



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: August 3, 2016
CASE NUMBERS: 2015-004228DES – 235 Valencia Street
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Draft Motions to Amend and Not Amend the CHR Status Code
for 235 Valencia Street

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6377

BACKGROUND/PREVIOUS ACTIONS

235 Valencia Street (subject property) was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission (HPC) May 18, 2011. At that time, it was given a California Historical Resource (CHR) Status Code of "6L" or determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.

In December 2015, the Department received a community-sponsored Application for Article 10 Landmark Designation for the subject property submitted by Larisa Pedroncelli, Kelly Hill, and Sven Eberlein.

At its regular meeting of April 6, 2016, the HPC did not find the subject property eligible for local listing as an Article 10 individual landmark. However, based on new information provided by the applicant and current property owner, the HPC found the subject property warranted reconsideration for eligibility for the California Register of Historical Resources (California Register) as an individual property under Criterion B, "Persons" for its association with motorcyclist Loren "Hap" Jones and motorcycling in San Francisco and the Bay Area. The HPC adopted a Motion of Intent to deny nomination of 235 Valencia Street as an Article 10 individual landmark, but change the CHR Status Code. The item was then continued to the regularly scheduled hearing on May 4, 2016.

At its regular meeting of May 4, 2016, the HPC adopted Motion 0281 to deny landmark nomination to the subject property. Then after hearing and closing public comment, the HPC continued consideration of a CHR Status Code change to today's meeting.

PREVIOUS DEPARTMENT FINDINGS

Based on the new information provided on April 6, 2016, staff determined that Hap Jones appears to have been an important figure in motorcycling and played a role in the development of the motorcycling in San Francisco and the Bay Area. He created the first Motorcycle Blue Book (based on the Kelley Blue format) to provide industry pricing and he organized and participated in races and rides. However, 235 Valencia appears to lack direct association with Hap Jones's productive life. Jones appears to have been better known for operating a very successful distribution company after he sold a majority interest in the motorcycle dealership located at 235 Valencia Street. Overall, the dealership

activities of Hap Jones appear to be secondary to his distribution company. In addition, Jones owned several buildings in the vicinity that may be better associated with his productive life, such as 2 Clinton Park. Finally, the Motorcycle Club building located at 2194 Folsom Street may better represent the significance of the motorcycling community.

TODAY'S ACTION

The HPC may or may not decide to amend the Inner Mission North Historic Resource Survey findings to change the CHR Status Code of the subject property to "3CS" for its early association with important motorcycling figure Loren "Hap" Jones and motorcycling in San Francisco and the Bay Area.

Should the HPC decide not to amend the Inner Mission North Historic Resources Survey findings and with an understanding that the subject property may be demolished and redeveloped in the future, the applicant and the HPC may want to consider commemoration and interpretation at the site to provide the public with a broader understanding of the history of Jones and motorcycling in San Francisco and the Bay Area.

The applicant and the HPC may also want to consider pursuing other means to celebrate and memorialize the contributions of Jones and motorcycling in San Francisco and the Bay Area, such as listing the Motorcycle Club on the Legacy Business Registry or local designation for its building located at 2194 Folsom Street.

ATTACHMENTS:

- Draft Motion to Amend CHR Status Code for 235 Valencia Street
- Draft Motion to Not Amend CHR Status Code for 235 Valencia Street



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXX HEARING DATE AUGUST 3, 2016

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MOTION TO AMEND THE INNER MISSION NORTH HISTORIC RESOURCE SURVEY FINDINGS FOR 235 VALENCIA STREET, LOT 019B IN ASSESSOR'S BLOCK 3532, TO CHANGE THE CALIFORNIA HISTORICAL RESOURCE STATUS CODE FROM 6L TO 3CS.

1. WHEREAS, 235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission June 1, 2011, and given a California Historical Resource (CHR) Status Code of "6L," determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning;
2. WHEREAS, the Historic Preservation Commission at its regular meeting of April 6, 2016 found 235 Valencia Street not eligible for local listing as an Article 10 individual landmark; and
3. WHEREAS, based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016, the subject building warrants reconsideration for eligibility for the California Register as an individual property.
4. WHEREAS, the Historic Preservation Commission at its regular meeting of April 6, 2016 adopted a motion of intent to not initiate landmark designation, but change the CHR Status Code; and
5. WHEREAS, the Historic Preservation Commission at its regular meeting of May 4, 2016 adopted Motion 0281 to deny nomination under Article 10; and after hearing and closing public comment, consideration of a CHR Status Code change was continued to its regular meeting of August 3, 2016; and
6. WHEREAS, the subject building appears eligible for a CHR Status Code of "3CS" as an individual property through survey evaluation under Criterion B "Persons" for its early association with important motorcycling figure Loren "Hap" Jones and motorcycling in San Francisco and the Bay Area.

SO MOVED, that the Historic Preservation Commission directs Planning Department Staff to amend its findings relating to the Inner Mission North Historic Resource Survey, to change the CHR Status Code for 235 Valencia Street to "3CS" and to transmit this information to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

Motion No. XXXX
August 3, 2016

235 Valencia Street
Block 3532 Lot 019B

I hereby certify that the foregoing Motion was adopted by the Historic Preservation Commission at its meeting on August 3, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 3, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXX

HEARING DATE AUGUST 3, 2016

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MOTION TO NOT AMEND THE INNER MISSION NORTH HISTORIC RESOURCE SURVEY FINDINGS FOR 235 VALENCIA STREET, LOT 019B IN ASSESSOR'S BLOCK 3532.

1. WHEREAS, 235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission June 1, 2011, and given a California Historical Resource (CHR) Status Code of "6L," determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning;
2. WHEREAS, the Historic Preservation Commission at its regular meeting of April 6, 2016 found 235 Valencia Street not eligible for local listing as an Article 10 individual landmark; and
3. WHEREAS, based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016, the Historic Preservation Commission found that 235 Valencia Street warrants reconsideration for eligibility for the California Register as an individual property; and
4. WHEREAS, the Historic Preservation Commission at its regular meeting of April 6, 2016 adopted a motion of intent to change the CHR Status Code; and
5. WHEREAS, the Historic Preservation Commission at its regular meeting of May 4, 2016 adopted Motion 0281 to deny nomination under Article 10; and after hearing and closing public comment consideration of a CHR Status Code change was continued to its regular meeting of August 3, 2016; and
6. WHEREAS, 235 Valencia Street does not appear eligible for a CHR Status Code of "3CS" as an individual property through survey evaluation for its association with Loren "Hap" Jones who appears to be an important figure in motorcycling and the development of motorcycling in San Francisco and the Bay Area; however, Jones's direct association with 235 Valencia Street during his productive life has not been established. Jones appears to have been better known for operating a very successful distribution company after he sold a majority interest in the motorcycle dealership located at 235 Valencia Street, and his association with other properties he owned and the San Francisco Motorcycle Club should be considered.
7. WHEREAS, should 235 Valencia Street be demolished and redeveloped in the future, its association with Jones prior to his productive life and its association with motorcycling in San

Francisco and the Bay Area warrants commemoration and interpretation at the site to provide the public with a broader understanding of the history of Jones and motorcycling in the Bay Area.

8. WHEREAS, other means to celebrate and memorialize the contributions of Jones and motorcycling in San Francisco and the Bay Area should be pursued, such as listing the Motorcycle Club on the Legacy Business Registry or local designation for its building located at 2194 Folsom Street.

SO MOVED, that the Historic Preservation Commission directs Planning Department Staff not to amend the findings relating to the Inner Mission North Historic Resource Survey to change the CHRS status code for 235 Valencia Street

I hereby certify that the foregoing Motion was adopted by the Historic Preservation Commission at its meeting on August 3, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 3, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0281 HEARING DATE MAY 4, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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MOTION TO DENY NOMINATION PURSUANT TO SECTION 1004.1 OF THE PLANNING CODE OF 235 VALENCIA STREET, LOT 019B IN ASSESSOR'S BLOCK 3532.

1. WHEREAS, 235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission June 1, 2011, and given a California Historical Resource Status Code (CHRS) of "6L," determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning;
2. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for 235 Valencia Street was submitted to the Planning Department by Larisa Pedroncelli, Kelly Hill, and Sven Eberlein in December 2015; and
3. WHEREAS, the Historic Preservation Commission at its regular meeting of April 5, 2016 did not find 235 Valencia Street eligible for local listing as an Article 10 individual landmark; and

SO MOVED, that the Historic Preservation Commission thanks the applicants for their research and consideration of the City's Landmark Designation program.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. 235 Valencia Street does not meet the designation criteria. Loren "Hap" Jones appears to be one of the important figures in motorcycling; however, Jones's direct association with the property during his productive life has not been established and his association with other properties he owned should also be compared.
3. 235 Valencia Street does not appear to meet the Landmark Designation Work Program designation priorities established by the Historic Preservation Commission which are:

The designation of underrepresented Landmark property types including landscapes

The subject building was constructed in 1924 and is associated with the theme of Early Infill Development (1914-1930). This second wave of development following the 1906 earthquake and fire was slower, larger, and more studied. This property type is well represented by current City Landmarks constructed during this time period.

The designation of buildings of Modern design

The subject building is not a Modern style building; rather it is a Mission Revival style building.

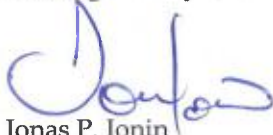
The designation of buildings located in geographically underrepresented areas

The neighborhood is well represented by existing landmarks, including the adjacent State Armory and Arsenal at 1800 Mission Street (Landmark No. 108); the Juvenile Court and Detention Center at 150 Otis Street (Landmark No. 248); and the Sheet Metal Workers' Union Hall at 224-226 Guerrero Street (Landmark No. 150) and numerous additional landmarks nearby.

The designation of properties with strong cultural or ethnic associations.

The subject building does not appear to have specific cultural or ethnic associations.

I hereby certify that the foregoing Motion was adopted by the Historic Preservation Commission at its meeting on May 4, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: None

ADOPTED: May 4, 2016