



CITYWIDE SURVEY INFORMATIONAL PRESENTATION

FEBRUARY 20TH, 2019
HISTORIC PRESERVATION COMMISSION

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San Francisco
Planning

CITYWIDE SURVEY **BACKGROUND & HISTORY**

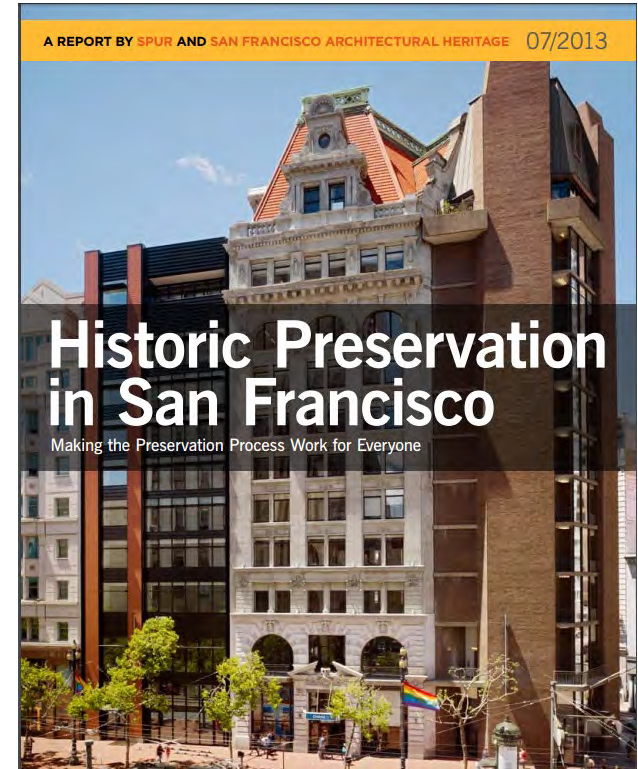
WHAT IS A SURVEY?

- **The process of identifying and gathering data on a community's historic resources and maintaining an inventory of this data**
- **Primary components of a survey**
 - Historic Context Statements
 - Property documentation
 - Evaluation
 - Inventory or Database
 - Outreach



CITYWIDE SURVEY **WHY SURVEY?**

- Preservation program
- CLG status
- **Community Identity**
- **Disaster Planning & Recovery**
- **Local Economy**
- **Support New Housing & Development**



CITYWIDE SURVEY PREVIOUS SURVEYS

1976 SURVEY

street address 431 O'Farrell 322A 197 3
 block number lot number 3 3 3 3
 building type/use/number of floors Hotel - 13
 The Hamilton

RELATIONSHIP WITH SURROUNDING BUILDINGS
 Relationship of setting to building -2 -1 0 1 2 3 4 5
 Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION
 Facade proportions -2 -1 0 1 2 3 4 5
 Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5
 Unique visual feature of interest 0 1 2 3 4 5
 Example of a rare or unusual style or design 0 1 2 3 4 5
 Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER
 CORNICE, PARAPET, APP
 Importance of cornice to building design
 Cornice contribution to streetscape
 FACADE CONDITION
 Physical condition
 Paint/Material color
 REMODELING
 Appropriateness of improvements

Field Notes
Awning is ca to emphasize deco panel

Review Notes
 Junior League Listing
 Index
 Northern Calif
 Other Listing

photo 013 - 21

DPR FORM

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 305 Franklin St.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: San Francisco
 and (P2b and P2c or P2s. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)
 *c. Address: 305 Franklin St. City: San Francisco Zip: 94102
 d. UTM: Zone: 10 mE/ _____ City: _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0909-004A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries.)
 305 Franklin St. is located on a 60' x 75' lot on the northwest corner of Franklin and Hayes Streets. Built in 1922, 305 Franklin St. is a 3-story, wood frame, multiple family residence designed in the Classical Revival style. The rectangular-plan building, clad in brick veneer and stucco siding, is capped by a flat roof. The foundation is not visible from the street. The primary facade faces east toward Franklin Street and a secondary elevation faces south toward Hayes Street. The primary facade is 5 bays wide. The first floor is clad in brick veneer and features a centered, recessed, arched entrance fitted with a glazed, wood door with sidelights. The end bays have three-part vinyl windows with central fixed sash, double-hung, vertically divided three-over-one side sash, and narrow transom lights. The bays flanking the entrance have paired double-hung, three-over-one vinyl sash with narrow, divided transoms. The upper two stories are clad in stucco. The upper stories have semi-hexagonal bay windows in the end bays and paired bay windows in the center bay, all fitted with double-hung, six-over-one, vinyl sash. The alternating bays have paired, vinyl, double-hung windows. The Hayes Street elevation is 7 bays wide. The first story has three-part vinyl windows identical to those on the facade and double-hung vinyl windows in alternating bays. The upper stories have semi-hexagonal bay windows alternating with single, double-hung vinyl windows. Both elevations terminate in a molded architrave with egg and column ornament and a modillion cornice with dentils. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3, Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View from east
 9/12/2008

*P6. Date Constructed/Age and Sources: Historic
 1922
 SF Assessors Office

*P7. Owner and Address:
 LAT Corporation
 Leona Tarantino
 PO Box 471881
 San Francisco, CA

*P8. Recorded by:
 Page & Turnbull, Inc.
 724 Pine Street
 San Francisco, CA 94108

*P9. Date Recorded:
 9/12/2008

*P10. Survey Type:
 Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list) _____

*Required information

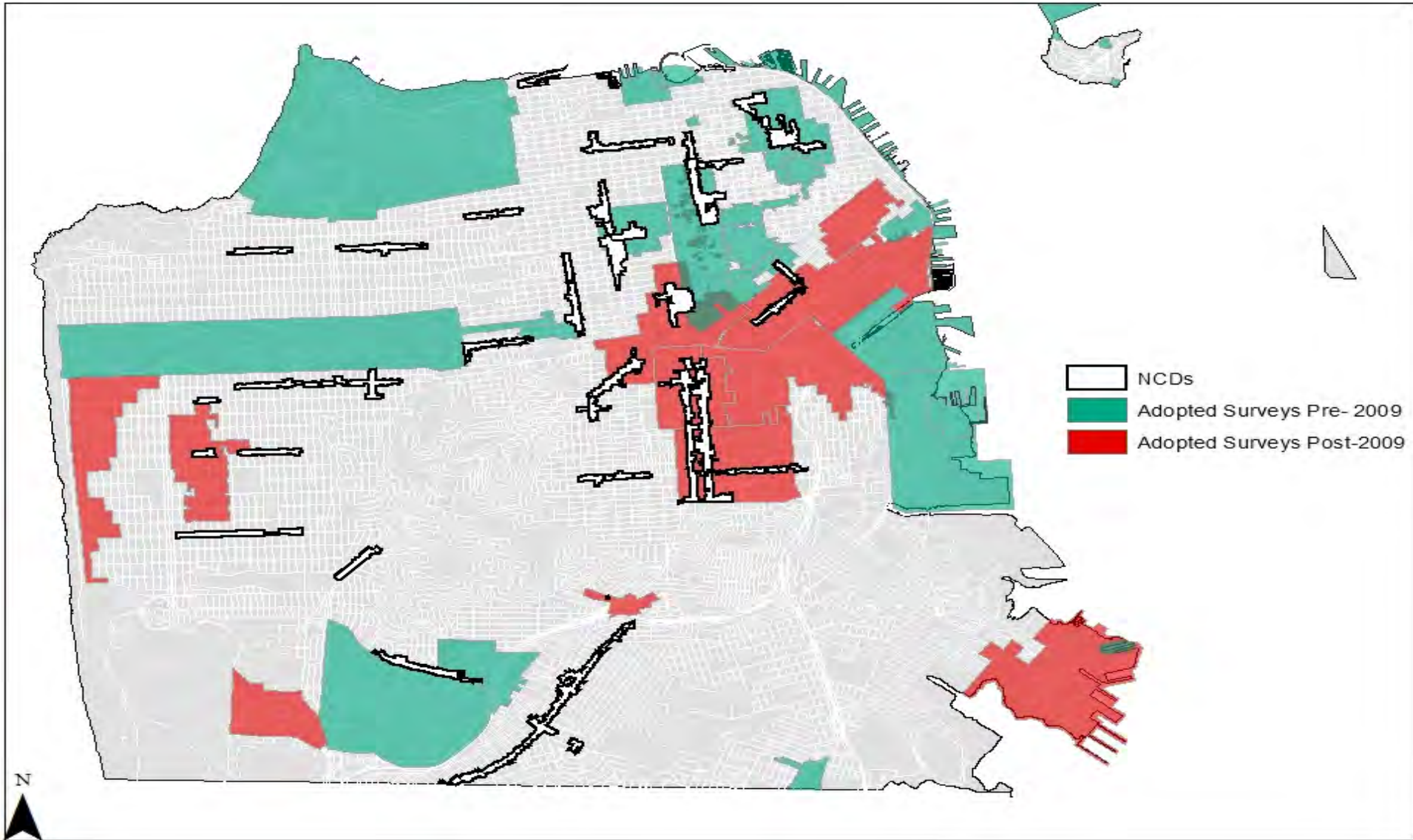


MULTIPLE PROPERTY INVENTORY

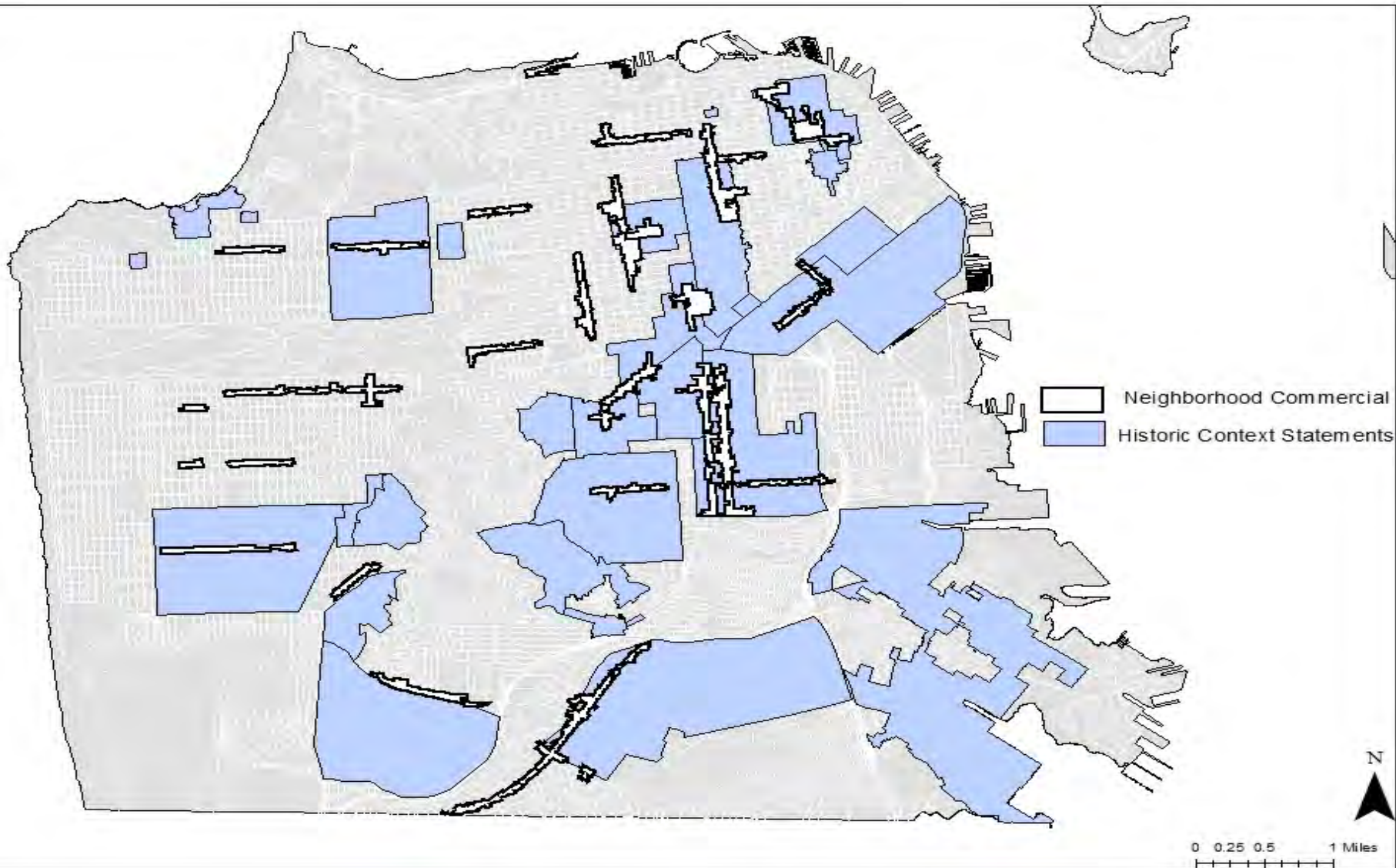
	CHRS_C_2010	HIST_DIST	LIST_TYPE	ELIGIBILT
<p>ally significant under California Register of Events), because it is associated with the broad ment and development of streetcar suburbs y20th century in San Francisco's Mission District; sign), because it exhibits physical designs, rmanship that embody the distinctive expression of "Italianate" architecture from the</p>	TS	Not located within an identified historic district	Individual historic resource	Listed in California Register of Historical Resources
<p>By significant under California Register of Events), because it is associated with the broad i San Francisco's Mission District; and Criterion 3 it exhibits physical designs, features, materials, dy the distinctive characteristics and high artistic tural style.</p>	TS	Not located within an identified historic district	Individual historic resource	Appears eligible for listing in California Register of Historical Resources
<p>By significant under California Register of Events), because it is associated with the broad ian retail economy and the "Mission Miracle" to district of the mid-20th century; and Criterion 3 it exhibits physical designs, features, materials, dy the distinctive characteristics and high artistic 0th Century Commercial" architecture.</p>	TS	Not located within an identified historic district	Individual historic resource	Appears eligible for listing in California Register of Historical Resources
<p>By significant under California Register of Events), because it is associated with the broad patterns of manufacturing and commercial development in the early 20th century in San Francisco's Mission District; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics of "Mediterranean Revival/Eclectic" commercial architecture from the early 20th century.</p>	TS	Not located within an identified historic district	Individual historic resource	Appears eligible for listing in California Register of Historical Resources
<p>This residential building is individually significant under California Register of Historical Resources Criterion 1 (Events), because it is associated with the broad patterns of "Victorian-era" settlement and development of streetcar suburbs during the late 19th century/early 20th century in San Francisco's Mission District; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics and high artistic expression of "Italianate" architecture from the period, circa 1870s-1890s.</p>	2S2	Not located within an identified historic district	Individual historic resource	Appears eligible for listing in California Register of Historical Resources
<p>This residential building is individually significant under California Register of Historical Resources Criterion 1 (Events), because it is associated with the broad patterns of "Victorian-era" settlement and development of streetcar suburbs during the late 19th century/early 20th century in San Francisco's Mission District; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics and high artistic expression of "Stick/Eastlake" architecture from the period, circa 1870s-1890s.</p>		Not located within an identified historic district	Individual historic resource	Appears eligible for listing in California Register of Historical Resources

3616-007	2554	2554	MISSION ST	3616-007	2554	2554	MISSION ST												
4084-001	3101	3101	20TH ST	4084-001	3101	3101	20TH ST	1928	1928	San Francisco Assessor	HP6. Industrial Building	Mediterranean Revival/Eclectic	Retains all or most aspects of historic design, materials, and workmanship.						
6524-007	1232	1232	TREAT AV	6524-007	1232	1232	TREAT AV	1900	1885	SFPUC Water Tap records/Architectural estimate	HP2. Single Family Property	Italianate	Retains all or most aspects of historic design, materials, and workmanship.						
6524-007	1232	1232	TREAT AV	6524-007	1232	1232	TREAT AV	1900	1885	SFPUC Water Tap records/Architectural estimate	HP3. Multiple Family Property	Stick/Eastlake	Retains all or most aspects of historic design, materials, and workmanship.						

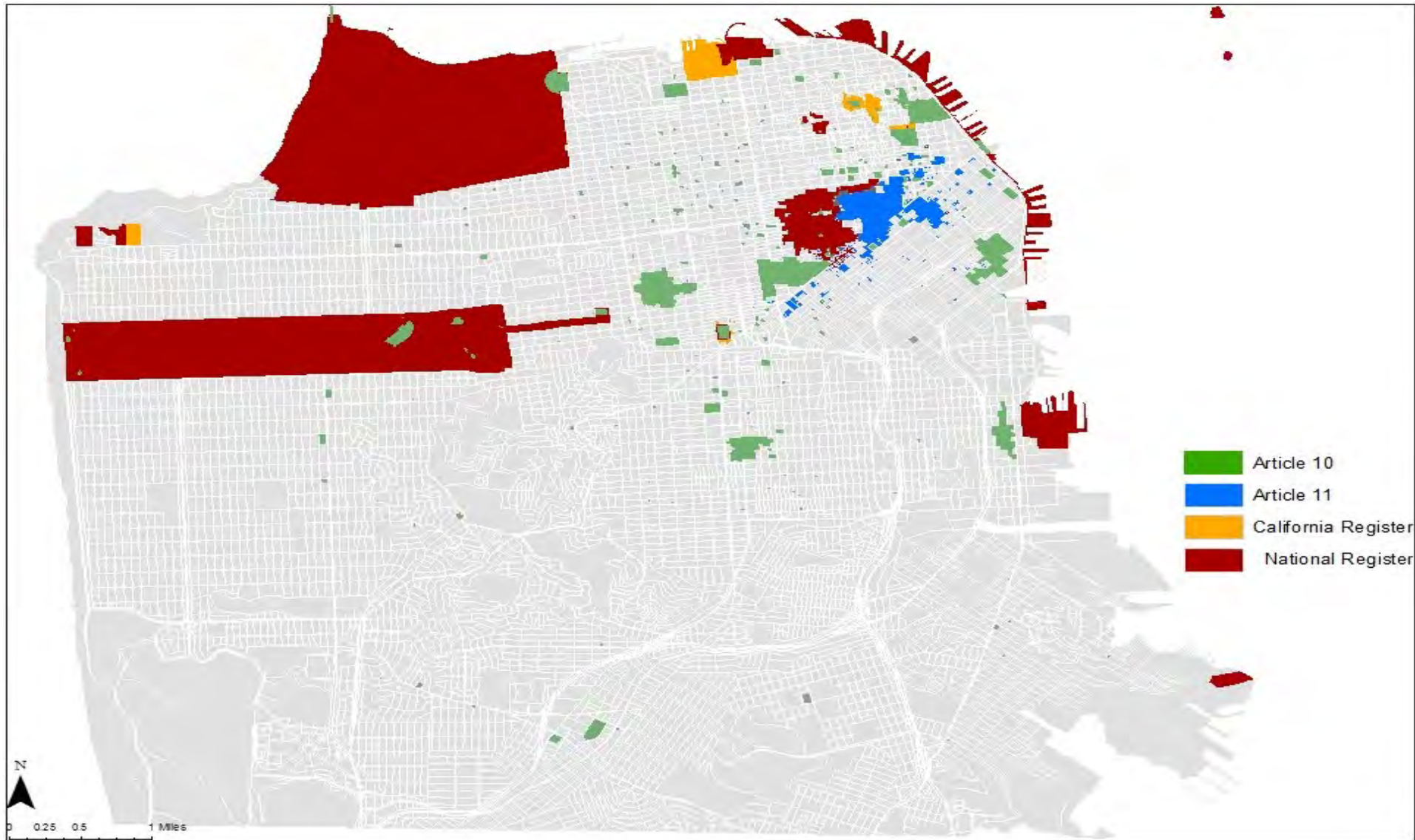
CITYWIDE SURVEY ADOPTED SURVEYS



CITYWIDE SURVEY HISTORIC CONTEXT STATEMENTS



CITYWIDE SURVEY DESIGNATED PROPERTIES AND DISTRICTS



SURVEY PLATFORM

CITYWIDE SURVEY ARCHES — SURVEY PLATFORM

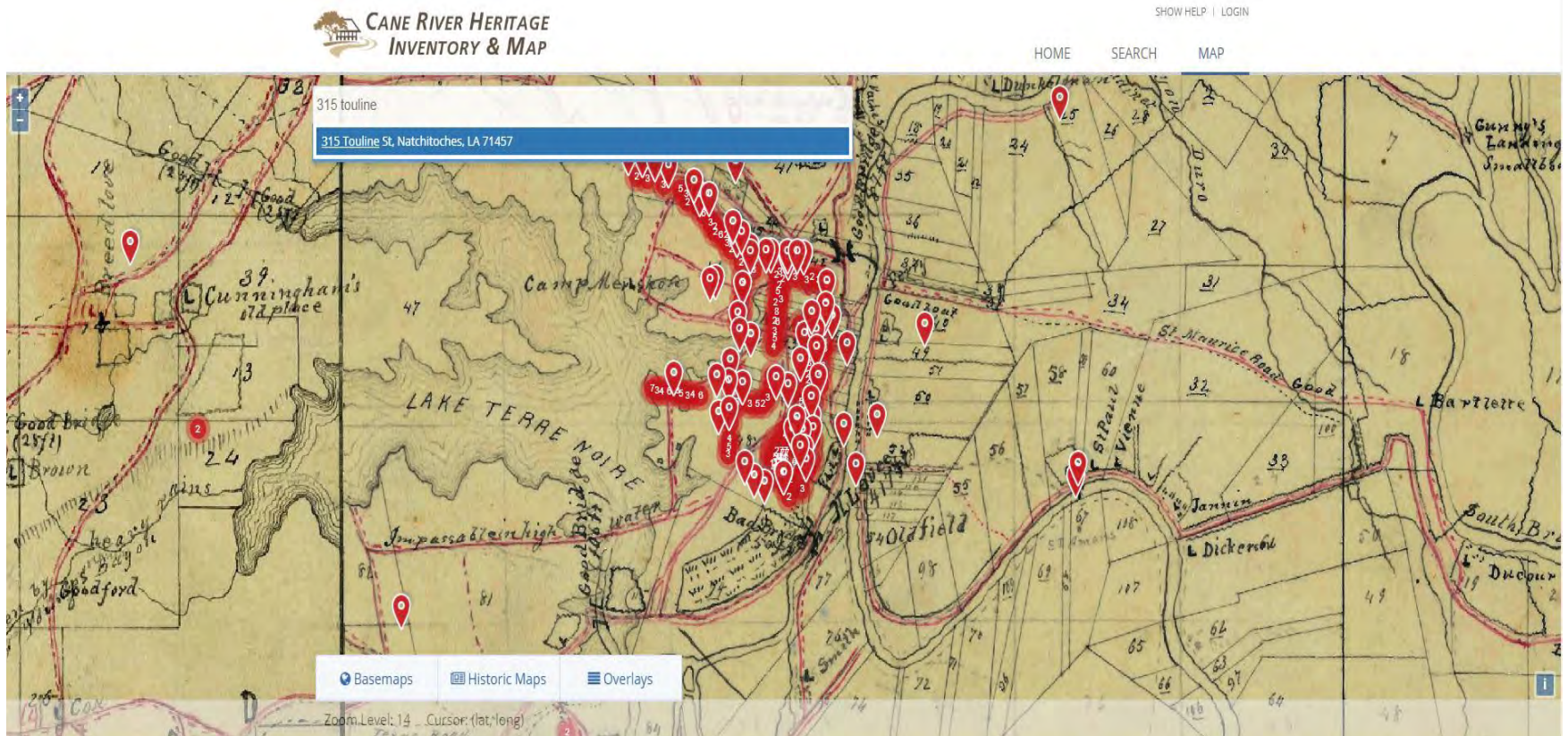
WHAT IS ARCHES?

- An open-source, geospatially-enabled software platform for cultural heritage inventory and management www.archesproject.org
 - **Data Collection**
 - Text, photos, maps, PDFs, video, audio
 - Multiple users with different admin access
 - **Data Management**
 - Links to related records / documentation
 - Compatible with Property Information Map (PIM) database
 - Legacy data



CITYWIDE SURVEY ARCHIVES — SURVEY PLATFORM

CANE RIVER HERITAGE AREA NATCHITOCHES, LOUISIANA



<http://crhim.legiongis.com/>

CITYWIDE SURVEY **ARCHES** — SURVEY PLATFORM

ACCESS RESOURCE FOR CONSERVATION AND ARCHAEOLOGY IN A DEVELOPMENT ENVIRONMENT (ARCADE)

CITY OF LINCOLN, ENGLAND

The screenshot displays the ARCADE web application interface. At the top left is the ARCADE logo. The top right corner features a search bar, a 'Login' button, and a help icon. Below the search bar is a search input field containing the text 'Roman cemetery'. A dropdown menu shows the selected item: 'Roman cemetery (Investigative Activities - Activity Name)'. Below the search bar is a navigation bar with icons for 'Map', 'Time', 'Saved', 'Advanced', and 'Related'. The main content area is divided into two columns. The left column contains a list of resources, each with a 'Map' icon and a 'Related Resources' link. The resources listed are: 'Roman inhumations, Lincoln College', 'Roman burial The Lawn', 'Roman road, Lincoln College', and 'Roman inhumations, Lincoln College'. The right column shows a map of Lincoln, England, with various archaeological resources marked by red dots and numbered circles. A detailed view of a resource is shown in a pop-up window, titled 'Roman cemetery'. The text in the pop-up window reads: 'Report on finds of Roman cremation inhumations a little eastward from Pottergate Head, where the quarry pits now are'. Below this text, the resource ID is '8306a7be-4792-4bcd-a1ac-7897581ffc63' and the resource model is 'Investigative Activities'. The pop-up window also has 'Report' and 'Map' buttons. The map shows the city of Lincoln, with streets like YARBOROUGH CR, NEWPORT, NETTLEHAM RD, BUXTON RD, GREETWELL RD, and MONKS RD. The Lincoln County Hospital is also visible. The map is overlaid with a grid and various colored areas representing different resources.

<https://arcade.lincoln.gov.uk/>

CITYWIDE SURVEY ARCHES — SURVEY PLATFORM



HAIGHT-ASHBURY PILOT SURVEY

The screenshot displays a web-based survey platform interface. On the left, a search bar contains the text "Find a resource...". Below it, a "Results: 3030" section lists several address ranges with "yes" responses and options to "Edit" or view a "Map". The main area is a map of the Haight-Ashbury neighborhood, showing a grid of streets including Fell St, Oak St, Haight St, Masonic Ave, Clayton St, and Frederick St. The map is overlaid with numerous orange dots representing survey points. A search bar at the top right of the map area contains the text "Locate a Place or Address". The bottom right corner of the map area includes the text "Buena Vista Park" and a copyright notice: "© Mapbox © OpenStreetMap Improve this map © DigitalGlobe".

Find a resource...

Map Time Saved Advanced Related

Results: 3030

Select...

1463-1467 HAIGHT ST
yes,
Edit Map Related Resources

<address1>
Edit Related Resources

1415-1415 HAIGHT ST
yes,
Edit Map Related Resources

1525-1529 HAIGHT ST
yes,
Edit Map Related Resources

<address1>
Edit Related Resources

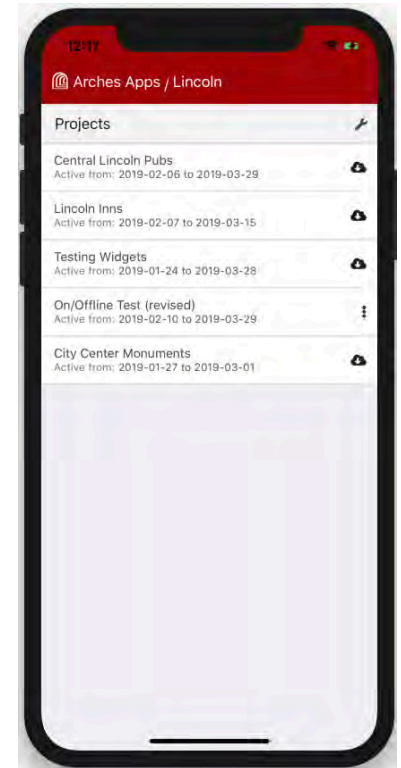
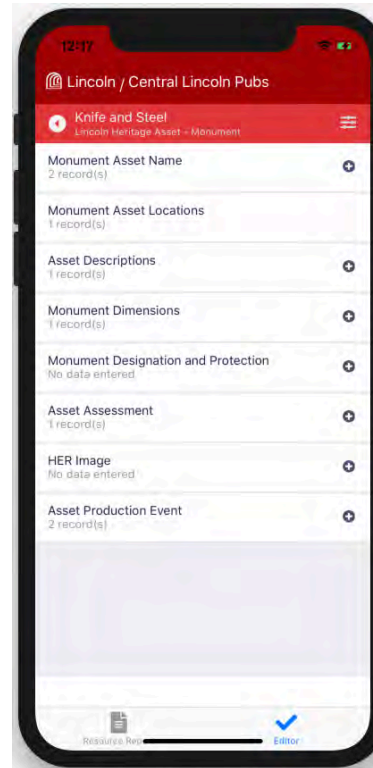
601-603 CLAYTON ST
yes,
Edit Map Related Resources

Mapbox

© Mapbox © OpenStreetMap Improve this map © DigitalGlobe

CITYWIDE SURVEY ARCHES — COLLECTOR MOBILE APP

- **Arches Collector**
 - Mobile data collection
 - Multi-user access
 - Field data collection
 - Pinpoint map locations,
 - Photos
 - Select from pre-populated control lists
 - Enter text



METHODOLOGY

CITYWIDE SURVEY **METHODOLOGY**

WHAT WILL BE RECORDED?

- Individual resources (buildings, structures, objects, natural features)
- Districts and cultural landscapes

HOW WILL IT BE RECORDED?

- Individual record in Arches database
- Each record will include:
 - Photograph(s) of resource
 - Physical description
 - Historic theme or context
 - Assessment of physical integrity
 - Status code / evaluation
 - Link to any related records



CITYWIDE SURVEY **METHODOLOGY**

WHAT WILL BE EVALUATED?

- Buildings, structures, or objects that:
 - Were constructed on or before 1974, **and**
 - Associated with a historically significant theme or context, **and**
 - Retain integrity, **or**
 - Identified by public
- Evaluation will be context-based
- Evaluate for National Register and California Register eligibility
 - Criterion A/1 (Events)
 - Criterion B/2 (People)
 - Criterion C/3 (Architecture)
- Findings from informal surveys and HRER district determinations
- Historic Resource Assessment (HRA) findings

WHAT WILL NOT BE EVALUATED?

- Properties previously **designated** to National Register, California Register, or local register
- Properties previously evaluated in area plan surveys

CITYWIDE SURVEY **SURVEY TEAM**

Planning Staff/Interns

- Prepare and review historic context statements
- Develop data collection tools
- Conduct survey fieldwork
- Conduct outreach

Survey Advisory Group (SAG)

- Provide guidance during survey
- Review proposed survey methodology
- Facilitate outreach

Public

- Participate in focus groups
- Provide information
- Serve on SAG

Historic Preservation Commission

- Review proposed survey methodology
- Serve on SAG
- Adopt survey findings

Technical Support

- Getty Conservation Institute (GCI)
- Farallon Geographics Inc.

CITYWIDE SURVEY **OUTREACH**

SURVEY ADVISORY GROUP (SAG)

- **SAG core:**
 - 6-8 members
 - HPC Commissioners (2)
 - Preservation consultants (2-3)
 - SF Heritage (1)
 - SPUR (1)
 - City family (1)
- **SAG rotating:**
 - 2-3 rotating members by phase
 - Neighborhood group(s)
 - Historical societies
 - Community stakeholders



CITYWIDE SURVEY **OUTREACH**

PUBLIC

- Focus groups - Cultural Heritage Survey Methodology
- Neighborhood groups/organizations
 - SAG rotating members
 - Survey presentations
 - Distribute flyer/postcard, FAQ
- Survey website
 - Entries by public
 - Survey status updates



PHASING

CITYWIDE SURVEY PHASING

VARIABLES

- Physical hazards-disaster preparedness
- Neighborhoods and communities under-represented in preservation program
- Development tool
- Age of building stock



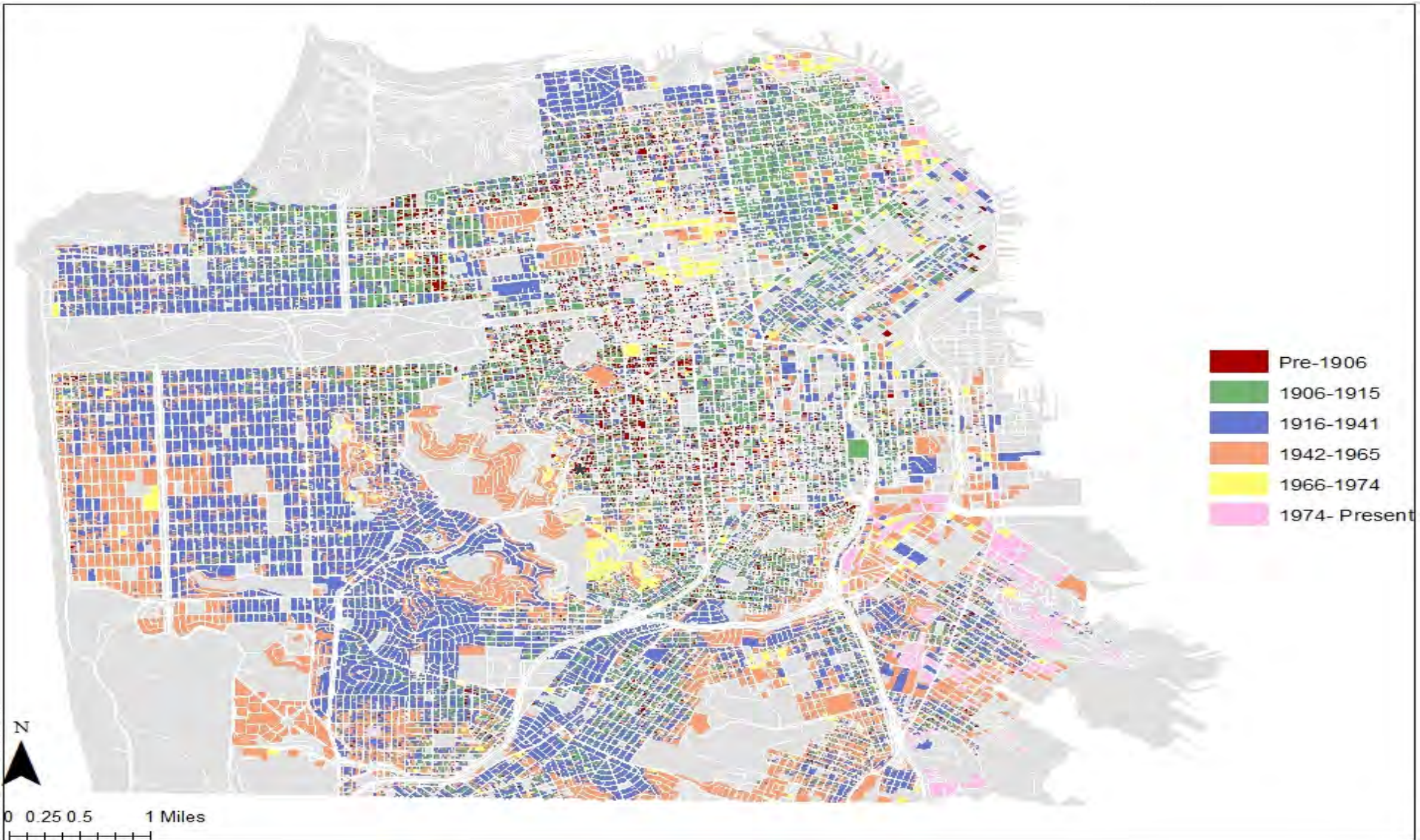
CITYWIDE SURVEY PHASING

OUTREACH TO CITY FAMILY

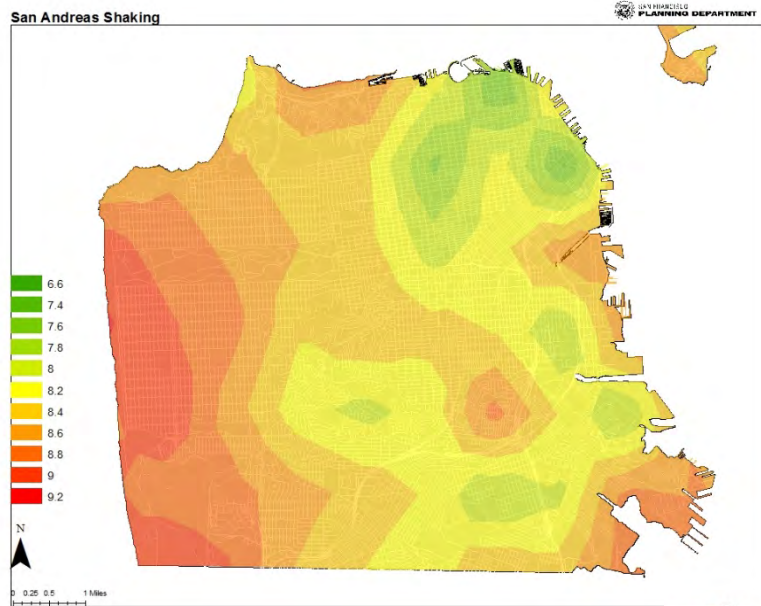
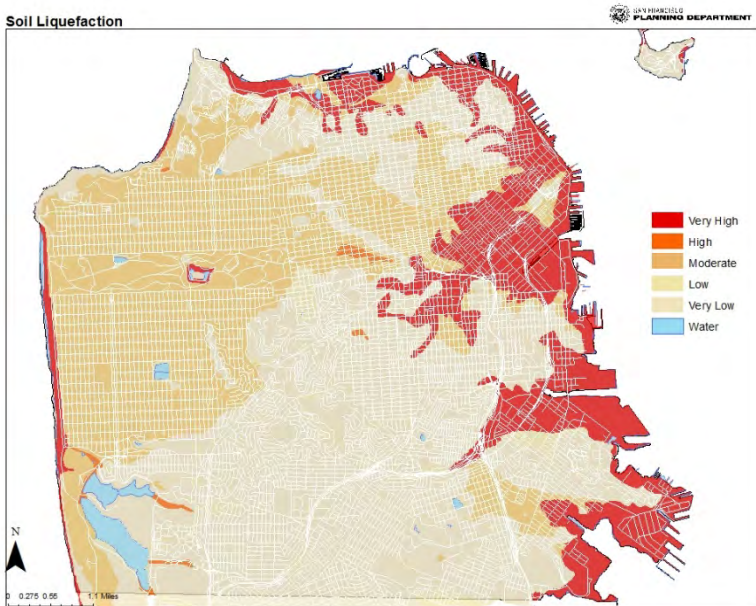
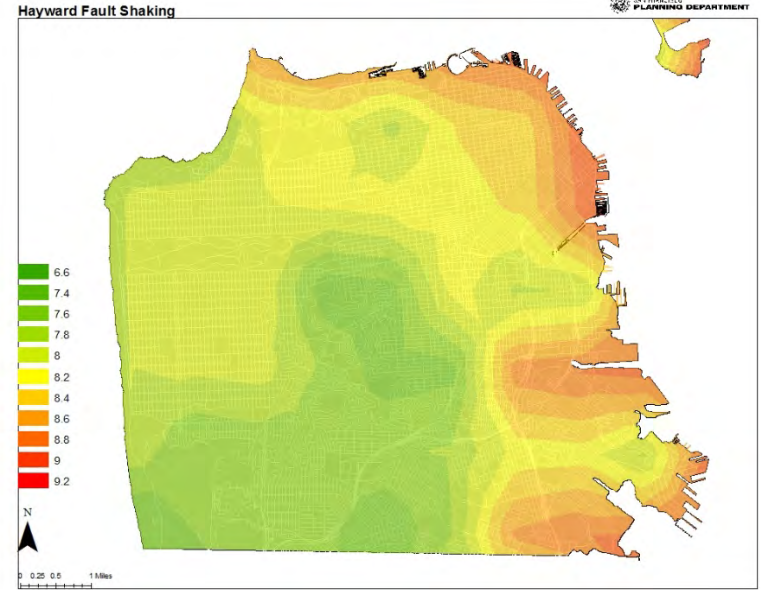
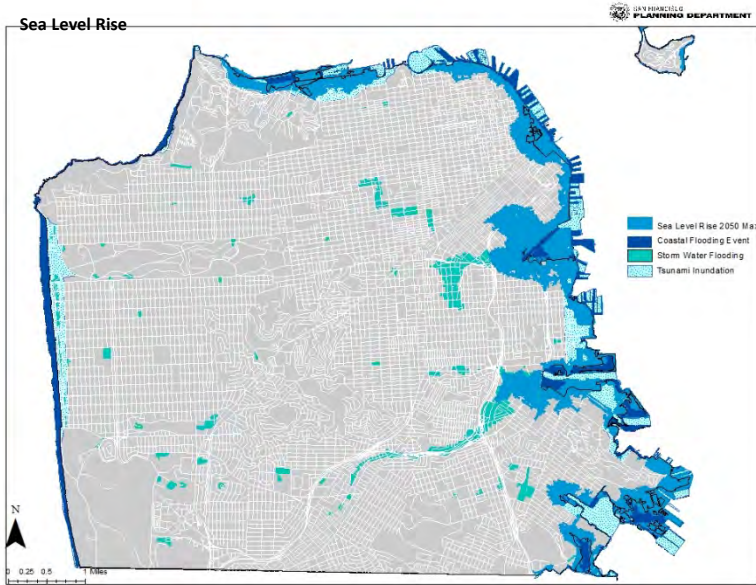
- Concurrence on priorities, particularly for Phase One
 - City-owned properties (including Port)
 - Non-ductile concrete construction (Office of Resilience)
- Sharing of resources and data points-physical hazard maps
- Identification of data collection/data points that survey could include that would broaden use of survey



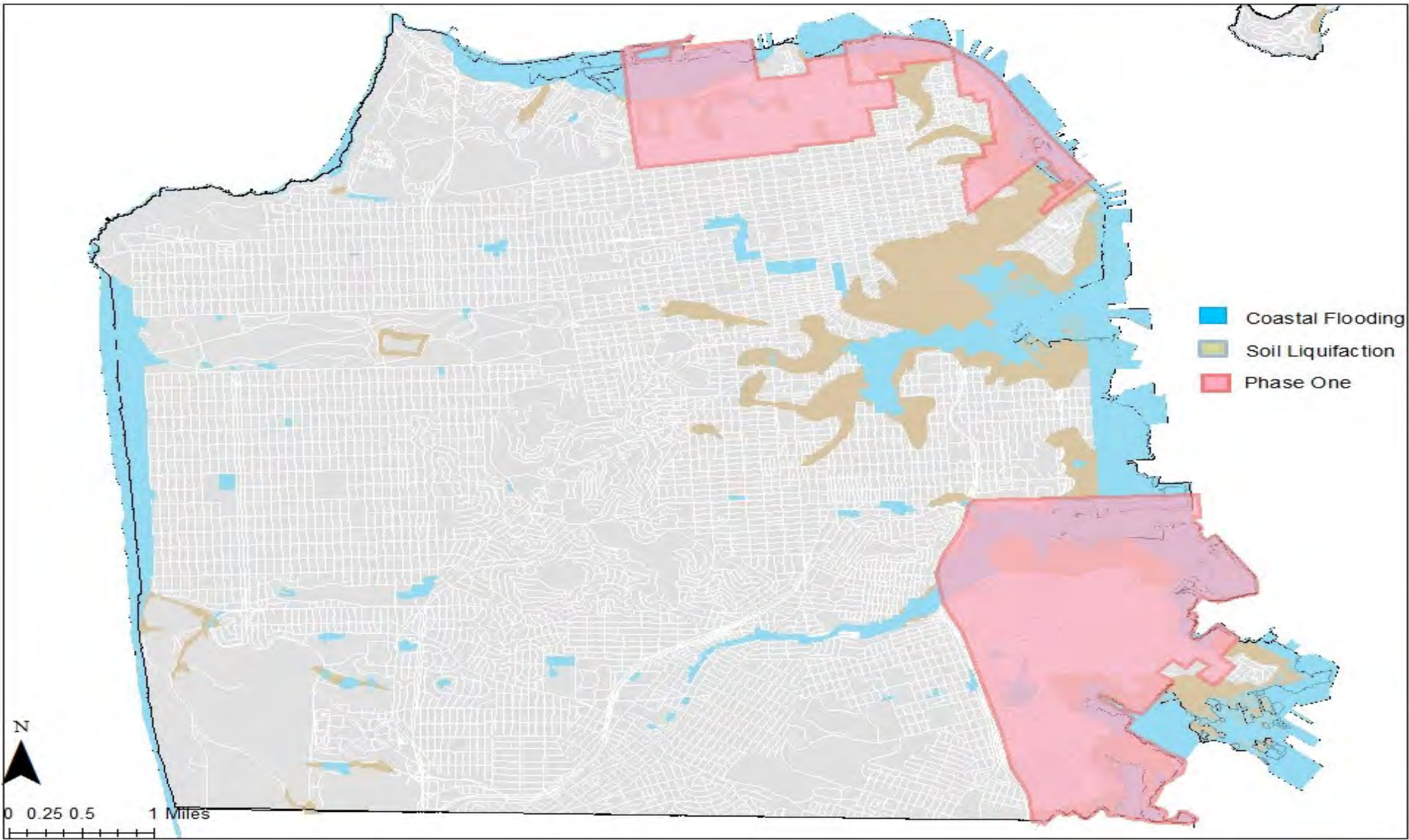
CITYWIDE SURVEY BUILDING CONSTRUCTION DATE



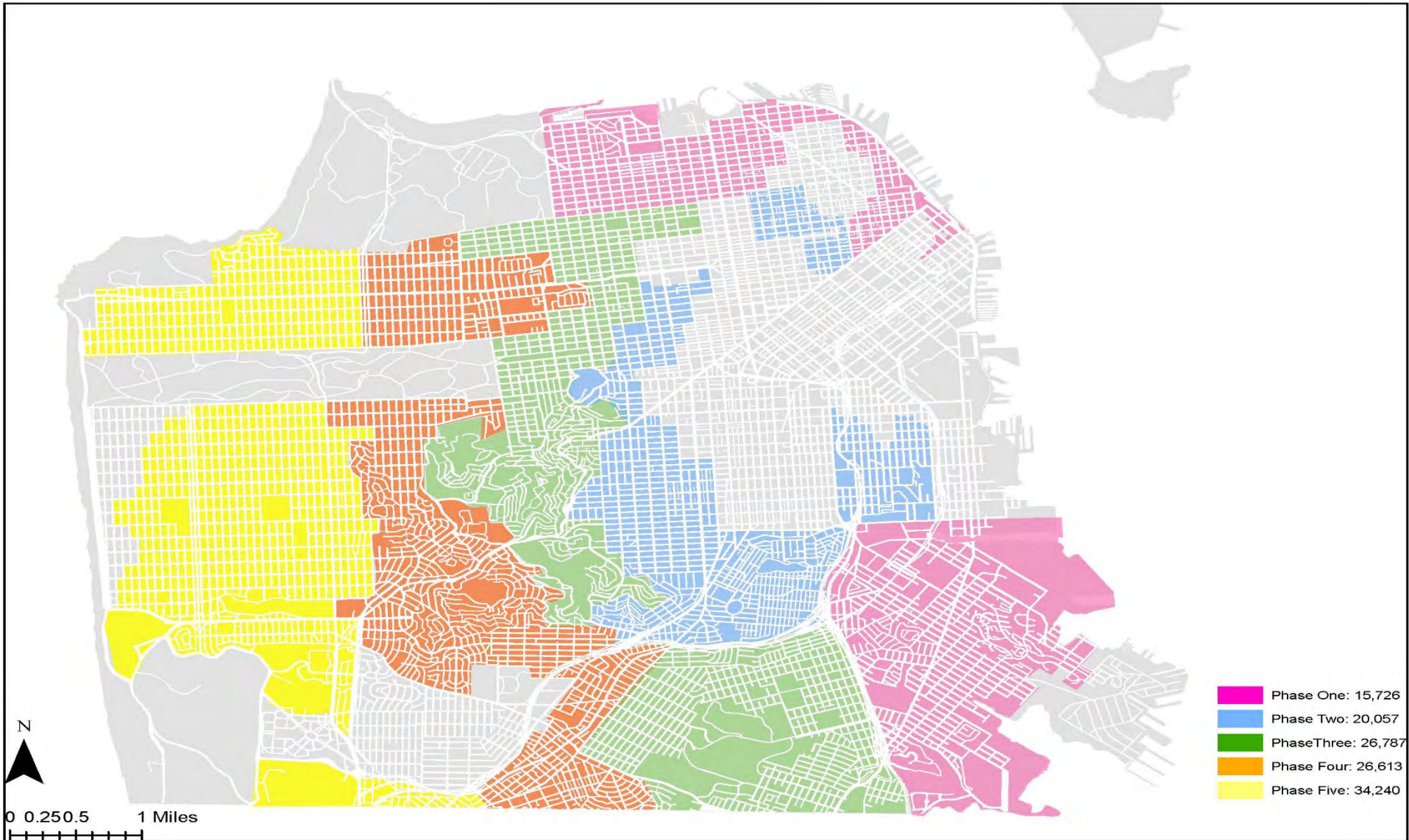
CITYWIDE SURVEY HAZARDS



CITYWIDE SURVEY PHYSICAL HAZARDS AND PHASE ONE



CITYWIDE SURVEY PHASES



CITYWIDE SURVEY SCHEDULE

80,000 – 100,000 PARCELS / BUILDINGS TO RECORD

FY19-20 BUDGET

2.15 FTE Staff	(4,472 hours)	
1.00 FTE Intern	(2,080 hours)	
<hr/>		
3.15 FTE	(6,552 hours)	6 years

OPTION 1

3.15 FTE Staff	(6,552 hours)	
2.00 FTE Intern	(4,160 hours)	
<hr/>		
5.15 FTE	(10,712 hours)	3.5 years

OPTION 2

5.15 FTE Staff	(10,712 hours)	
2.00 FTE Intern	(4,160 hours)	
<hr/>		
7.15 FTE	(14,872 hours)	2.5 years



CITYWIDE SURVEY SCHEDULE

SEPTEMBER 2018 – MAY 2019

- Review legacy data
- Configure Arches database
- Prepare draft methodology
- Outreach – Historic Preservation Commission, Planning Commission, City family

SUMMER 2019

- Establish SAG core & rotating
- Phase One survey
- Outreach – OHP, Neighborhood groups in Phase One
- Cultural Heritage Survey Methodology development (consultant)



CITYWIDE SURVEY **NEXT STEPS**

PLANNING DEPARTMENT

Date	Activity
4/4/19	Informational presentation to Planning Commission
Spring 2019	Survey Advisory Group meeting
Spring 2019	Cultural Heritage Survey Methodology – consultant selection

HISTORIC PRESERVATION COMMISSION

Date	Activity
April	Survey update as part of work program update
Fall 2019	Methodology and Phase one update
January 2020	Cultural Heritage Survey Methodology
Spring 2020	Phase one survey

THANK YOU



San Francisco
Planning

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Senior Preservation Planner
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www.sfplanning.org

2 HOUR
PARKING
8 AM - 9 PM
MON - SAT
STREET CLOSURE STOP

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