



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: FEBRUARY 18, 2015

DATE: February 11, 2015
TO: Historic Preservation Commission
FROM: Susan Parks, Preservation Planner
RE: Landmark Designation Work Program Report

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This report outlines activities of the Department Survey and Designation team from October 1, 2014 to December 31, 2014 some refinement has occurred based on the HPC's review comment of the revised LDWP quarterly report format provided to the Department at its November 19, 2014 hearing.

On October 15, 2014, the Historic Preservation Commission (HPC) added the Lick Old Ladies Home (University Mound Ladies Home) at 350 University Avenue to the current Work Program and Department Staff presented the Work Program to the Historic Preservation Commission.

On November 19, 2014 the HPC continued the discussion in order for Department Staff to prioritize existing and future Work Program properties and initiated landmark designation for the Swedish American Hall at 2168 Market Street. Department staff met with the Swedish Society on January 13th and January 30th, 2015 to answer questions and review the draft landmark designation report. The Swedish Society will discuss the proposed designation at its February 2015 meeting.

On December 4, 2014 Department staff met with residents of Woodward Street to discuss the potential designation of the street as a landmark district. The block is located between Duboce Avenue and 14th Street and contains a significant concentration of "Romeo" flats identified as an eligible historic district by the Inner Mission North Historic Resources Survey. A follow-up meeting is scheduled for February 11, 2015.

On December 17, 2014, the HPC recommended landmark designation to the Board of Supervisors for the Rube Goldberg Building, 182-198 Gough Street. The item was introduced to the Board on January 7, 2014 and was placed on a 30-day hold as required by the Land Use & Economic Development Committee. A hearing before the Land Use Committee has yet to be scheduled.

On December 18, 2014 the Department met with representatives from Japantown regarding landmark designation of the Peace Pagoda. The meeting focused on the preparation and timeline for preparation of the draft landmark designation report.

On January 21, 2015, the HPC recommended a Change of Designation to the Board of Supervisors for 149 9th Street as a Category III building pursuant to Article 11 of the Planning Code. The item has been transmitted to the Board of Supervisors, but has yet to be introduced.

Based on current staff workload, HPC prioritization, and owner input, the Department remains committed to bringing five Landmark initiations to the HPC in the next five months. The tentative hearing dates for nominations and Work Program-related projects from February 2015 to June 2015 are as follows:

Work Program Related Items:

- **February 18, 2015: New Article 10 Application Form.** At its December 17, 2014 hearing the Department proposed a series of performance measures to allow for greater accountability of the HPC's LDWP. One performance measure endorsed by the HPC was the development of a Landmark Designation application. This application form is intended to provide direction to interested property owners, community members, and other stakeholders interested in nominating a property for the Work Program or producing a Landmark Designation Report. The draft application is attached to this report for the HPC's review.

Landmark Designations:

- **March 18, 2015: Second Hearing: Swedish American Hall, 2168 Market Street.** Department-produced Landmark Designation Report.
- **April 15, 2015: Landmark Initiation: Peace Pagoda & Plaza, Japantown.** Department-produced Landmark Designation Report.
- **May 6, 2015: Landmark Initiation: Lick Old Ladies Home (University Mound Ladies Home), 350 University Street.** Department-produced Landmark Designation Report.
- **May 20, 2015: Landmark Initiation: Sailor's Union of the Pacific, 450 Harrison Street.** Department-produced Landmark Designation Report.
- **May 20, 2015: Landmark Initiation: Burdette Building, 90 Second Street.** Department-produced Landmark Designation Report.
- **May 20, 2015: Landmark Initiation: Ingleside Presbyterian Church ("Great Cloud of Witnesses"), 1345 Ocean Avenue.** Dependent upon submittal of SF Heritage-produced Landmark Designation Report. *(This item was previously scheduled for initiation February 20, 2015.)*
- **TBD: Landmark Initiation: New Era Hall, 2117 Market Street.** Pending property owner engagement and/or HPC direction. The Department submitted a completed Landmark Designation Report in Commissioners' correspondence files at the October 1, 2014 hearing.
- **TBD: Landmark Initiation: Sunshine School, 2728 Bryant Street.** A pro-bono consultant has committed to producing this Landmark Designation Report; however, if the consultant's schedule continues to preclude report completion, Department staff will produce the report. *(This item was previously scheduled for initiation March 18, 2015.)*

- **TBD: Landmark Initiation, Cowell House, 171 San Marcos Avenue.** Department-produced Landmark Designation Report. *(This item was previously scheduled for initiation November 5, 2015.)*

Since the Landmark Designation Work Program Status Report on November 19, 2015, two items have been postponed as they are dependent upon consultant-produced submittals and one has been postponed due to staff availability. The Department selected the above hearing dates based upon staff availability, expected submittals of consultant-produced Landmark Designation Reports, and timing of other projects at the HPC; such as adoption of the African American Historic Context Statement on May 20, 2015.

Department Staff continue to work with consultants on the following Historic Preservation Fund Committee funded, consultant-produced reports:

- LGBTQ Historic Context Statement and the Residence Parks Historic Context Statement (HPC adoption date TBD).
- The Corbett Heights Historic Context Statement is currently under review by Department Staff.
- The Ocean Avenue Historic Resource Survey has been placed on hold due to staff availability.

Department staff's availability to focus on landmark designation will increase in the coming months due to the near completion of the Central SoMa Historic Context Statement and Survey; the return of 1 FTE; and the addition of 1 FTE to the Survey Team. In addition to the Work Program, in the coming months the Survey Team will focus on the 2014/2015 CLG Grant and developing the foundation of a Citywide Historic Resource Survey, which will be presented to the HPC for discussion in winter 2015. An additional (1) FTE was included in the 2015/2016 Budget for the Citywide Survey Manager position.

ADDITIONAL COMMUNITY SUBMITTED NOMINATIONS

Property owners on Woodward Street between Duboce and 14th Streets have contacted Department Staff to inquire about landmark district designation process. The street and contains a significant concentration of "Romeo" flats identified as an eligible historic district by the Inner Mission North Historic Resources Survey. Department Staff met with property owners on December 4, 2015. A follow-up meeting is scheduled for February 11, 2015.

Department Staff continue to provide technical support to communities interested in pursuing landmark designation.

PERFORMANCE MEASURES

This report also includes recently adopted performance measures to track Article 10 Landmark designations and Article 11 Changes of Designation. The goal of the following performance measures, along with other process-based improvements, is to present a clearer picture of the Department's work on the HPC's Landmark Designation Work Program. Performance measures progress will be documented in a future Performance Measures Report.

A Performance Measures Report is not attached to this document. Due to the transition to the Department's new PPTS project tracking system, an accurate report could not be created. This information will be provided to the HPC at a future hearing.

1. Prepare and process individual Article 10 Landmark designations (from report to case closure) within staff 150 hours.

The last five individual Article 10 designations were within a range of 114 to 200 hours from the preparation of the report to the final Board of Supervisors hearing. While each designation is unique, Department preservation staff has set a goal to complete the average individual designation within 150 hours.

During this reporting quarter, two projects, Swedish American Hall and the New Era Hall have exceeded this goal. The total hours for Swedish American Hall are 265 hours and New Era Hall is currently at 206 hours. Refer to the Landmark Designation Work Program table

2. Prepare an Article 10/11 designation application outlining designation requirements, process, and fees by the end of the 2014 calendar year.

Attached to this report is the Article 10/11 Designation Application for review. Under Article 10, Section 1004.1 outlines that nominations will be in the form prescribed by the HPC. The intent is to give the public a clear indication of the criteria used and information required to consider a property or district for Article 10 designation.

3. Provide comments to the applicant regarding the application's completeness and/or schedule HPC initiation hearings for all community/property-owner sponsored Landmark Designation Reports within 30 calendar days of receipt.

Once the designation application form referenced above is finalized, the Department will track performance and response time with owners and community members that submit nominations outside of the HPC's Work Program. The goal is to provide the HPC and the public with a timely response regarding requests for nomination submitted by the public. Tracking information will be included in the Performance Measures Report.

4. Submit and present a Landmark Designation Work Program status report to the HPC every six months.

At the December hearing the HPC agreed to maintain the quarterly status of its review of the Work Program status report. The next quarterly report will be presented to the HPC at its April 15, 2015 hearing.

LANDMARK DESIGNATION PROCESS

In order to provide the HPC and the public with a better understanding of the steps involved in landmark designation, the Department has developed a brief outline of the notification, hearings, and follow-up

processes. Writing or reviewing a Landmark Designation Report is the first step in an expedited process that involves multiple hearings and continuous property owner and stakeholder engagement, including:

1. Research and write Landmark Designation Report
2. Engage and notify property owner, tenants, district Supervisor, and other stakeholders
3. Write a Case Report and Resolution for HPC Initiation Hearing (Hearing #1)
 - a. Department presentation
4. Coordinate with the City Attorney to produce the legislative ordinance
5. Write a Memo and Resolution for HPC Recommendation Hearing (Hearing #2)
 - a. Department presentation
6. Produce required notification materials and newspaper ad per Planning Code Section 1004.2
7. Prepare submittal of materials to the Clerk of the Board of Supervisors
8. Introduce at Board of Supervisors (Hearing #3)
9. Brief Supervisors and coordinate with Department's legislative liaison
10. Prepare materials for Board of Supervisors' Land Use Committee (Hearing #4)
 - a. Department presentation
11. First Read at Board of Supervisors (Hearing #5)
 - a. Department attends, available for questions
12. Second Read at Board of Supervisors (Hearing #6)
 - a. Department attends on a case-by-case basis
13. Mayoral signing (occasionally involves a signing ceremony)
14. Press release, website and Property Information Map updates
15. Prepare Notice of Special Restriction and file at the Assessor/Recorder's office
16. Formally notify the property owner and Office of Historic Preservation
17. Close case

CURRENT LANDMARK DESIGNATION WORK PROGRAM

The second quarterly report for fiscal year 2014/15 includes hours and tasks undertaken by Department staff in support of projects included on the HPC's current Work Program as well as completed landmark nominations submitted by property owners. Each property update now contains a graphic to track progress and milestones associated with the tasks listed above. The report is organized into the following sections:

- Active Cases: Historic Preservation Commission & Owner-Initiated Articles 10 & 11 Nominations

- Pending Cases: Historic Preservation Commission Nominations

Active Cases



Rube Goldberg Building,
 182-198 Gough Street

Article 10 Landmark Nomination (Community-initiated)
 Staff: Mary Brown/Jonathan Lammers

FY 14/15 Hours: 117

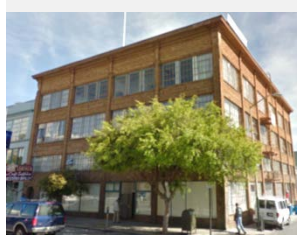
Total Hours 117

Completed Tasks: HPC Initiation November 19, 2014.

Last Action: HPC hearing: Recommend Designation to Board of Supervisors, December 17, 2014. Introduced at the Board of Supervisors, January 7, 2015. Placed on 30-day hold prior to Land Use & Economic Development Committee hearing.

Next Action: BOS Land Use & Economic Development Committee hearing: expected March 2015

REPORT PRODUCTION		HEARINGS & ENGAGEMENT							CLOSURE			
DESIGNATION REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA



149 9th Street

Article 11 Change of Designation (Owner-initiated)
 Staff: Jonathan Lammers

FY 14/15 Hours: 28

Total Hours: 41

Completed Tasks: Submitted comments on the Change of Designation Report and maintenance plan to the consultant, public notification for HPC hearing

Last Action: HPC Hearing: Recommend Designation to Board of Supervisors January 21, 2015.

Next Action: Introduction to the Board of Supervisors

REPORT PRODUCTION		HEARINGS & ENGAGEMENT							CLOSURE			
DESIGNATION REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA



Swedish American Hall

2168 Market Street

Staff: Jonathan Lammers

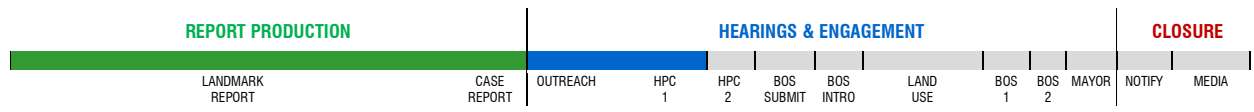
FY 14/15 Hours: 143

Total Hours: 265

Completed Tasks: HPC Initiation November 19, 2014.

Last Action: HPC hearing: Continued to March 2015

Next Action: HPC hearing: Recommend designation to BOS, March 2015.



Lick Old Ladies Home (University Mound Ladies Home)

350 University Street

Article 10 Landmark Nomination (Community-initiated)

Staff: Shannon Ferguson

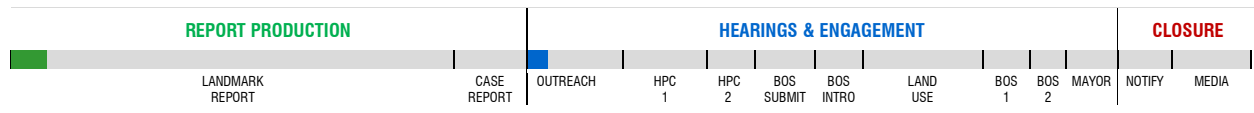
FY 14/15 Hours: 0

Total Hours: 0

Completed Tasks: Site visit, stakeholder contact, Draft Landmark Designation Report in progress, expected completion late March 2015.

Last Action: Added to Work Program October 8, 2014

Next Action: HPC hearing: Landmark Initiation, May 6, 2015





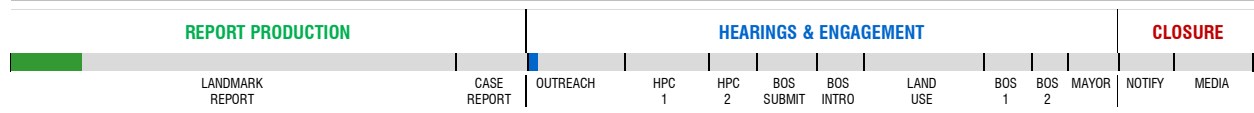
Peace Pagoda & Plaza

Japantown

Staff: Jonathan Lammers

Last Action: Added to Work Program September 18, 2013 as part of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHES) planning process.

Next Action: HPC hearing: Landmark Initiation, April 15, 2015



Sailors' Union of the Pacific

450 Harrison Street

Staff: Shannon Ferguson

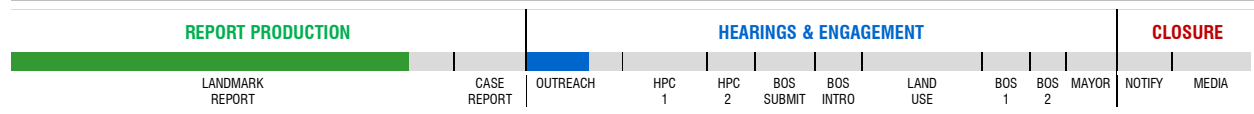
FY 14/15 Hours: 11

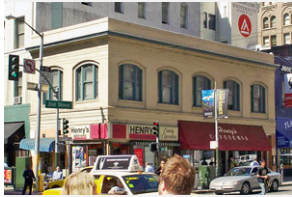
Total Hours: 16

Completed Tasks: Owner engagement. Site visit with project sponsor scheduled for March 2015. Draft Landmark Designation Report in progress, expected completion late March 2015.

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation, May 20, 2015



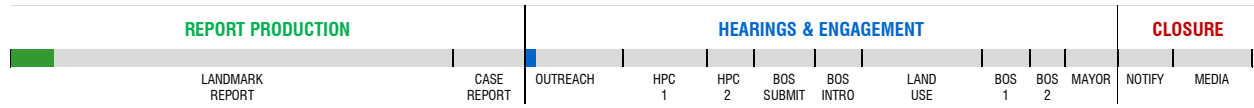


Burdette Building

90 Second Street

Staff: Jonathan Lammers

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	0
<i>Completed Tasks:</i>	Owner notification and website content. Existing DPR523 A & B records.
<i>Last Action:</i>	Added to Work Program May 12, 2012
<i>Next Action:</i>	HPC hearing: Landmark Initiation, May 20, 2015

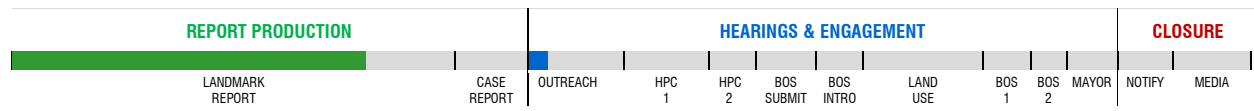


Great Cloud of Witnesses

Ingleside Presbyterian Church Building, 1345 Ocean Avenue

Pro-bono consultant (SF Heritage) to produce Landmark Designation Report
 Staff: Susan Parks / Mary Brown

<i>FY 14/15 Hours:</i>	5
<i>Total Hours:</i>	5
<i>Completed Tasks:</i>	Site visit. Project scoping with SF Heritage. Meeting with SF Heritage, pro-bono consultant and ARG Conservators, February 11, 2015.
<i>Last Action:</i>	n/a
<i>Next Action:</i>	HPC hearing: Article 10 Initiation, May 20, 2015



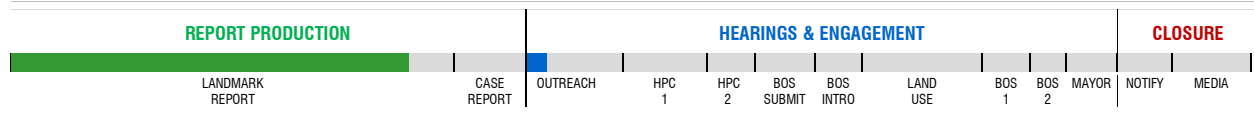


Sunshine School

2728 Bryant Street

Staff: Jonathan Lammers

<i>FY 14/15 Hours:</i>	5
<i>Total Hours:</i>	60
<i>Completed Tasks:</i>	Draft Landmark Designation Report in progress. Expected completion late February 2015
<i>Last Action:</i>	Added to Work Program June 15, 2011
<i>Next Action:</i>	HPC hearing: Landmark Initiation, (TBD)

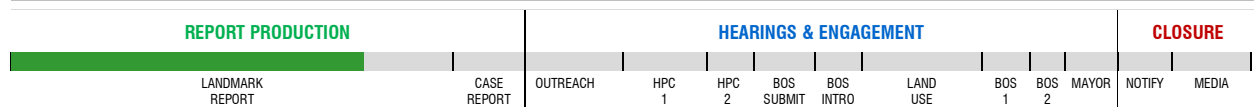


Congregation Emanu-El Buildings

1335 & 1337 Sutter Street

Staff: Jonathan Lammers

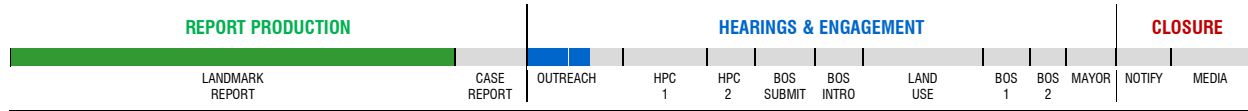
<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	2
<i>Completed Tasks:</i>	Case tracking, website content, and owner notification.
<i>Last Action:</i>	Added to Work Program June 15, 2011
<i>Next Hearing:</i>	HPC hearing: Landmark Initiation, (TBD)





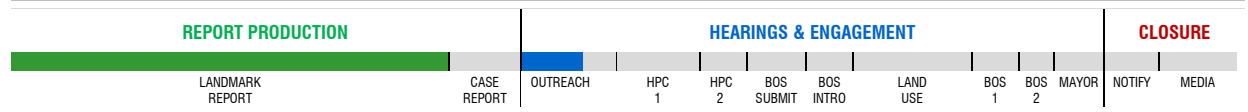
New Era Hall
 2117 Market Street
 Staff: Jonathan Lammers

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	206
<i>Completed Tasks:</i>	Discussions continue with the property owner regarding support for the designation and future alterations to the property.
<i>Last Action:</i>	Provided a copy of completed Landmark Designation Report in HPC correspondence folder, October 1, 2014.
<i>Next Action:</i>	HPC hearing: Landmark Initiation, 2015 (TBD)



Cowell House
 171 San Marcos Avenue
 Staff: Mary Brown

<i>FY 14/15 Hours:</i>	10
<i>Total Hours:</i>	77
<i>Completed Tasks:</i>	Writing Landmark Designation Report (in progress).
<i>Last Action:</i>	Added to Work Program June 15, 2011
<i>Next Action:</i>	HPC hearing: Landmark Initiation, 2015 (TBD)





Strand Theater

1127 Market Street

Article 11 Change of Designation (Owner-initiated)


Staff: Jonathan Lammers

<i>FY 14/15 Hours:</i>	0
<i>Total Hours</i>	10
<i>Completed Tasks:</i>	Reviewed draft, submitted comments, and reviewed final draft. Waiting for submittal of final documents from project applicant.
<i>Last Action:</i>	n/a
<i>Next Action:</i>	HPC hearing: Article 11 Change of Designation, 2015

REPORT PRODUCTION		HEARINGS & ENGAGEMENT							CLOSURE			
DESIGNATION REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA

Pending Cases

Some properties on the Work Program are in the queue as pending cases; work on these properties is dependent upon staff availability. In some cases, progress is dependent upon outside factors. These projects will move to the active queue once the currently active nominations have completed the formal designation process.

		<h2 style="margin: 0;">Mothers' Building</h2> <p style="margin: 0;">San Francisco Zoo</p> <p style="margin: 0;">Staff: TBD</p>																									
<i>FY 14/15 Hours:</i>	0																										
<i>Total Hours:</i>	3																										
<i>Completed Tasks:</i>	Owner notification, case tracking, and website content. Coordination with Recreation and Parks Department and Arts Commission. Review existing historic structure report for extant Mothers' Building and site visit coordination. On January 9, 2013, the Recreation and Parks Department submitted a grant application for a conditions assessment of the murals and building to the Historic Preservation Fund Committee. Department staff will begin work on the Landmark Designation Report once the conditions assessment is completed. Building is listed on the National Register.																										
<i>Last Action:</i>	Planning staff presented informational update to HPC, 2013																										
<i>Next Action:</i>	HPC hearing: Landmark Initiation, TBD																										
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="4" style="background-color: #28a745; color: white;">REPORT PRODUCTION</td> <td colspan="6" style="background-color: #17a2b8; color: white;">HEARINGS & ENGAGEMENT</td> <td colspan="2" style="background-color: #dc3545; color: white;">CLOSURE</td> </tr> <tr> <td style="width: 12.5%;">LANDMARK REPORT</td> <td style="width: 12.5%;">CASE REPORT</td> <td style="width: 12.5%;">OUTREACH</td> <td style="width: 12.5%;">HPC 1</td> <td style="width: 12.5%;">HPC 2</td> <td style="width: 12.5%;">BOS SUBMIT</td> <td style="width: 12.5%;">BOS INTRO</td> <td style="width: 12.5%;">LAND USE</td> <td style="width: 12.5%;">BOS 1</td> <td style="width: 12.5%;">BOS 2</td> <td style="width: 12.5%;">MAYOR</td> <td style="width: 12.5%;">NOTIFY</td> <td style="width: 12.5%;">MEDIA</td> </tr> </table>			REPORT PRODUCTION				HEARINGS & ENGAGEMENT						CLOSURE		LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA
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LANDMARK REPORT	CASE REPORT	OUTREACH	HPC 1	HPC 2	BOS SUBMIT	BOS INTRO	LAND USE	BOS 1	BOS 2	MAYOR	NOTIFY	MEDIA															



Wolski House (William Wurster)

3655 Clay Street

Staff: Mary Brown / Shannon Ferguson

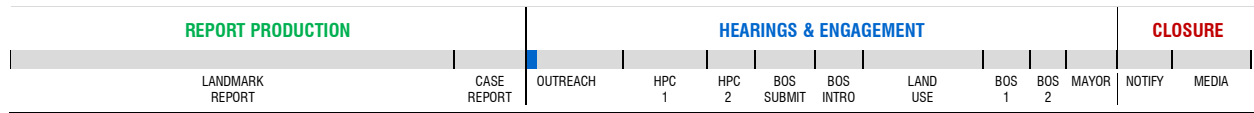
FY 14/15 Hours: 0

Total Hours: 3

Completed Tasks: Owner notification, case tracking, website content, building permit research, and scheduling of site visit.

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation, 2015



Russell House (Erich Mendelsohn)

3778 Washington Street

Staff: Mary Brown / Shannon Ferguson

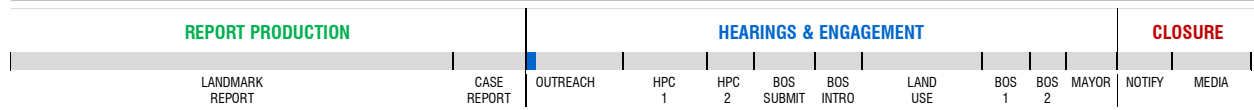
FY 14/15 Hours: 0

Total Hours: 4

Completed Tasks: Owner notification, case tracking, website content, contact with property owner's representative, and document review.

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation, TBD





2 Clarendon (Anshen + Allen)

Staff: Mary Brown

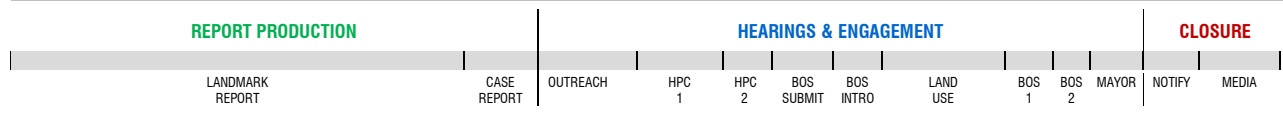
FY 14/15 Hours: 0

Total Hours: 2

Completed Tasks: Owner notification, case tracking, website content, and building permit research.

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation TBD



2173 15th Street

Staff: TBD

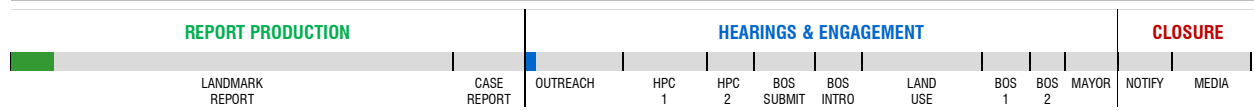
FY 14/15 Hours: 0

Total Hours: 7

Completed Tasks: Case tracking, website content, and owner notification. Existing DPR523 A & B records

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation TBD





Samuel Gompers Trade School

106 Bartlett Street

Staff: TBD

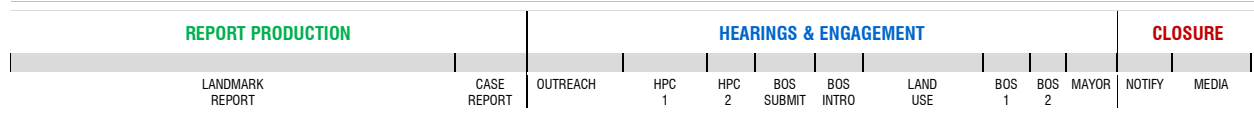
FY 14/15 Hours: 0

Total Hours: 2

Completed Tasks: Case tracking, website content, and owner notification.

Last Action: Added to Work Program June 15, 2011

Next Action: HPC hearing: Landmark Initiation, 2015



Planters Hotel

606 Folsom Street

Staff: Jonathan Lammers

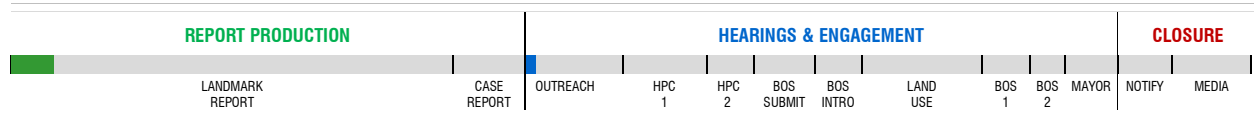
FY 14/15 Hours: 0

Total Hours: 0

Completed Tasks: Owner notification and website content. Existing DPR523-A & B records.

Last Action: Added to Work Program May 12, 2012

Next Anticipated Hearing: HPC hearing: Landmark Initiation TBD



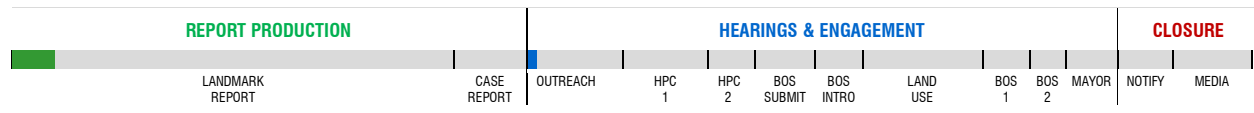


Phillips and Van Orden Building

234 First Street

Staff: TBD

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	0
<i>Completed Tasks:</i>	Owner notification and website content. Existing DPR523-A & B records.
<i>Last Action:</i>	Added to Work Program May 12, 2012
<i>Next Action:</i>	HPC hearing: Landmark Initiation TBD

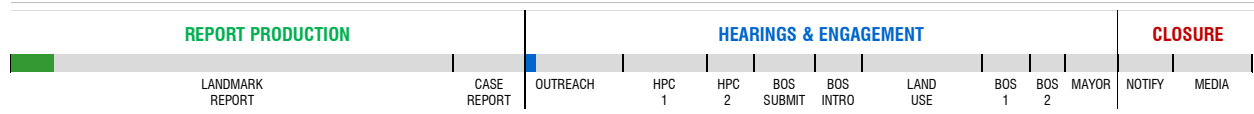



Marine Firemen's Union Building

240 Second Street

Staff: Shannon Ferguson

<i>FY 14/15 Hours:</i>	0
<i>Total Hours:</i>	0
<i>Completed Tasks:</i>	Owner notification and website content. Existing DPR523 A & B records.
<i>Last Action:</i>	Added to Work Program May 12, 2012
<i>Next Action:</i>	HPC hearing: Landmark Initiation TBD

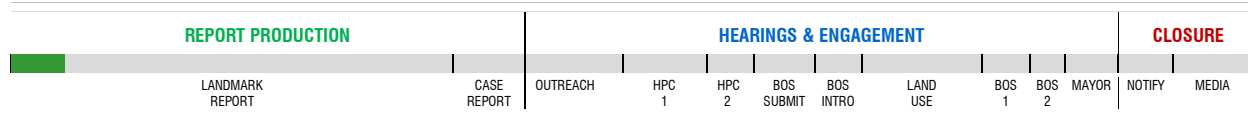




Japantown YWCA / Nihonmachi Little Friends
 1830 Sutter Street
 Staff: TBD

Last Action: Added to Work Program September 18, 2013 as part of the JCHESS planning process. Existing HRE report.

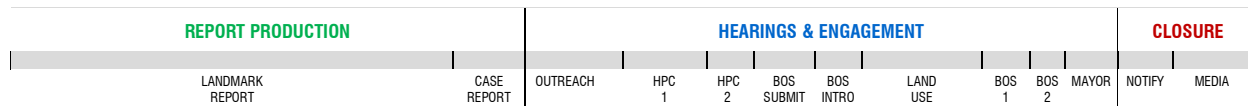
Next Action: HPC hearing: Landmark Initiation TBD




Kinmon Gakuen
 2031 Bush Street
 Staff: TBD

Last Action: Added to Work Program September 18, 2013 as part of the JCHESS planning process.

Next Action: HPC hearing: Landmark Initiation TBD



Golden Gate Park Landmark District

Staff: Mary Brown

FY 14/15 Hours:	0
Total Hours:	372
Completed Tasks:	Meetings and discussions with Recreation & Parks Department; contact with stakeholders; internal policy meetings; field visits and photography; review of building permits and architectural plans; research and document review; development of recommendations; creation of inventory spreadsheet; volunteer oversight; GIS mapping; presentation to PROSAC; development of levels of review; development of terminology FAQs; monthly updates to HPC; administrative assistance; tennis clubhouse HRE review and comment; development of landscape site evaluations; historic and archival research; and documentation of buildings and sites.

	<p><i>Stow Lake Boat House</i></p> <p>Field visits; photography; DPR 523-A and DPR 523-B form production; historic photograph search; architect research; style research; boat house research; editing; meeting with Rec & Park staff; Department review; Case Report development; Motion and Exhibit A development; packet preparation; respond to media; contact with stakeholders; contact with Commissioners; presentation preparation; HPC hearing; and post-hearing review.</p> <p>The HPC tabled initiation of Stow Lake Boat House until the full Golden Gate Park Landmark District Designation Report is complete.</p>
Last Action:	HPC Landmark Initiation hearing, February 3, 2011, tabled.
Next Anticipated Hearing:	HPC hearing; Landmark Initiation TBD

Landmark Designation Work Program Administration

FY 14/15 Hours: 0 (Cannot be accounted for due to launch of PPTS.)

Tasks: Respond to public inquiries and suggestions regarding Landmark designations; provide initial report scoping to interested applicants; develop informational presentations for the HPC; develop Landmark hearing schedules; Work Program-related meetings; and prepare Work Program Quarterly Reports.

Removed from Work Program

Fleishhacker Pool Building
San Francisco Zoo

The Fleishhacker Pool Building was badly damaged in a fire on December 3, 2012. Department staff reviewed Emergency Order 104886E from Tom Hui, Acting Director of DBI, to allow demolition of the Fleishhacker Pool Building because it constitutes "imminent danger to pedestrians in the vicinity and potential squatters within the building." Given that the subject building has been identified as a life/safety hazard, the associated demolition permit was approved on December 7, 2012. (Note: HABS documentation prior to demolition.)

Attachments:

Application for Article 10 Designation



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION FOR

Historic Landmark Designation

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Landmark designation is authorized by Section 1004 of the San Francisco Planning Code. The designation process includes a review of the Landmark Designation Application by the Planning Department and the Historic Preservation Commission. Final approval is made by the San Francisco Board of Supervisors.

PRESERVING SAN FRANCISCO HISTORY

Since 1967, San Francisco's Historic Preservation Program has helped preserve important facets of the city's history. The list of designated city landmarks and landmark districts includes iconic architectural masterpieces, monuments to historic events, and places associated with cultural and social movements that have defined our city. However, there are still many more untold stories to celebrate through landmark designation.

PROPERTIES ELIGIBLE FOR LANDMARK DESIGNATION

Most San Francisco landmarks are buildings. But a landmark can also be a structure, site, feature or area of special historical, architectural or aesthetic interest. Collections of properties can also be designated as landmark districts.

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.

INCENTIVES FOR LANDMARK DESIGNATION

Landmark designation recognizes the property as a significant element of San Francisco history. There are also various incentives, including the following:

- Eligibility for the Mills Act program, which can result in property tax reduction
- Eligibility to use the California Historical Building Code
- Eligibility for land use incentives under the San Francisco Planning Code
- Eligibility to display a plaque regarding the building's landmark status

HOW TO APPLY TO DESIGNATE A LANDMARK

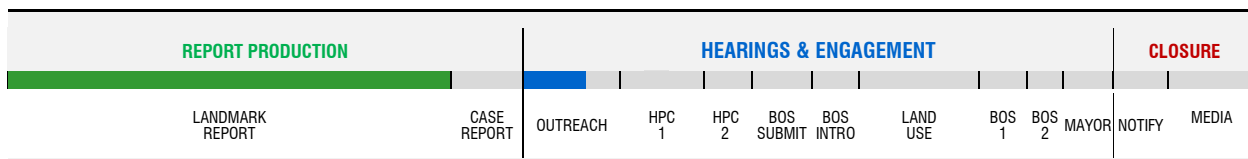
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

<http://www.sf-planning.org/index.aspx?page=1825>

THE LANDMARK DESIGNATION PROCESS

The landmark designation process is a multi-step process. This includes the following:

1. Set a preliminary application review meeting with Planning Department Preservation staff. The meeting will focus on reviewing the draft designation application. Preservation staff can provide advice for improving the application, including any additional research which may be needed.
2. Submit the completed final application for review. Once it is determined to be complete, Preservation staff will place the application on the agenda for a Historic Preservation Commission (HPC) hearing.
3. During the hearing, the HPC will hear public testimony and determine if the property meets the criteria for landmark designation. If so, the Commission will vote to initiate landmark designation and schedule a follow-up hearing.
4. If the landmark designation is for a district, the Planning Commission will provide its review and comment on the proposed designation prior to the HPC making a final recommendation to the Board of Supervisors.
5. At the second hearing, the HPC will hear public testimony and vote on whether to recommend landmark designation to the Board of Supervisors.
6. An HPC recommendation supporting landmark designation will be forwarded to the Board of Supervisors and will be heard by its Land Use and Economic Development Committee. This is a public hearing where the owner(s) and members of the public can offer testimony.
7. The Land Use and Economic Development Committee will forward its recommendation on the designation to the full Board of Supervisors for a first reading. The Board of Supervisors will vote on the designation. A majority of Supervisors must vote in favor of the landmark designation for it to be approved. This is a public hearing, although no public testimony will be heard.
8. At a following Board of Supervisors hearing the proposed designation will have a second reading. This is a public hearing, although no public testimony will be heard. If the majority of Supervisors remain in favor of the landmark designation, the designating ordinance is sent to the Mayor for final signature.



COMPLETING THE APPLICATION

Please fill out all of the sections of the application. Use the checklist at the end of this application to ensure that all required materials are included. If more space is needed, please feel free to attach additional sheets as necessary.

Please submit the completed application to:

San Francisco Planning Department
 Attn: Landmark Designation Application
 1650 Mission Street, Suite 400
 San Francisco, CA 94103-9425

Historic Landmark Designation Application

1. Current Owner / Applicant Information

Date: [Click here to enter a date.](#)

PROPERTY OWNER'S NAME: Click here to enter property owner's name.	
PROPERTY OWNER'S ADDRESS: Click here to enter property owner's address.	TELEPHONE: Click here to enter telephone.
	EMAIL: Click here to enter email.

APPLICANT'S NAME: Click here to enter applicant's name. <input type="checkbox"/> SAME AS ABOVE	
APPLICANT'S ADDRESS: Click here to enter applicant's address.	TELEPHONE: Click here to enter telephone.
	EMAIL: Click here to enter email.

CONTACT FOR PROJECT INFORMATION: Click here to enter contact for project information. <input type="checkbox"/> SAME AS ABOVE	
ADDRESS: Click here to enter address.	TELEPHONE: Click here to enter telephone.
	EMAIL: Click here to enter email.

2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT: Click here to enter street address of project.		ZIP CODE: Click here to enter zipcode.		
CROSS STREETS: Click here to enter cross streets.				
ASSESSORS BLOCK/LOT: Click here to enter text.	LOT DIMENSIONS: Click here to	LOT AREA (SQ FT): Click here to	ZONING DISTRICT: Click here to enter text.	HEIGHT/BULK DISTRICT: Click here to enter text.
OTHER ADDRESS / HISTORIC ADDRESS: (if applicable) Click here to enter other address/historic address.		ZIP CODE: Click here to enter zipcode.		

3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE) Click here to enter historic name.	DATE OF CONSTRUCTION: Click here to enter date. <input type="checkbox"/> ACTUAL YEAR <input type="checkbox"/> ESTIMATED YEAR	SOURCE FOR DATE OF CONSTRUCTION: Click here to enter date.
ARCHITECT OR BUILDER: Click here to architect or builder.	ARCHITECTURAL STYLE: Click here to enter architectural style.	
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER Click here to enter source.	HISTORIC USE: Click here to enter text.	PRESENT USE: Click here to enter text.
PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY? <input type="checkbox"/> Yes <input type="checkbox"/> No	SURVEY NAME: Click here to enter survey name.	SURVEY RATING: Click here to enter survey rating.

4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- It is associated with significant events or patterns, or reflects important aspects of social or cultural history
- It is associated with a person or persons important to our history
- It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- It is valued as a visual landmark, or has special character or meaning to the city and its residents
- It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a San Francisco Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

[Click here to enter text.](#)

5. Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade.

[Click here to enter text.](#)

6. Neighborhood or District Description

Please provide a narrative describing the buildings both adjacent to, and across the street from, the subject property. This includes describing their architectural styles, number of stories, exterior materials (e.g., wood or stucco cladding) and landscape features, if any. Attach representative photographs.

If the application is for a landmark district, please provide similar information describing the architectural character of the district. Also be sure to include a map outlining the boundaries of the district, as well as a list of all properties including their addresses, block and lot numbers, and dates of construction. This information may be gathered using the San Francisco Property Information Map, available here: <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>

[Click here to enter text.](#)

7. Building Permits and History of Alterations

Please list all building permits from the date of construction to present. Be sure to include any alterations or additions to the building. These include changes such as widow replacement, construction of a new garage, or installation of roof dormers. Also attach photocopies of building permits. Copies of building permits are available from the Department of Building Inspection, 1660 Mission Street, 4th Floor (<http://sfdbi.org/record-request-form>).

***Note: Do not complete this section if the application is for a landmark district*

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.	Click here to enter a date.	Click here to enter text.
2.	Click here to enter a date.	Click here to enter text.
3.	Click here to enter a date.	Click here to enter text.
4.	Click here to enter a date.	Click here to enter text.
5.	Click here to enter a date.	Click here to enter text.
6.	Click here to enter a date.	Click here to enter text.
7.	Click here to enter a date.	Click here to enter text.
8.	Click here to enter a date.	Click here to enter text.

Please describe any additional alterations that are not included in this table. For example, have any obvious changes been made to the property for which no building permit record is available?

Click here to enter text.

8. Ownership History Table

Please list all owners of the property from the date of construction to present. Building ownership may be researched at the San Francisco Assessor-Recorder's Office, located at City Hall, Room 190.

**Note: Do not complete this section if the application is for a landmark district*

OWNER:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.	Click here to enter text.	Click here to enter text.	Click here to enter text.

If the property is significant for its association with a person important to history, please be sure to expand on this information in Section 9.

Click here to enter text.

9. Occupant History Table

Please list occupants of the property (if different from the owners) from the date of construction to present. It is not necessary to list the occupants for each year. A sample of every five to seven years (e.g, 1910, 1917, 1923, etc.) is sufficient. For multi-unit buildings, please use a representative sampling of occupants. A chronological list of San Francisco city directories from 1850 – 1982 is available online. Choosing the “IA” link will take you to a scan of the original document:

<http://www.sfgenealogy.com/sf/sfdatadir.htm>

Beginning with the year 1953, a “reverse directory” is available at the back of each volume, allowing you to look up a specific address to see the occupants.

**Note: Do not complete this section if the application is for a landmark district*

OCCUP:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.	Click here to enter text.	Click here to enter text.	Click here to enter text.

If the property is significant for having been used by an occupant, group or tenant important to history, please expand on this information below.

Click here to enter text.

10. Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Click here to enter name. Click here to enter a date.

Name (Print):

Date:

Signature:

Submittal Checklist

Use the checklist below to ensure that all required materials are included with your application.

CHECKLIST:	REQUIRED MATERIALS:
<input type="checkbox"/>	Photographs of subject property, including the front, rear and visible side facades
<input type="checkbox"/>	Description of the subject property (Section 5)
<input type="checkbox"/>	Neighborhood description (Section 6) with photos of adjacent properties and properties across the street
<input type="checkbox"/>	Building permit history (Section 7), with copies of all permits
<input type="checkbox"/>	Ownership history (Section 8)
<input type="checkbox"/>	Occupant history (Section 9)
<input type="checkbox"/>	Historic photographs, if available
<input type="checkbox"/>	Original building drawings, if available
<input type="checkbox"/>	Other documentation related to the history of the property, such as newspaper articles or other references