



SAN FRANCISCO
PLANNING DEPARTMENT

Received at HPC Hearing 5/2/18
F. McMillan

Historic Preservation Commission
Resolution No. ***

HEARING DATE: MAY 2, 2018

Case No. 2017-010156DES
Project: Mint-Mission Conservation District
Re: Initiation of Article 11 Conservation District Designation
Block/Lot: Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; and Assessor's Parcel Block No. 3725, Lot Nos. 087, 088
Staff Contact: Frances McMillen (415) 575-907
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Reviewed By: Tim Frye - (415) 575-6822
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RESOLUTION TO INITIATE DESIGNATION OF THE MINT-MISSION CONSERVATION DISTRICT (ASSESSOR'S PARCEL BLOCK NO. 3704, LOT NOS. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, AND 144 AND ASSESSOR'S PARCEL BLOCK NO. 3725, LOT NOS. 087, AND 088) PURSUANT TO ARTICLE 11 OF THE PLANNING CODE.

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added the Mint-Mission Conservation District to its Landmark Designation Work Program; and
2. WHEREAS, Planning Department staff Frances McMillen, who meets the Secretary of Interior's Professional Qualification Standards, prepared the draft Conservation District Case Report, which was reviewed by Department staff Tim Frye for accuracy and conformance with the purposes and standards of Article 11; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 2, 2018 reviewed Department staff's analysis of the Mint-Mission Conservation District historical significance per Article 11 as part of the Conservation District Case Report dated May 2, 2018; and
4. WHEREAS, the Central SoMa Survey determined Mint-Mission Conservation District is eligible for listing on the California Register of Historical Resources and is representative of the post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth century. The district is a rare and cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences; and

5. WHEREAS, Article 11 Conservation District designation fulfills objectives and policies of the Central SoMa Plan to protect and promote resources in the built environment that best represent the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past; and

6. WHEREAS, the Mint-Mission Conservation District includes the following properties:
 - a. 44-48 5th Street, (aka Oakwood Hotel), Assessor's Parcel Block No. 3704, Lot No. 003;
 - b. 12 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 010;
 - c. 66 Mint Street/932 Mission Street (aka Remedial Loan Association), Assessor's Parcel Block No. 3704, Lot No. 012;
 - d. 936-940 Mission Street (aka Chronicle Hotel), Assessor's Parcel Block No. 3704, Lot No. 013;
 - e. 942-946 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 015;
 - f. 948 Mission Street (aka Piedmont Hotel/Alkain Hotel), Assessor's Parcel Block No. 3704, Lot No. 017;
 - g. 956-960 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 018;
 - h. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
 - i. 968 Mission Street, (aka Toledo Scale Co.) Assessor's Parcel Block No. 3704, Lot No. 020;
 - j. 972-976 Mission Street (aka Dohrmann Hotel Supply Company), Assessor's Parcel Block No. 3704, Lot No. 021;
 - k. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
 - l. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
 - m. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
 - n. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
 - o. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
 - p. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;
 - q. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
 - r. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
 - s. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
 - t. 959-965 Mission Street, (aka California Casket Company) Assessor's Parcel Block No. 3725, Lot No. 087
 - u. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088; and

7. WHEREAS, the Historic Preservation Commission finds that the following properties are currently designated as Significant (Category I and II), and will now be wholly located within the Mint-Mission Conservation District:
 - a. 66 Mint Street / 932 Mission Street, (aka Remedial Loan Association) Assessor's Block No. 3704, Lot No. 012;
 - b. 14-16 Mint Plaza/54 Mint Street, (Haas Candy Factory) Assessor's Parcel Block No. 3704, Lot No. 34;

- c. 959-965 Mission Street, (aka California Casket Company) Assessor's Block No. 3725, Lot No. 087; and
8. WHEREAS, the Historic Preservation Commission finds that the following properties currently designated as Unrated (Category V) will now be wholly located within the Mint-Mission Conservation District:
 - a. 12 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 010;
 - b. 942-946 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 015;
 - c. 956-960 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 018; and
 9. WHEREAS, the Historic Preservation Commission finds that the following property currently designated as Unrated (Category V) under Article 11 is eligible for designation as Significant (Category I):
 - a. 44-48 Fifth Street, (aka Oakwood Hotel) Assessor's Block No. 3704, Lot No. 003; and
 10. WHEREAS, the Historic Preservation Commission finds that the following properties currently not rated or Unrated (Category V) under Article 11 are eligible for designation as Contributory (Categories IV), as set forth below:
 - a. 936-940 Mission Street, (aka Chronicle Hotel) Assessor's Parcel Block No. 3704, Lot No. 013;
 - b. 948 Mission Street, (aka Piedmont Hotel/Alkain Hotel) Assessor's Parcel Block No. 3704, Lot No. 017;
 - c. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
 - d. 968 Mission Street, (aka Toledo Scale Co.) Assessor's Parcel Block No. 3704, Lot No. 020;
 - e. 972-976 Mission Street (aka Dohrmann Hotel Supply Company) Assessor's Parcel Block No. 3704, Lot No. 021;
 - f. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
 - g. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
 - h. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
 - i. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
 - j. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
 - k. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;
 - l. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
 - m. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
 - n. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
 - o. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088; and

11. WHEREAS, the Historic Preservation Commission finds that the Mint-Mission Conservation District Case Report is in the form prescribed by the Commission and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates conservation district designation and change in designation of properties within the Mint-Mission Conservation District as Significant (Category I) or Contributory (Category IV) under Article 11 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 2, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

Received at HPC Hearing 5/2/18
F. McMillen

Ms. Frances M. McMillen May 1st 2018
Senior Planner | Preservation—Landmarks & Designations

San Francisco Planning Department
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San Francisco Property Information Map

Dear Ms. McMillan,

The building at 444 Jessie Street has been owned by The Chritton Family for more than 40 years and is now owned by The Chritton Brothers. The greatest benefit of our location is the proximity to the Powell Street Bart and Muni Stations where our employees who live in the East Bay can take BART to work.

In these 40 years we have seen many changes, some good, some not so good. The Parapet ordinance in the 1980's made us butcher our building and remove that beautiful Parapet that made our building unique. We are now in the CBD district, which has helped keep the streets somewhat clean, but has raised our taxes.

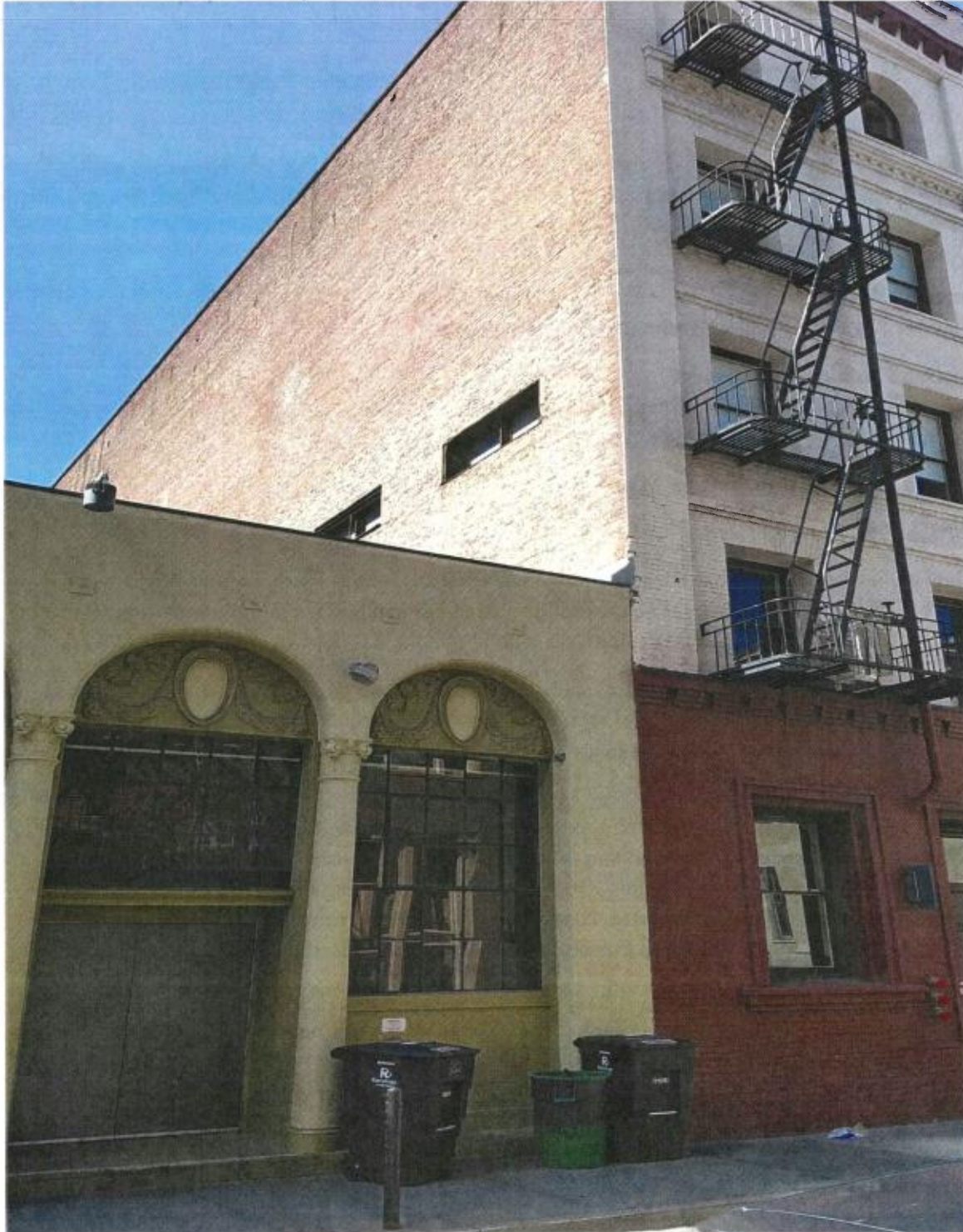
Our parents worked very hard and sacrificed a lot for their children. To fulfill our parents vision we ask to be "Grandfathered" and be exempt to "The Mint-Mission Conservation District" and added with the stipulation and ability to be able to renovate our building. Our vision is to add parking below and build up to our neighbor's height a combination office space, condominiums where we can also run Microbiz, which is our family business since 1965, and a San Francisco LBE and State registered small business.

Respectfully submitted,

The Chritton Brothers: Dave Chritton

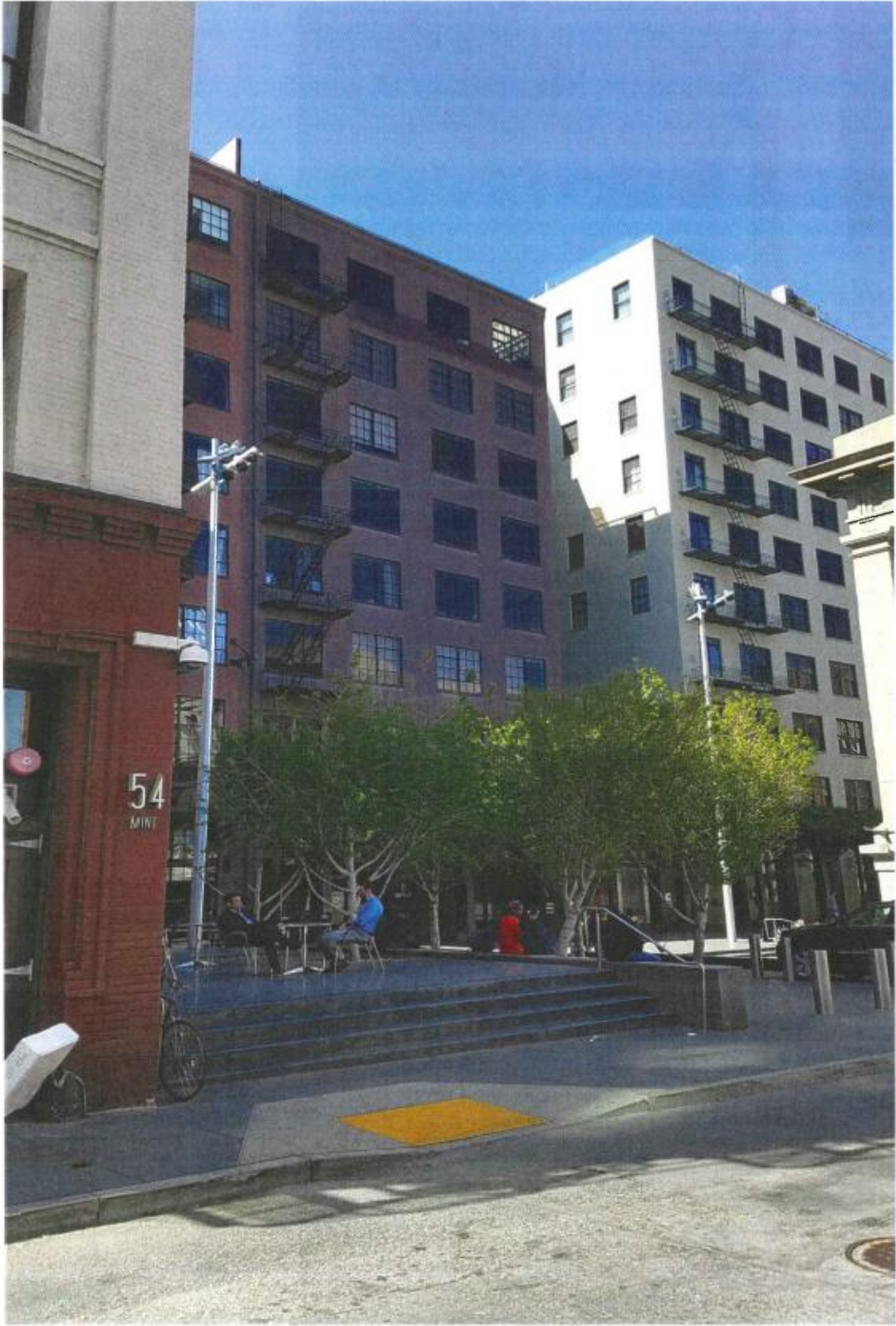
Todd Chritton

Scott Chritton



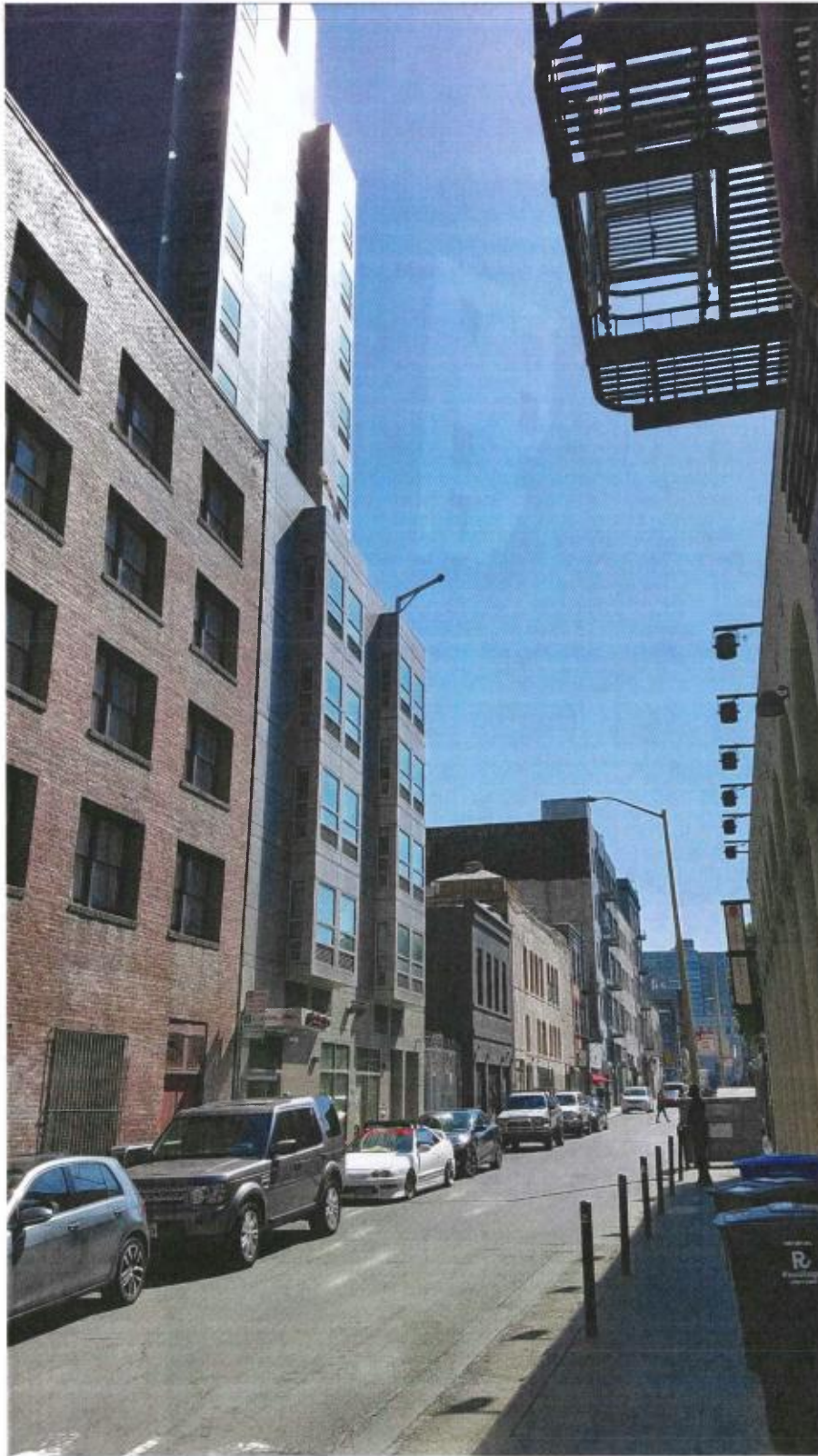
We are dwarfed by our northern neighbor

Chritton Brothers Property, 444 Jessie street Building.



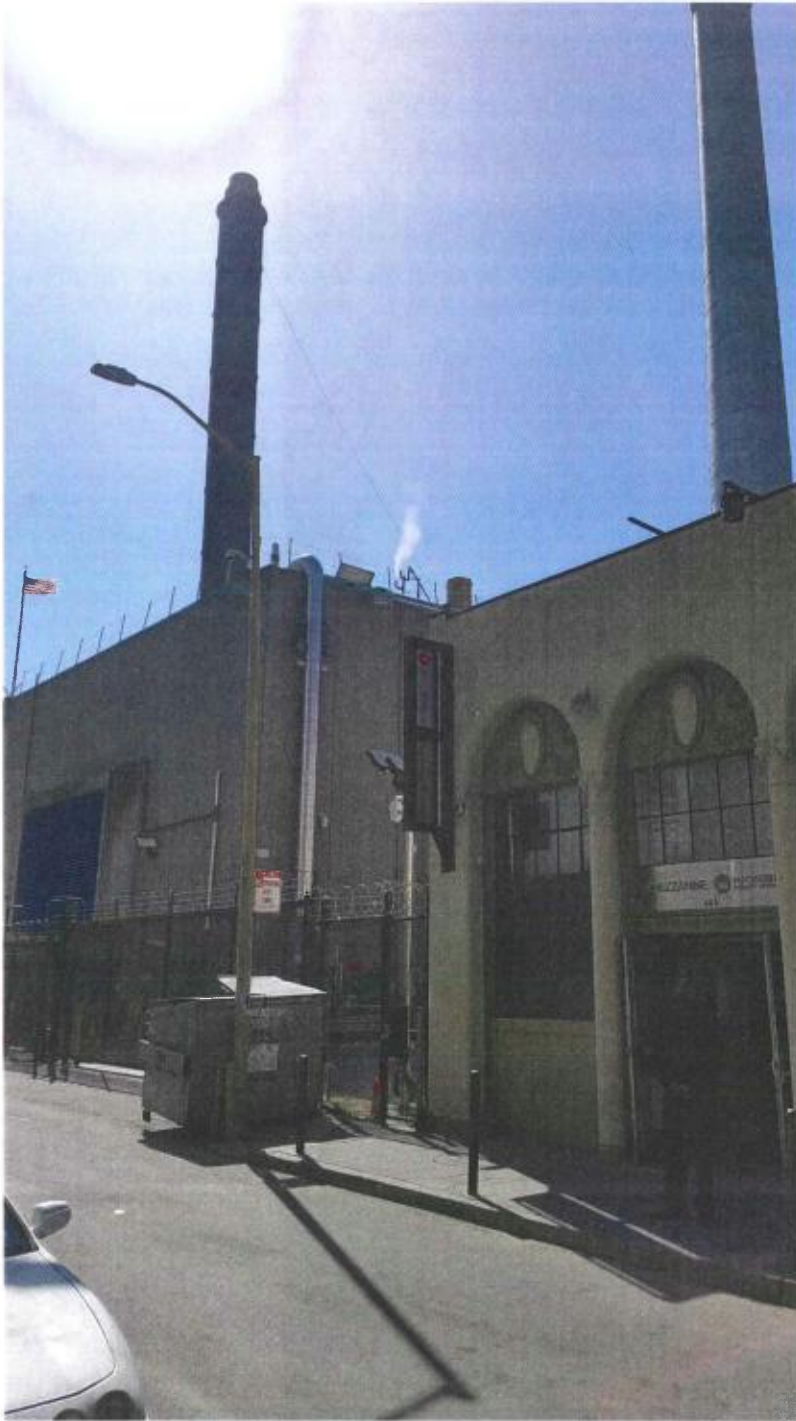
To our North, Modern and updated McNerney owned condominiums.

Chritton Brothers Property, 444 Jessie street Building.



Directly across the street a modern new high-rise hotel. The Hampton 12 Stories tall.

Critton Brothers Property, 444 Jessie street Building.



To our south, NRG Steam plant



NRG-barbed wire fencing and a new structure encroaching on our ability to maintain our building. Behind that, a run-down small building waiting to get permits.