

Appendix D: Recommendation Tables

Life Safety Recommendations		
Component	Recommendation	Urgency
Unsupported wood bracket at East facade	Remove bracket.	Critical
Delaminated Stucco	Remove and install plastic sheeting over the wood board wall sheathing.	Critical
Interior staircase to second floor	Restrict access to second floor. Block off stairwell entry.	Critical

Recommended Further Investigations		
Component	Recommendation	Urgency
Structural Investigation	Engage licensed structural engineer to investigate: Floor framing, balcony, concrete reinforcement, footings, lateral elements, and connections	Critical
Roof Investigation	Engage licensed roofing contractor to further investigate the condition of: <ul style="list-style-type: none"> - Roof trusses and parapet - Roof drainage system - adequacy of roof slope, height of parapet wall - Door thresholds in relation to roofing (if extant) 	Critical
East Facade Investigation	Remove all plywood to investigate components behind.	Recommended
Pipe Investigation	Hire a licensed plumbing contractor to determine blockage and pipe integrity of existing internal downspouts or below grade piping (if extant)	Recommended
Historic Paint	At East facade	Optional
Analysis	Hire a qualified materials conservator to perform a paint analysis on all character-defining features of the east facade.	

Historic Preservation Treatment Approaches		
Restoration to Maintain Chinese-Inspired Design (at East facade unless otherwise noted)		
Component	Recommendation	Urgency
Tile bulkhead	Restore the original tile bulkhead. Use historic photographs to approximate the original size, type, color, and pattern of the tiling.	Recommended
Flush door at residential entry	Repair door, install new metal circular window and kick plate to match historic condition. Install code compliant hardware. Paint door to match original color.	Recommended
Metal panel marquee over residential entry	Repair marquee. Reconstruct decorative metal trim and wood scrolls below to match historic condition. Paint to match original color.	Recommended
Existing pair of glazed wood storefront doors	Replace doors in kind. Rehabilitate wood hopper transom window and paint to match original color.	Recommended
Wood storefront doors/frame/windows	Reconstruct and paint to original color.	Recommended
Second floor steel sash windows	Repair or replace in kind steel sash windows. New windows to have code compliant hardware. Exterior window finish to be dark to match original color.	Recommended
Second floor five lite glazed wood door	Repair or replace door and frame in kind. Install code compliant hardware. Paint door to match original color.	
Decorative wood brackets below balcony.	Replace in kind. Remove/ salvage existing brackets for replication. Paint to match historic original color.	Recommended
Concrete Balcony	Verify structural capacity, clean, and paint to match original color.	Recommended
Decorative metal balcony	Prep and paint in a red color to match original. If the balcony is to become occupied, design a non-obtrusive code-compliant railing behind existing balcony.	Recommended
Balcony Lighting	Install unobtrusive recessed light fixture.	Recommended
Stucco	Clean with low-pressure, warm water spray, repair cracks and paint in light color to match original color.	Recommended
K-style copper gutter/ Downspouts	Repair or replace the gutter in kind. Replace downspouts. Paint to match original color.	Recommended
Wood Cornice	Repair or replace in kind. Paint cornice in dark color similar to match original color.	Recommended

East Hipped Roof	Remove/ salvage intact barrel clay tile. Replace roof underlayment and sheathing .Clean and reinstall salvaged clay tiles. Match existing tile layout. Replace any tiles that are cracked, damaged.	Recommended
Decorative Metal Parapet	Prep and paint red to match original color. Confirm that cap is adequately secured to wall and is water tight.	Recommended
Arre's pool sign	Restore sign and ensure it is securely attached to building.	Recommended
Steel sash window at south facing return of east facade	Recreate window to match historic. Exterior window finish to be dark to match original color.	Recommended

Rehabilitation - Future Work		
Component	Recommendation	Urgency
East Facade	Maintain facade in place and restore. Set new facade back from original facade with use of differentiated materials and unobtrusive detailing.	Recommended
Flat roof and parapet walls	Maintain legibility of these components	Recommended
Lightwells at south facade	Maintain legibility of these components	Recommended
Non-original openings at south facade	Re-establish original blank south wall by infilling openings with stucco to match adjacent.	Recommended
Interiors	Maintain exposed concrete of the north wall by incorporating pilasters and beams into the design.	Recommended
<i>*Note: Future work should be undertaken by a licensed architect who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture.</i>		

Rehabilitation - Maintenance		
Create a cyclical maintenance program to address the following building components		
Component	Recommendation	Urgency
Stucco exterior finish	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Wood framed storefront components	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Decorative wood cornice and bracket	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Clay tile roof and copper gutter	Clear gutters, clean components, and inspect to ensure proper repair.	Recommended
New roof drainage at flat roof and lightwells	Clear roof drainage components, clean, and inspect to ensure proper repair.	Recommended

Recommendations To Address Material Deficiencies		
Roof and Roof Drainage		
Component	Recommendation	Urgency
Flat Roofing	Replace flat roof in its entirety and all related components	Critical
Roofing at lightwells	Replace roof decks and all related components at lightwell roof decks	Critical
Metal parapet cap	Replace existing with kynar-coated galvanized steel parapet cap sloped to drain.	Critical
Roofing at rear penthouse	Remove existing roof and install rolled asphalt roofing. Inspect roof sheathing and roof framing; replace as required.	Critical
Steel grates above each lightwell	Remove and discard. Patch and paint remaining holes to match adjacent stucco.	Recommended

North and West Facade		
Component	Recommendation	Urgency
Facade Openings	Short term: Provide new windows and/or doors in existing façade openings that are open or cover openings with watertight coverings.	Critical
	Long term: Replace in kind windows and door to match existing/historic at all openings.	Recommended
Stucco	Short term: Patch holes in stucco to match existing. Seal cracks.	Critical
	Long term: <ul style="list-style-type: none"> - Cut and grind off bolts protruding from concrete/stucco and patch stucco to match adjacent. - Clean the facade with a low-pressure water spray to remove bio-growth and dirt. - Remove appurtenances and patch holes. - Remove stucco at base of wall to provide 2" minimum code clearance from concrete and 4" minimum from grade. - Provide proper weep screed at base of stucco. Paint over graffiti. Prep and paint with graffiti resistant coating. 	Recommended
Second floor egress	If the second floor will be re-inhabited, determine a second means of egress.	Recommended

South Facade		
Component	Recommendation	Urgency
Wall framing/finish	Short term: Replace missing and damaged wall framing and wall sheathing where appropriate.	Critical
	Long term: Remove steel shutter doors and infill openings. Repair wall framing and replace or provide additional wall sheathing as required.	Recommended
Stucco	Short term: Remove portions of stucco that have delaminated and are pulling from the wall. Patch all holes with stucco to match adjacent and seal cracks.	Critical
	Long term: Remove stucco in its entirety from the south facade. Salvage a portion for replication. Provide new stucco assembly with code required clearances to grade. New stucco to match texture, and to extent possible, makeup of the original stucco.	Recommended
East Facade		
Component	Recommendation	Urgency
East Facade	Short term: Maintain secure, watertight coverings over facade openings.	Critical
	Short term: Install covering over window at south facing return of east facade.	Critical

Building Interior		
Component	Recommendation	Urgency
HVAC Ducting	Remove hanging HVAC ducting and unit(s) from ceiling along south wall at first floor in their entirety.	Critical
Infestation	Remove live and dead cats and rodents and secure building from reentry.	Critical
Debris	Remove all detritus from building interior	Critical
Appurtenances	Remove all remaining built-ins, furniture, appliances or other appurtenances from second floor and roof.	Critical
Interior Features	Maintain the exposed concrete at the north wall by incorporating the pilasters and beam into the future design of the building interior.	Recommended

