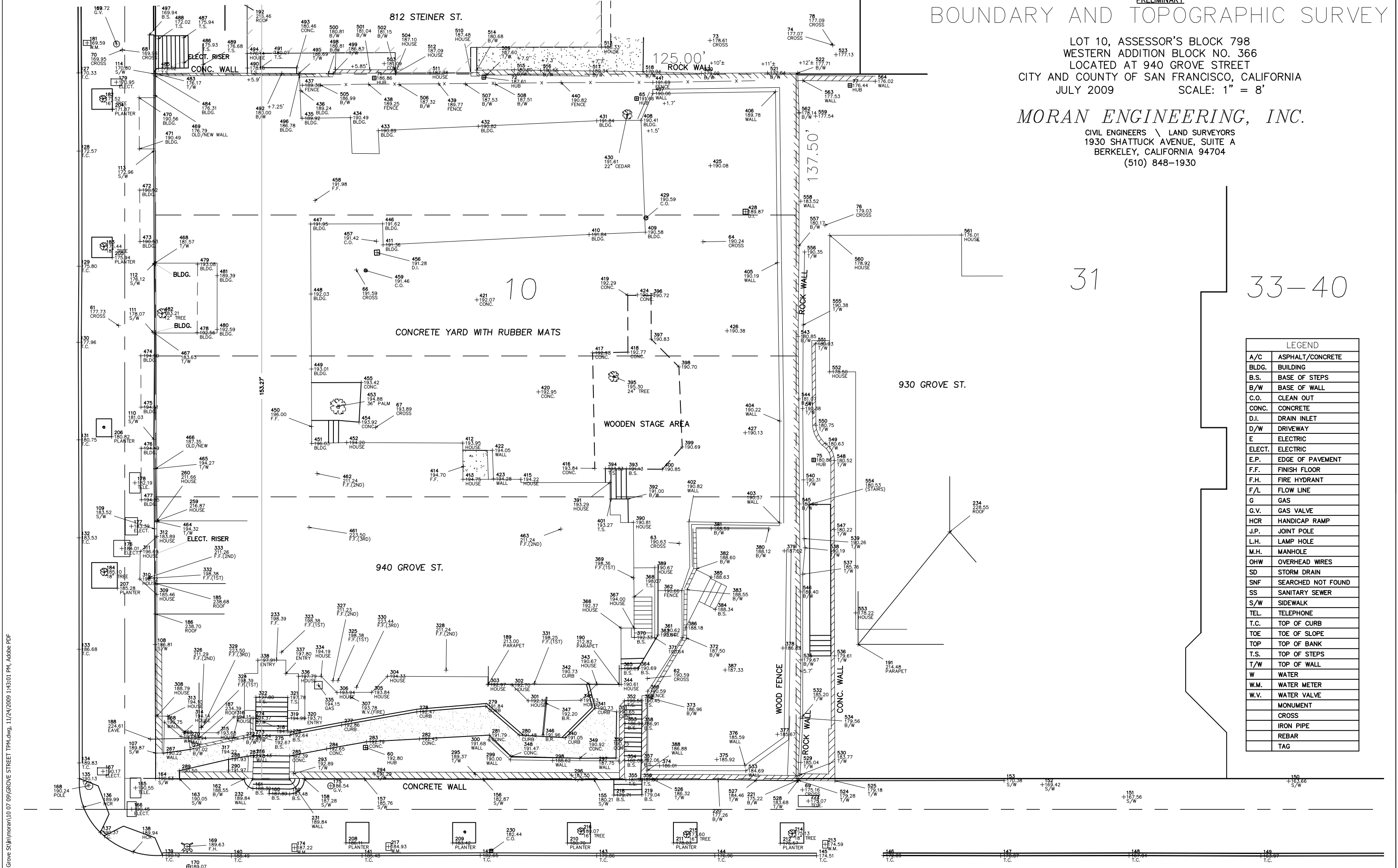


Image 6. Proposed project perspective from Alamo Square looking southeast. The proposed units are shown flanked by the original structure at 940 Grove at center and neighboring historic buildings at the left. Louis H. Felthouse Architect, Inc. Computer rendering, 2009.

PRELIMINARY
BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 10, ASSESSOR'S BLOCK 798
WESTERN ADDITION BLOCK NO. 366
LOCATED AT 940 GROVE STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JULY 2009
SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930



LEGEND	
A/C	ASPHALT/CONCRETE
BLDG.	BUILDING
B.S.	BASE OF STEPS
B/W	BASE OF WALL
C.O.	CLEAN OUT
CONC.	CONCRETE
D.I.	DRAIN INLET
D/W	DRIVEWAY
E	ELECTRIC
ELECT.	ELECTRIC
E.P.	EDGE OF PAVEMENT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
F/L	FLOW LINE
G	GAS
G.V.	GAS VALVE
HCR	HANDICAP RAMP
J.P.	JOINT POLE
L.H.	LAMP HOLE
M.H.	MANHOLE
OHW	OVERHEAD WIRES
SD	STORM DRAIN
SNF	SEARCHED NOT FOUND
SS	SANITARY SEWER
S/W	SIDEWALK
TEL.	TELEPHONE
T.C.	TOP OF CURB
TOE	TOE OF SLOPE
TOP	TOP OF BANK
T.S.	TOP OF STEPS
T/W	TOP OF WALL
W	WATER
W.M.	WATER METER
W.V.	WATER VALVE
	MONUMENT
	CROSS
	IRON PIPE
	REBAR
	TAG

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED

DATE _____

[illegible]

CAD FILE:

PROJECT #:

#

APPROVED BY:

LHF

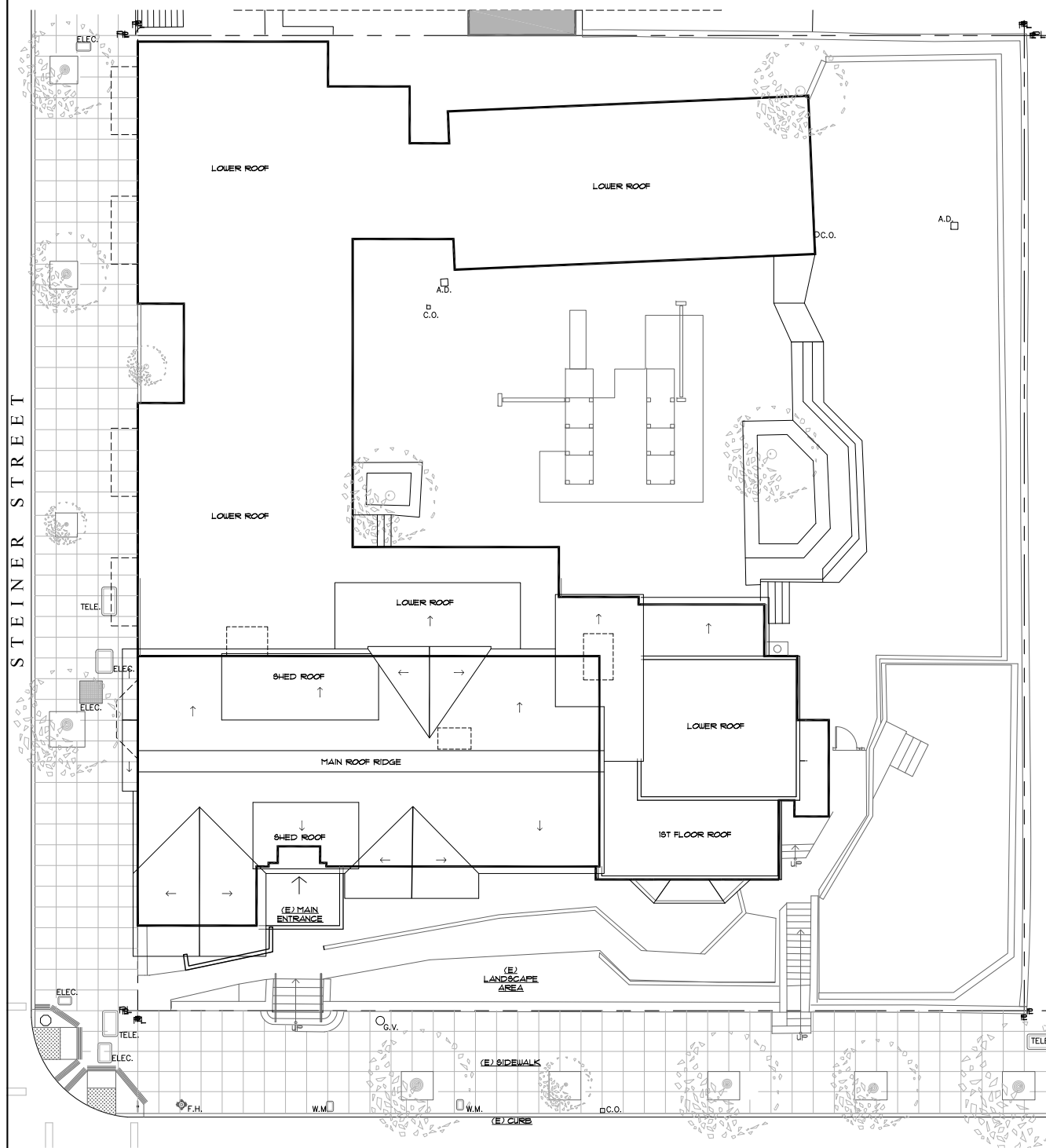
SCALE:

AS NOTED

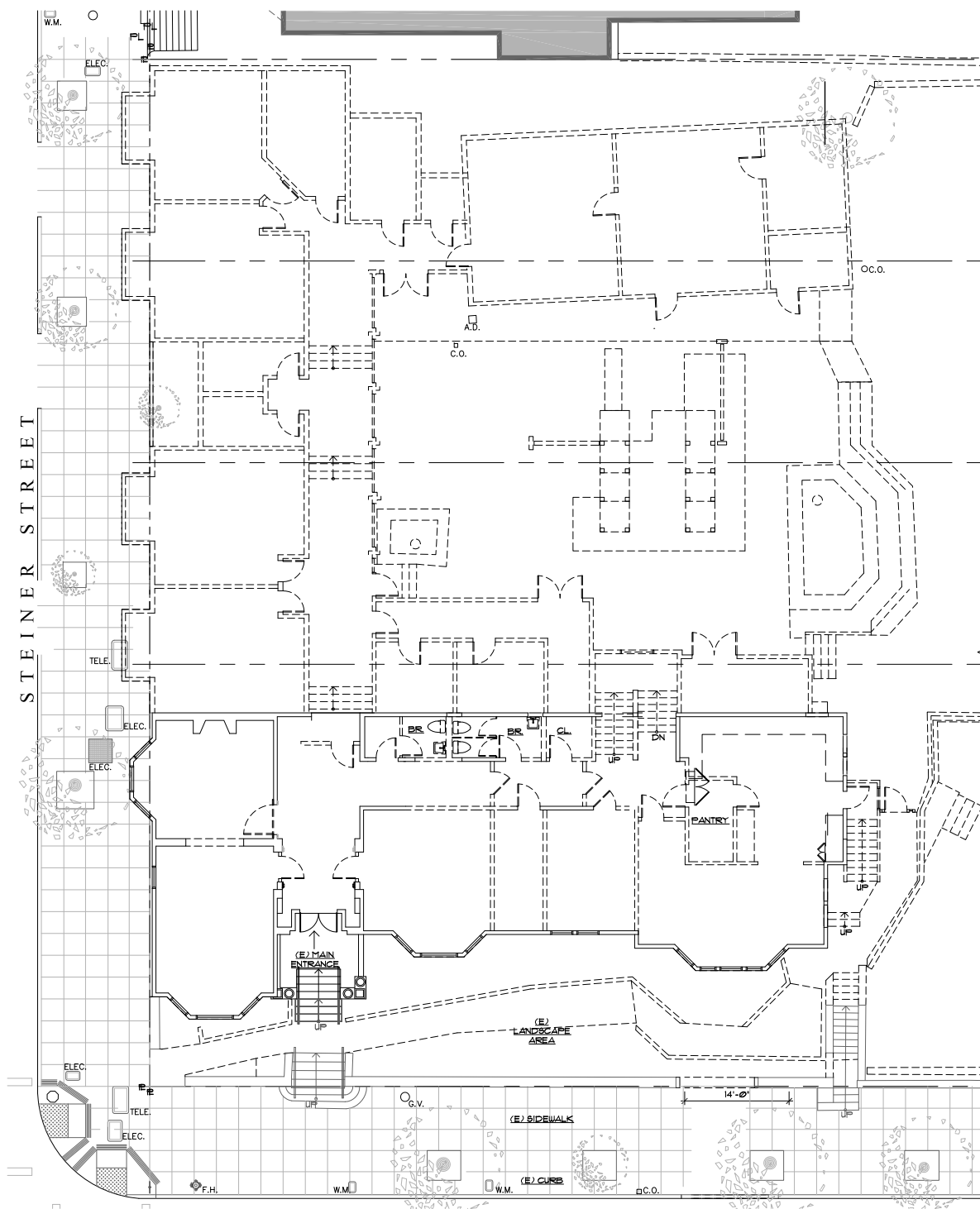
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

A-1.0



1 EXISTING SITE / ROOF PLAN
FOR REFERENCE

$$1/8'' = 1'-0'$$


2 SITE AND SECOND FLOOR DEMOLITION PLAN





APPROVED

DATE[illegible]

CAD FILE:

PROJECT #:	#
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APPROVED BY:	LHF
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SCALE:	AS NOTED
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1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

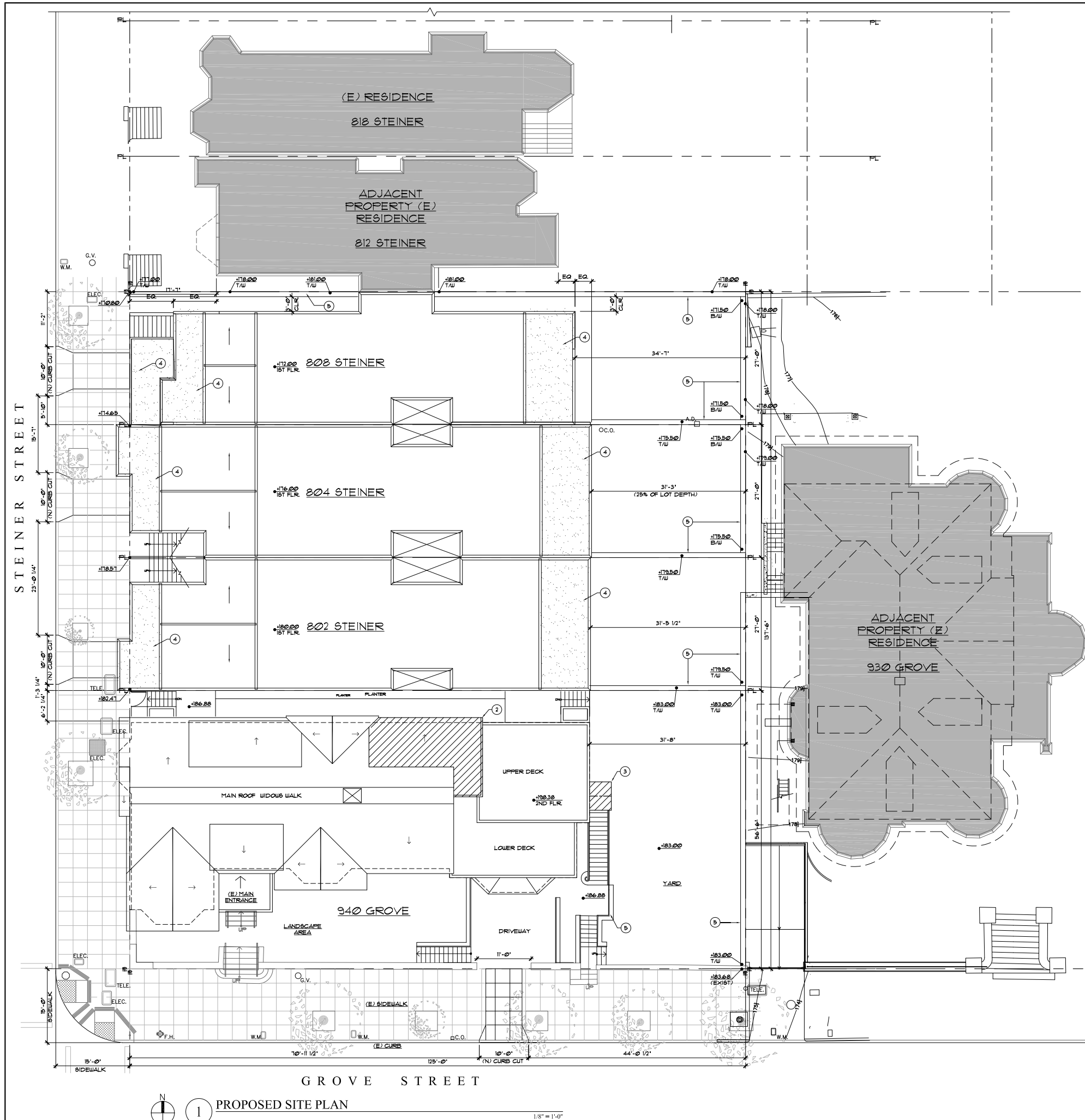
PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED SITE PLAN

A-2.0

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (N) DORMER
3. (N) ROOF
4. DECK
5. (N) RETAINING WALL



F:\940 Grove St\940 Mansion\940---A1s - A2s - Plans.dwg, 12/11/2009 12:13:58 PM, Adobe PDF

REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED

DATE _____

[illegible]

CAD FILE:

PROJECT #:	#
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APPROVED BY: LHF

SCALE:	AS NOTED
--------	----------

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

EXTERIOR
ELEVATION

A-5.0



① EXISTING SOUTH ELEVATION

1/4" = 1'-0"

**940 GROVE STREET
SAN FRANCISCO CA.**



CAD FILE:	
PROJECT #:	#
APPROVED BY:	LHF
SCALE:	AS NOTED

PHONE: (415) 922-5668
FAX: (415) 864-6755

A-5.1



**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED

DATE _____

[illegible]

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

A-5.2



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

**940 GROVE STREET
SAN FRANCISCO CA.**



CAD FILE:	
PROJECT #:	#
APPROVED BY:	LHF
SCALE:	AS NOTED

PHONE: (415) 922-5668
FAX: (415) 864-6755

A-5.3



940 GROVE STREET
SAN FRANCISCO CA.



APPROVED

DATE _____

[illegible]

CAD FILE:

PROJECT #: _____ #

APPROVED BY: _____ LHF

SCALE:	AS NOTED
--------	----------

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED EXTERIOR ELEVATIONS

A-5.4



1 PROPOSED WEST ELEVATION

 $1/4'' = 1'-0''$ 

2 PROPOSED EAST ELEVATION

$$1/4'' = 1'-0''$$

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RESTORATION
AND
ALTERATIONS

940 GROVE STREET
SAN FRANCISCO CA.



APPROVED

DATE

ISSUE RECORD	DATE	BY
FOR REVIEW	06.24.09	
FOR REVIEW	10.28.09	
FOR REVIEW	11.09.09	
FOR REVIEW	11.12.09	
ALAMO SQUARE MEETING	11.23.09	
SITE PERMIT	12.01.09	

CAD FILE:	
PROJECT #:	#
APPROVED BY:	LHF
SCALE:	AS NOTED

LOUIS H. FELTHOUSE
ARCHITECT INC.

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED
EXTERIOR
ELEVATION

A-5.5

SAN FRANCISCO, CA



APPROVED

DATE[illegible]

CAD FILE:

PROJECT #:	#
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APPROVED BY:	LHF
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SCALE:	AS NOTED
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NOT FOR CONSTRUCTION

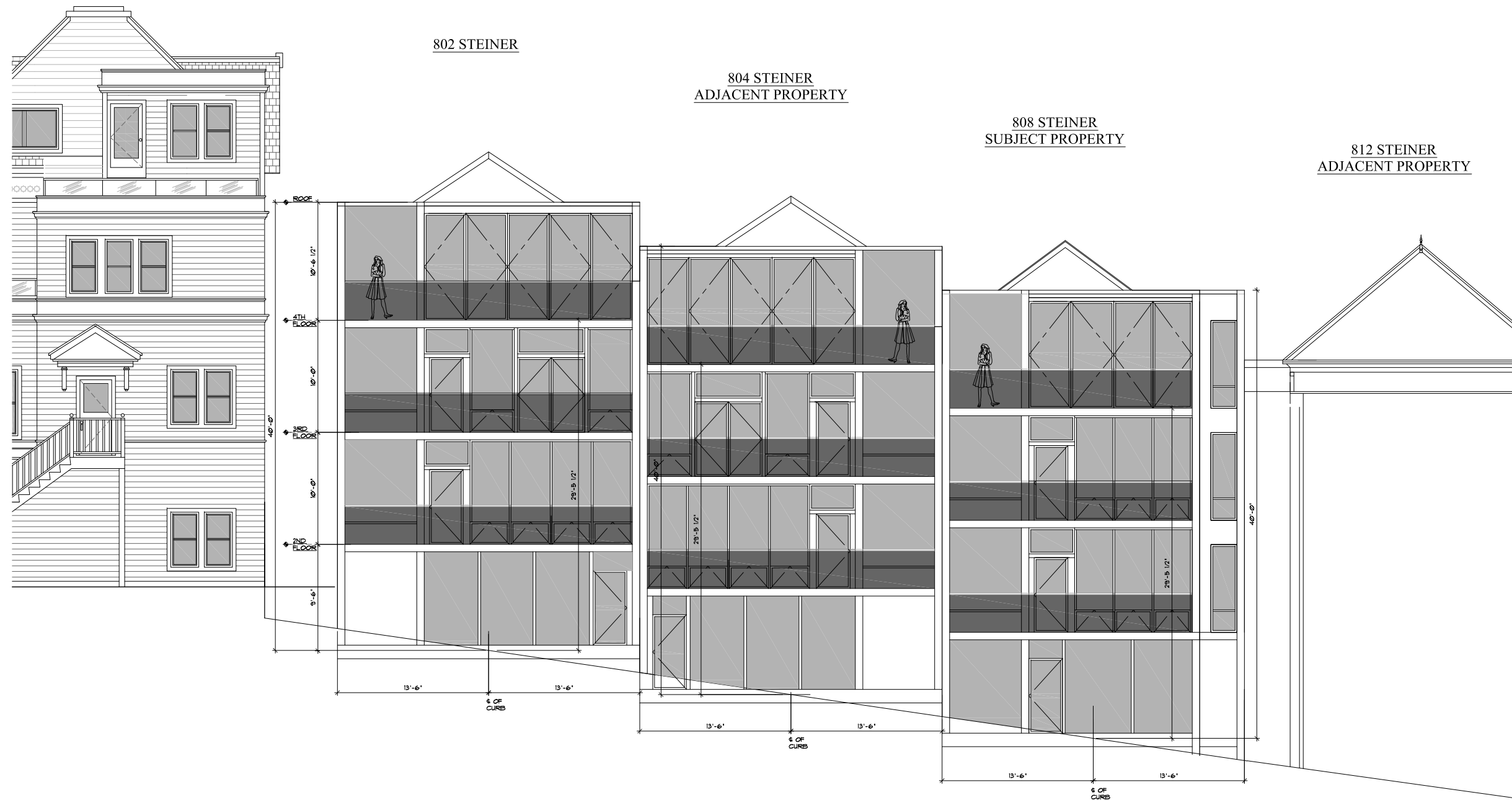
**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
FAX: (415) 864-6755

ELEVATIONS

A-5.2



1 EAST ELEVATION

1/4" - 1'-0"