



MEMO TO THE HISTORIC PRESERVATION COMMISSION

Hearing Date: June 17, 2020

Date: 6/3/2020
Case No.: **2019-017767DES**
Project Address: **Lake Street Landmark District**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk
Block/Lot: Various
Project Sponsor: Katherine Petrin
1736 Stockton Street, Suite 2A
San Francisco, CA 94133
Staff Contact: Pilar LaValley – 415-575-9084
pilar.lavalley@sfgov.org
Recommendation: **None – informational only**

BACKGROUND

In October 2019 the Department was contacted by several residents of the proposed Lake Street Landmark District, and Katherine Petrin, preservation consultant, about the possibility of obtaining landmark designation for a Lake Street Landmark District. An application for Landmark District designation was submitted by members of the community to the Department in March 2020. This application is currently under review.

A potential district in this neighborhood was first identified by Planning Department staff in September 2012 in a Historic Resource Evaluation Report for 1650 Lake Street (Case No. 2012.0590E). In 2012 the potential district was described as potentially eligible for the California Register of Historical Resources under Criterion 1 (Events) for association with general development of Lake District as a wealthy enclave after the 1906 earthquake and fire and under Criterion 3 (Architecture) due to the overall setting of the neighborhood, building types, and architectural design.¹ This assessment did not include identification of character-defining features for the potential district nor were any district boundaries described.

Since 2012, subsequent historic reviews have been conducted by the Department for 20 16th Avenue², 11 17th Avenue³, and 25 17th Avenue⁴. Although none of this area of the Richmond neighborhood has

¹ 1650 Lake Street, constructed in 1905, was also identified as individually eligible for the California Register of Historical Resources under Criterion 3 (Architecture) as an excellent example of First Bay Tradition style architecture and as the work of master architect, Alexander Aimwell Cantin. Planning Department, *Historic Resource Evaluation Response for 1650 Lake Street* (Case No. 2012.0590E), September 14, 2012.

² 20 16th Avenue was constructed in 1910 by builder and developer Edwin T. Huffman. Planning Department, *Historic Preservation Team Review Form for 20 16th Avenue* (Case No. 2016-001445ENV), June 14, 2016.

³ 11 17th Avenue, constructed in 1913, was designed by architect Edward Eyestone Young and built on speculation by

been surveyed, these subsequent reviews have refuted the 2012 evaluation regarding a potential district with findings that “no such district appears to exist on 16th Avenue and on nearby blocks.”⁵ None of these subsequent reviews identified any of these three properties, two of which were architect-designed, as individually eligible, although the current district nomination includes these properties as contributors to the proposed district.

CURRENT PROPOSAL

In March 2020, a community-sponsored nomination prepared by preservation consultant Katherine Petrin at the behest of several property owners was submitted to the Department. The following description of the proposed district is taken from the community-sponsored nomination application:

The potential Lake Street Historic District, is located in the northwestern part of San Francisco, within the Richmond District... Though the larger Richmond District and the subject area share the same street grid, the short blocks (or cul-de-sac streets) between Lake Street and the Presidio’s southern boundary diverge in character and feeling from the larger neighborhood.

In contrast to the prevailing architectural and urban character of the wider Richmond District where the vast majority of residences are attached with principal, street-facing facades built to the property line to form a continuous street wall, dwellings in the subject area tend to be detached, most with gardens and yards creating a garden suburb feeling.

The potential Lake Street Historic District developed during the early 20th century, with the vast majority of buildings constructed in the two-decade period between the earthquake and fire of 1906 and 1927. As a result, the development of the area is consistent with a pattern of increased residential development and growth of the City as San Franciscans moved to the undeveloped western areas after the 1906 disaster. This area is significant to San Francisco history for the neighborhood’s association with architecture. Numerous architecturally significant dwelling designed by master architects are located within the subject area. The overwhelming majority of resources within the subject area exhibit an exceptionally high level of integrity.

Overall, the subject area is characterized by architecture of artistic merit. The residences exhibit a range of early 20th century architectural styles typical of the era, including historicist revival styles such as Mediterranean Revival, Italian Renaissance Revival, Beaux Arts, and Spanish Colonial Revival, in addition to Bay Region Craftsman and Shingle styles.

As proposed, the district is bounded by 15th Avenue to the east, Lake Street to the south, 20th Avenue to the west, and the Presidio of San Francisco to the north. The district contains a total of 88 properties

builder, Matthew Little. Planning Department, *Historic Preservation Team Review Form for 11 17th Avenue* (Case No. 2019-012845ENV), August 28, 2019.

⁴ 25 17th Avenue, constructed in 1913, was designed by architect Edward Eyestone Young and built on speculation by builder, Matthew Little. Planning Department, *Historic Preservation Team Review Form for 25 17th Avenue* (Case No. 2017-000987ENV), February 24, 2017.

⁵ Planning Department, *Historic Preservation Team Review Form for 25 17th Avenue* (Case No. 2017-000987ENV), February 24, 2017.

with 75 identified as contributors in the application materials. Construction dates for most properties and contributing resources within the potential district range from 1898 to 1927.

In February 2020 the neighbors held a community meeting at the Richmond Recreation Center Auditorium to discuss potential district designation with other neighborhood residents prior to submittal to the Department. The purpose of the meeting was to discuss the landmark designation process, as well as the responsibilities and benefits of designation.

INITIAL ASSESSMENT

The Designation Application for the Lake Street Landmark District has been reviewed by the Planning Department. Based on this review, the Department has determined that the application is incomplete. Until the application is complete the Department will not proceed to an initiation hearing before the Historic Preservation Commission.

Staff has reviewed the nomination application, including photographs of each of the individual properties within the proposed district. Upon review of the application materials, staff believes that the nomination requires additional research and documentation of the proposed district's architecture, original architects, and alterations to existing buildings in order to make a more compelling and substantiated argument for historical significance. Further analysis is necessary to better understand this neighborhood in the context of the Richmond and broader city and to justify proposed boundaries as well as period of significance and assessment of integrity.

Due to Stay Safe at Home orders issued by the Mayor, it has not been possible to visit the proposed district in-person in advance of this informational hearing. Planning staff intend to participate in future community-hosted meetings to answer procedural questions and other inquiries about landmarking their property.

While the Department has determined that the application is currently incomplete and is not prepared to proceed to an initiation hearing for this district, we wished to make the Commission aware of the project. In addition to ensuring that property owner outreach and documentation of historic context and significance of the proposed district is complete, the Department will also be assessing how the proposed district meets the Landmark Designation Work Program priorities expressed by the Commission. Currently, the Commission's Landmark Designation Work Program prioritizes the following:

- 1. The designation of underrepresented Landmark property types including landscapes*
The proposed Lake Street Landmark District is comprised almost exclusively of post-1906 Earthquake and Fire upper class residential buildings. Most buildings within the district are single-family, wood frame construction. This property type and period of development are not well represented by any current or proposed Landmark Districts, although they are relatively common in the City. An exception in the Landmark Designation Work Program is Rousseaus' Boulevard Tract, which dates from 1932-33.
- 2. The designation of buildings of Modern design*
The proposed district does not contain any Modern style buildings.
- 3. The designation of buildings located in geographically underrepresented areas*
The neighborhood is not well represented by existing landmarks with only the Alfred G. Hanson Residence at 126 27th Avenue (Landmark No. 196) located in the area known as the Outer

Richmond. At the eastern end of the Inner Richmond are a handful of existing landmarks, including the Richmond Branch Library at 351-359 9th Avenue (Landmark No. 247); St. John's Presbyterian Church at 25 Lake Street (Landmark No. 83); the Campfire Girls Building at 325 Arguello Boulevard (Landmark No. 169); and the Theodore Roosevelt Middle School at 460 Arguello Boulevard (Landmark No. 285). There are no existing landmark districts on the western side of the city.

4. *The designation of properties with strong cultural or ethnic associations.*
None of the buildings within the proposed district have specific historical cultural or ethnic associations.

REQUIRED COMMISSION ACTION

None. The Department is bringing this item to the Commission as an informational presentation to make the Commission aware of the project. No action by the Commission is required. The Commission may, if desired, provide comments or guidance to applicants and the Department regarding the district nomination.

RECOMMENDATION: **None, informational only**

Attachments:

Lake Street Landmark District designation application, prepared by Katherine Petrin

Map of proposed Lake Street Landmark District

List of properties, with photographs, in proposed Lake Street Landmark District

Letter from Planning Department to Katherine Petrin (applicant), dated June 4, 2020

Historic Landmark Designation **Application**

1. Current Owner / Applicant Information

Date:

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

APPLICANT'S NAME:	
	<input type="checkbox"/> SAME AS ABOVE
APPLICANT'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
	<input type="checkbox"/> SAME AS ABOVE
ADDRESS:	TELEPHONE:
	EMAIL:

2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT:	ZIP CODE:
CROSS STREETS:	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
----------------------	-----------------	-------------------	------------------	-----------------------

OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)	ZIP CODE:
---	-----------

3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)	DATE OF CONSTRUCTION:	SOURCE FOR DATE OF CONSTRUCTION:
	<input type="checkbox"/> ACTUAL YEAR <input type="checkbox"/> ESTIMATED YEAR	

ARCHITECT OR BUILDER:	ARCHITECTURAL STYLE	
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER	HISTORIC USE	PRESENT USE

PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY?	SURVEY NAME:	SURVEY RATING:
<input type="checkbox"/> Yes <input type="checkbox"/> No ...		

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.

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.

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/>

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 window 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.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

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?

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.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

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.

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.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

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

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.

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

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The potential Lake Street Historic District, is located in the northwestern part of San Francisco, within the Richmond District, which is generally bounded by the Presidio of San Francisco and Lincoln Park to the north, the Pacific Ocean to the west, Golden Gate Park to the south, and Arguello Boulevard to the east. Specifically, it is a subsection of the Inner Richmond District.

The potential district is bounded by the Presidio to the north, 15th Avenue to the east, 20th Avenue to the west and Lake Street to the south. It is oriented in an east-west direction along Lake Street and the southern boundary of the Presidio. The topography is generally flat, though the district's northern edge, where it meets the natural habitat of the Presidio's Lobos Creek Conservation Area, is marked by a steep drop to the creek below.¹

Though the larger Richmond District and the subject area share the same street grid, the short blocks (or cul-de-sac streets) between Lake Street and the Presidio's southern boundary diverge in character and feeling from the larger neighborhood.

In contrast to the prevailing architectural and urban character of the wider Richmond District where the vast majority of residences are attached with principal, street-facing facades built to the property line to form a continuous street wall, dwellings in the subject area tend to be detached, most with gardens and yards creating a garden suburb feeling.

A prominent and contrasting element of the subject area, not seen as uniformly throughout the

¹ Lobos Creek, the last free-flowing stream in San Francisco, is an important natural habitat. The creek is fed by underground springs that form Mountain Lake to the Pacific Ocean and remains the Presidio's primary source of potable water. Lobos Creek Valley provides an important native plant and wildlife habitat. Conservation and restoration efforts in recent years removed invasive vegetation. Ongoing restoration of the coastal plant scrub revives rare plant species native to the area.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

wider Richmond District, is its richly arboreal character. Various elements combine to create a verdant setting: voluminous tree canopies of mature street trees, such as the ubiquitous flowering black acacia; private gardens in view from the public right-of-way defined by established palms, rose gardens, and other plants and shrubbery. In addition, proximity to the open, natural spaces of the Presidio enhances the leafy character of the subject area.

Architecturally, numerous significant dwellings designed by master architects distinguish the subject area. Dwellings designed by some of America's most significant architects in practice in the early 20th century can be found in the subject area, including architects such as Edward Eyestone (E.E.) Young, Louis Mastropasqua, Charles F. Whittlesey, and Alexander Aimwell Cantin, among others. In the first decades of the 20th century, prolific, skilled builders such as Louis Heilmann and Matthew Little were responsible for the construction of many of the area's most architecturally notable residences.

Architectural Characteristics

Though the subject area features a range of early 20th century architectural styles, it is also, somewhat paradoxically, visually cohesive. Throughout the area, a general pattern emerges. The area is comprised entirely of residential buildings, a mix of types, with smaller homes interspersed with larger ones, and several apartment buildings on corner parcels. Single-family residences (or 2-unit flats) and apartment buildings are two and three stories in height. At mid-block, single-family residences and flats are constructed on long, narrow parcels. Corner lots are generally more spacious. In addition, sizable, irregularly shaped lots occur where the street grid meets the Presidio border; typically, the largest single-family homes in the area are located on these lots. Though the principal elevations of some structures are constructed to the front property line, most buildings are set back to accommodate front gardens or side yards. Several residences are located on double lots, with spacious gardens that contribute to the overall garden suburb feeling. Detached garages are found on larger parcels. Taken together, the scale and massing of individual structures, while not entirely uniform, creates a harmonious aspect, enhanced by repeated architectural elements.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Common architectural features and elements recur throughout the subject area. For example, building entrances are most often recessed and accessed by stairs rising from the street level to a raised residential first floor. Generally, upper floors are accentuated with a broad bay or bow-front element. Many mid-block structures are defined by a two-bay width and facade composition; typically, building frontages are narrow at mid-block. Nearly all buildings are of wood frame construction and clad in horizontal wood siding, stucco, or wood shingles.

Overall, the subject area is characterized by architecture of artistic merit. The residences exhibit a range of early 20th century architectural styles typical of the era, including historicist revival styles such as Mediterranean Revival, Italian Renaissance Revival, Beaux Arts, and Spanish Colonial Revival, in addition to Bay Region Craftsman and Shingle styles.

Apartment houses, an important residential type in San Francisco after the 1906 earthquake and fire, occur with less frequency in the subject area, and are in scale with neighboring structures. Typically located on corner lots, these multi-unit buildings were also designed in a variety of architectural styles, including Classical Revival, Mission Revival, and Colonial Revival. Notable examples are located at 27-49 16th Avenue, 41-49 18th Avenue and 55 19th Avenue.

Urban Form, Character, Influences and Streetscape

As noted above, the short, cul-de-sac avenues north of Lake Street that terminate at the Presidio's southern boundary are distinctive, with a prevailing character that differs from the overall landscape of the larger Richmond District, as well as from the atmosphere of the nearby master-planned communities, or residence parks, of Presidio Terrace, Sea Cliff, and West Clay Park.

Master-planned residence parks were established in open expanses on the west side of San Francisco early in the 20th century. The first master-planned residence park was Presidio

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Terrace in 1905.² Later similar enclaves developed at St. Francis Wood, Sea Cliff, West Clay Park, Forest Hill, Balboa Terrace, Jordan Park, and in other west-side locations, as San Franciscans moved to the previously sparse areas, after the 1906 disaster. These neighborhoods were laid out and landscaped to replicate the feeling of suburban living in close proximity to downtown San Francisco. For wealthier San Franciscans, garden suburbs within the City limits proved popular and were consistent with the philosophy and spirit of the garden community movement then gaining popularity nationwide.

Inspired by the American City Beautiful and Garden City movements of the era and influenced by both British planning principles and the Bay Region architectural traditions, the City's western residence parks were often distinguished by curving street patterns and lush landscaping and neoclassical ornamentation, such as entry pillars.

In contrast, the subject area was not developed as a single tract overseen by one master planner, rather lots were individually developed, with many homes built on speculation. Some residences constructed in small groupings by an individual architect/builder. The first homeowners in the subject area were upper middle-class buyers seeking houses of distinction. Some were affluent enough to afford a custom-designed home by hiring their own architects and contractors. Others purchased architect-designed homes built on speculation.³

As a result, the potential Lake Street Historic District has a striking visual diversity derived from a wide range of architectural styles, materials, and construction techniques that were common at the time, resulting in a concentration of homes of higher artistic values. Equally important, the area conveys the feeling of a garden suburb that is distinct from the overall character of the Richmond District largely due to the proximity to the natural spaces of the Presidio, without the imposed master plan formality.

² Patrick McGrew, *The Historic Houses of Presidio Terrace*.

³ Kostura, William. *Louis Heilmann, Richmond District Builder*. p. 6.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Contributing and Non-Contributing Properties

The potential Lake Street Historic District contains a total of 88 properties; 75 have been identified as contributors, giving the potential district a remarkably high concentration of significant and intact buildings. Construction dates for the majority of properties and contributing resources within the potential district range from 1898 to 1927, with only seven properties constructed after that period (five dating to the 1940s and two dating to the 1950s). No new construction occurred in the 1930s, fairly consistent with citywide trends, or between the 1960s - 1990s.

Contributing Properties

The following table lists all contributing resources within the potential Lake Street Historic District:

APN	From Street #	To Street #	Street Name	Type	CHRS Status Code
1343/001	3	3	15th Avenue	single family dwelling	5D3
1343/001A	11	11	15th Avenue	single family dwelling	5D3
1343/002	25	25	15th Avenue	single family dwelling	5D3
1343/003	1400	1400	Lake Street	single family dwelling	5D3
1343/004	1424	1424	Lake Street	single family dwelling	5D3
1343/014	1432	1434	Lake Street	multi unit dwelling	5D3
1343/008	1448	1448	Lake Street	single family dwelling	5D3

Page _____ of _____

***NRHP Status Code**

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

1343/009	1462	1462	Lake Street	single family dwelling	5D3
1343/010	30	30	16th Avenue	single family dwelling	5D3
1343/012	18	18	16th Avenue	single family dwelling	5D3
1343/013	8	8	16th Avenue	single family dwelling	5D3
1342/003	11	11	16th Avenue	single family dwelling	5D3
1342/004	19	19	16th Avenue	single family dwelling	5D3
1342/005	29	47	16th Avenue	multi unit dwelling	5D3
1342/018	1508	1510	Lake Street	multi unit dwelling	5D3
1342/006	1514	1516	Lake Street	multi unit dwelling	5D3
1342/007	1520	1520	Lake Street	single family dwelling	5D3
1342/008	1522	1522	Lake Street	single family dwelling	5D3
1342/009	1536	1536	Lake Street	single family dwelling	5D3
1342/010	1538	1538	Lake Street	single family dwelling	5D3
1342/011	1544	1544	Lake Street	single family dwelling	5D3

Page _____ of _____

***NRHP Status Code**

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

1342/012	1550	1552	Lake Street	multi unit dwelling	5D3
1342/013	40	40	17th Avenue	single family dwelling	5D3
1342/014	34	34	17th Avenue	single family dwelling	5D3
1342/015	24	24	17th Avenue	single family dwelling	5D3
1342/016	16	16	17th Avenue	single family dwelling	5D3
1342/017	10	10	17th Avenue	single family dwelling	5D3
1341/020	5	5	17th Avenue	single family dwelling	5D3
1341/002	11	11	17th Avenue	single family dwelling	5D3
1341/025	25	25	17th Avenue	single family dwelling	5D3
1341/006	35	35	17th Avenue	single family dwelling	5D3
1377/001	1601	1601	Lake Street	multi unit dwelling	5D3
1341/006A	1600	1600	Lake Street	single family dwelling	5D3
1341/007A	1628	1628	Lake Street	single family dwelling	5D3
1341/008	1630	1630	Lake Street	single family dwelling	5D3

Page _____ of _____

***NRHP Status Code**

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

1341/009	1638	1638	Lake Street	single family dwelling	5D3
1341/018	1650	1650	Lake Street	single family dwelling	5D3
1341/011	30	30	18th Avenue	single family dwelling	5D3
1341/012	20	20	18th Avenue	single family dwelling	5D3
1341/013	4	4	18th Avenue	single family dwelling	5D3
1341/014	2	2	18th Avenue	single family dwelling	5D3
1340/001	1	1	18th Avenue	single family dwelling	5D3
1340/002	15	15	18th Avenue	single family dwelling	5D3
1340/004	27	27	18th Avenue	single family dwelling	5D3
1340/005	41	49	18th Avenue	multi unit dwelling	5D3
1340/006	1708	1708	Lake Street	single family dwelling	5D3
1340/008	1738	1738	Lake Street	single family dwelling	5D3
1340/009	1740	1740	Lake Street	single family dwelling	5D3
1340/010	50	50	19th Avenue	single family dwelling	5D3

Page _____ of _____

***NRHP Status Code**

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

1340/011	42	42	19th Avenue	single family dwelling	5D3
1340/012	30	30	19th Avenue	single family dwelling	5D3
1340/013	24	24	19th Avenue	single family dwelling	5D3
1340/014	20	20	19th Avenue	single family dwelling	5D3
1340/015	10	10	19th Avenue	single family dwelling	5D3
1339/002	1	1	19th Avenue	single family dwelling	5D3
1339/003	33	33	19th Avenue	single family dwelling	5D3
1339/004	39	39	19th Avenue	single family dwelling	5D3
1339/005	45	45	19th Avenue	single family dwelling	5D3
1339/006	55	55	19th Avenue	single family dwelling	5D3
1339/007	1806	1806	Lake Street	single family dwelling	5D3
1339/007A	1816	1816	Lake Street	single family dwelling	5D3
1339/008	1818	1818	Lake Street	single family dwelling	5D3
1339/009	1824	1824	Lake Street	single family dwelling	5D3

Page _____ of _____

***NRHP Status Code**

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

1339/009A	1830	1830	Lake Street	single family dwelling	5D3
1339/009B	1836	1836	Lake Street	single family dwelling	5D3
1339/010	1842	1842	Lake Street	single family dwelling	5D3
1339/011	56	56	20th Avenue	single family dwelling	5D3
1339/012	50	50	20th Avenue	single family dwelling	5D3
1339/013	44	44	20th Avenue	single family dwelling	5D3
1339/014	38	38	20th Avenue	single family dwelling	5D3
1339/015	2	2	20th Avenue	single family dwelling	5D3
1338/003	55	55	20th Avenue	single family dwelling	5D3
1338/004	63	63	20th Avenue	single family dwelling	5D3
1338/005	75	75	20th Avenue	single family dwelling	5D3
1338/006	1900	1900	Lake Street	single family dwelling	5D3

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Non-Contributing Properties

The following properties are located within the district boundaries but are considered non-contributing. Six properties were constructed within the period of significance, but do not contribute due to subsequent alterations that have significantly diminished their integrity due to the removal of architectural ornament, alterations or additions to the principal facade, or a change in massing, as examples. Non-contributing properties no longer readily convey their significance or historic appearance. Seven were constructed after the conclusion of the period of significance (1927) making them non-contributors because they are not age eligible.

APN	From Street #	To Street #	Street Name	Type	CHRS Status Code
1343/005	1428	1428	Lake Street	single family dwelling	6Z
1343/011	20	20	16th Avenue	single family dwelling	6Z
1342/001	1	1	16th Avenue	single family dwelling	6Z
1341/003	17	17	17th Avenue	single family dwelling	6Z
1341/016	40	40	18th Avenue	garage	6Z
1340/003	21	21	18th Avenue	single family dwelling	6Z
1340/007	1714	1714	Lake Street	single family dwelling	6Z
1340/007A	1720	1720	Lake Street	single family dwelling	6Z

Page _____ of _____

***NRHP Status Code**

***Resource Name or # (Assigned by recorder)**

D1. Historic Name: _____

D2. Common Name: _____

1340/007B	1730	1730	Lake Street	single family dwelling	6Z
1338/002	25	25	20th Avenue	single family dwelling	6Z
1338/002A	33	33	20th Avenue	single family dwelling	6Z
1338/002B	39	39	20th Avenue	single family dwelling	6Z
1338/002C	45	45	20th Avenue	single family dwelling	6Z

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Starting from its northeast corner, the boundaries of the potential Lake Street Historic District commence at the point where 15th Avenue meets the mid-block, pillared Presidio entrance (from this point the former Public Health Service Hospital of 1932, now a residential complex, is visible in the near distance). The boundary then runs south to include the west side of 15th Avenue to the northwest corner of 15th Avenue and Lake Street. From there, the line moves west along the north side of Lake Street, crossing 16th Avenue, until reaching the southwest corner of 17th Avenue and Lake Street, where it includes the building at 1601 Lake Street. The boundary then continues west along the north side of Lake Street to the northwest corner of 20th Avenue. It then runs north to include both the east and west sides of the northernmost block of 20th Avenue. From the point where 20th Avenue meets the Presidio (at the Lobos Creek Conservation Area) the boundary continues eastward along the southern edge of the Presidio to the start point.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

***D5. Boundary Justification:**

The potential Lake Street Historic District developed during the early 20th century, with the vast majority of buildings constructed in the two-decade period between the earthquake and fire of 1906 and 1927. As a result, the development of the area is consistent with a pattern of increased residential development and growth of the City as San Franciscans moved to the undeveloped western areas after the 1906 disaster. This area is significant to San Francisco history for the neighborhood's association with architecture. Numerous architecturally significant dwellings designed by master architects are located within the subject area. The overwhelming majority of resources within the subject area exhibit an exceptionally high level of integrity. The juncture of these leafy, residential blocks with the Presidio imbues the area with distinctive landscape characteristics.

D6. **Significance: Theme** Neighborhood Development

Area San Francisco, CA

Period of Significance 1898-1927

Applicable Criteria National Register Criteria C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Significance Text

Development of the Richmond District

San Francisco's Richmond District is a largely residential neighborhood comprised primarily of attached single-family dwellings interspersed with flats and apartment buildings. Geary Boulevard, Clement and California Streets are the district's main east-west thoroughfares and commercial streets.

Until the 20th century, the area's natural sand dunes and coastal scrub remained largely undeveloped. The following excerpted paragraphs provide details on the early development of

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

the Richmond District:

Even before the Richmond was platted [in 1870] and opened for development, its wide open spaces had already attracted a number of ranches and dairy farms. Several hundred 19th century cottages, interspersed throughout the district, hint at its rural, agricultural past.

Even [after the district] was subdivided and accessible, residential development was slow to take off prior to 1906. The existing 19th century development clustered along the principal transportation lines... Much of the building along these corridors was the result of speculative development undertaken by local builder/developers such as Fernando Nelson and Realtors such as Greenwood and DeWolfe. However, the fortunes of the Richmond District were to take a dramatic turn in 1906.

The earthquake and fire of 1906 destroyed most of downtown San Francisco ... driving waves of refugees to open parcels of land at the edge of the city. [As] in other districts that experienced an influx of "temporary" earthquake refugees, many people decided to start afresh and settle in the Richmond. Parcels were subdivided within a few months of the disaster and houses began to pop up all over the district. New residential development occurred at a rapid pace, and the district was largely built out by the late 1920s.

As the 1890s progressed, larger rural lots were purchased and developed by merchant builders. Residential development followed two patterns: single-family or two-flat residences built on an individual basis by working-class or middle-class owner-occupants, or rows of nearly identical dwellings built by speculative developers. In general, the [characteristic development pattern of the Richmond was that the] principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tankhouse.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Presidio Terrace and other planned garden communities in the Richmond--and elsewhere in the City--were a significant departure from standard development practices in San Francisco. ... [E]nclaves like Presidio Terrace provided large and lushly landscaped lots and bucolic suburban surroundings within the City's boundaries. Another example of a garden suburb in the Richmond District is Seacliff Terrace. ... [A]lthough not developed as a tract, the lots between Lake Street and the Presidio boundary developed along a similar vein.⁴

The character of the Richmond's northernmost swath, the area north of Lake Street is distinctive within the context of the overall district. The subject area, interspersed with imposing individual residences and larger yards, is notably more garden suburb in character than the urban row house streetscapes that typify the Richmond District. This difference is noted in *Here Today*:

[The Richmond is comprised of] blocks of pleasant homes, some of them of notable age and distinction... The long, narrow neighborhood adjacent to the Presidio with its short dead-end streets off Lake Street is probably the most charming part of the Richmond. The proximity of the Presidio and the quiet streets make this strip particularly desirable; indeed, the largest houses in each of the short blocks tend to be those at the far end adjoining the Presidio.⁵

Notable Architects and Builders

Edward Eyestone Young, Architect

A native of Missouri, Edward Eyestone Young (1870-1934) arrived in San Francisco in 1902 at the age of 32. Not much is known about Young's early years, but he appears to have been

⁴ VerPlanck, Christopher. "Social and Architectural History of the Richmond District" in *San Francisco Apartment Magazine*. December, 2000.

⁵ *Here Today*, p.132.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

already had some architectural training before relocating to California, obtaining his State Architectural License in 1905. In November 1906, Young married Julia Rapier Tharp, a sister of City Architect Newton Tharp. In 1907, Young designed and built their family home at 22 Presidio Terrace. The Young's raised five children in the Presidio Terrace house, living there for twenty-five years. When Young died, his son, John Davis Young, took over the architectural practice he had established decades earlier.

During his thirty-year career, E. E. Young designed almost six hundred residential buildings, many among San Francisco's most enduringly elegant and imposing structures, grand apartment buildings and mansions.

Young also "designed many speculative projects for builders who often built a group of buildings, each with the same floor plan and a different front façade. His work was successful and sold easily, generating a repeat clientele among the developers."⁶ One such partner was Matthew A. Little; their collaboration resulted in various houses in the subject area, including four adjacent houses at 5, 11, 17 and 25 17th Avenue.

Larger scale projects designed by Young include: Glide Memorial Church and the Californian Hotel (both of which are listed on the National Register of Historic Places); an apartment building at California and Octavia Streets that Young both designed and developed; the Francisca Club near Union Square; and the Nob Hill Park Lane Apartments on Sacramento Street.

Louis Mastropasqua, Architect

Louis Mastropasqua (1870-1951) a native of Lombardy, Italy, studied civil engineering and architecture at the University of Naples, graduating in 1899. By 1903-1904, Mastropasqua was working in San Francisco for the architect William Curlett. In 1905 he established his own

⁶ Patrick McGrew, *The Historic Houses of Presidio Terrace*.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

practice with offices at 604 Montgomery Street. Displaced by the earthquake and fire, Mastropasqua formed an association with Williams Brothers, Engineers and Building Superintendents within ten days after the fire went out. Until 1947, Mastropasqua designed a wide variety of types of buildings including apartments, hotels, commercial buildings, and dwellings in San Francisco and around Northern California. Mastropasqua designed over 50 buildings in North Beach, mostly flats, between 1907 and 1941, for a predominantly Italian clientele.

Mastropasqua's best known designs are a three-story commercial building at the southwest corner of Kearny and Commercial streets with Art Nouveau stylistic detail, a house for Charles F. Grondona, a prominent Bank of Italy executive, at Larkin and Union Streets, and the restaurant Julius Castle on Telegraph Hill, a City Landmark. Mastropasqua designed the residence at 1600 Lake Street in 1909 with A. Pardon, as builder.

Architect C. F. Whittlesey

Charles Frederick Whittlesey (1867-1941) was best known for his work in the American southwest, and for pioneering work in reinforced concrete in California. Born in Illinois, he worked as a draftsman for architect Louis Sullivan before opening his own Chicago practice. In 1900, Whittlesey was appointed Chief Architect for the Atchison, Topeka, and Santa Fe Railway. Among many stations and hotels for the railroad, he designed the El Tovar Hotel at the Grand Canyon, a National Historic Landmark, and an excellent example of the National Park Service rustic style.

Whittlesey moved to California in 1907 working in San Francisco and Los Angeles, becoming known for his pioneering work in reinforced concrete. In San Francisco, he designed important structures, including the Hueter Building (1908) on Mission Street, the impressive Pacific Building (1907) at the southwest corner of Market and 4th Streets, and at the northwest corner of the same intersection, the West Bank Building (1908). In the subject area, Whittlesey designed the residence at 2 20th Avenue in 1912.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

A.A. Cantin, Architect

Alexander Aimwell Cantin (1874-1964) practiced as an architect in San Francisco for approximately 50 years. He was issued his architectural license in 1901 and by 1905, the offices of Alexander Cantin were located in the Crossley Building in downtown San Francisco, which did not survive the 1906 earthquake and fire. Immediately after the disaster, he re-established his firm with offices in the Monadnock Building on Market Street. In 1925 Cantin was employed by the firm of Miller and Pflueger. One of San Francisco's most impressive skyscrapers, the Pacific Telephone & Telegraph Co. at 140 New Montgomery, of 1925 was designed by architects J.R. Miller and Timothy Pflueger. Cantin served as associate architect on the project. Cantin became extremely well known for his movie theater work. Over the course of his career, Cantin designed or remodeled at least 35 theaters in various locations around California including the Coronet, the Grand, and the Pagoda Theaters in San Francisco. The Cantin-designed residence of 1905 at 1650 Lake Street appears to be one of the oldest extant buildings in the district.

Louis Heilmann, Builder

Prolific builder Louis Heilmann (1878-1931), a native of Bavaria, constructed 78 houses and multi-unit buildings (flats) in the Richmond District between 1908-1912. The vast majority of these homes, 75 of 78, were located in the northern part of the Richmond District, in an area bounded by 7th and 17th Avenues and California and Lake Streets.⁷ The interiors of Heilmann homes typically featured built-in bookcases, hardwood finishes, and ornamental fireplaces. Exteriors were elaborately ornamented, varying in materials (horizontal wood siding, shingles, stucco, and brick), yet expressing a cohesive scale and massing.

In 1908 Heilmann began a year-long partnership with architect William Koenig. Later, he hired other draftsmen and architects, while acting as superintendent of construction of his buildings. Heilmann homes freely express a variety of eclectic revival styles: Classical, Mission, Dutch Colonial; also Shingle and Craftsman styles and features were incorporated. "Purity of style was

⁷ Kostura p. 6.

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

not a concern of Heilmann's. Lively facades were. He wanted his houses to be noticed."⁸ Heilmann's "houses and flats of 1908-1912 constitute one of the most remarkable collections of picturesque or "artistic" houses of the period in San Francisco."⁹ In the subject area, a Heilmann-built residence is located at 1601 Lake Street dating to 1911.

Matthew A. Little, Builder

Builder Matthew A. Little came to San Francisco from Ireland in 1901. His 1956 *Chronicle* obituary claimed he constructed "one of the first buildings that went up after the 1906 earthquake and fire at Ellis and Stockton streets. He erected many apartment houses and homes here in his 55 years as a builder." Collaborating with architect E. E. Young, Little built the four adjacent houses at 5, 11, 17 and 25 17th Avenue.

Little also collaborated with Young to built the Californian Hotel (now the Serrano Hotel), which still graces the corner of Taylor and O'Farrell. The hotel was featured in an extensively illustrated *Architect and Engineer* article in 1925. Little sold the building to the Glide Foundation in 1935.

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

Architectural Resources Group. *Historic Resource Evaluation Report 1650 Lake Street, San Francisco*. San Francisco, 2012.

Building and Industrial News. Online at Archive.org.

Junior League of San Francisco. *Here Today, San Francisco's Architectural Heritage*. Chronicle Books, 1968.

⁸ Kostura p. 6

⁹ Kostura p. 9

Page _____ of _____

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

D1. Historic Name: _____

D2. Common Name: _____

Kostura, William. "Louis Heilmann, Richmond District Builder" in *Outside Lands*, a publication of the Western Neighborhoods Project. Volume 13, No. 2. April-June, 2017.

McGrew, Patrick. *The Historic Houses of Presidio Terrace*. Friends of Presidio Terrace, 1995.

Page & Turnbull. *Historic Resource Evaluation Report 25 17th Avenue, San Francisco*. San Francisco, 6 December 2016.

Sanborn Map Company. San Francisco, CA.

San Francisco Architectural Heritage, various files.

San Francisco City Directories.

SF West History, a publication of the Western Neighborhoods Project, various volumes.

Spring Valley Water Company Records.

VerPlanck, Christopher. *Social and Architectural History of the Richmond District* in San Francisco Apartment Magazine. December, 2000.

*D8. Evaluator: Katherine Petrin Date: 21 February 2020

Affiliation and Address: Katherine Petrin Consulting
1736 Stockton Street, Suite 2A
San Francisco, CA 94133



HISTORIC LANDMARK DESIGNATION (DES)

APPLICATION

Property Owner's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

Applicant Information (if applicable)

Name: _____ Same as above

Company/Organization: _____

Address: _____ Email Address: _____

Telephone: _____

Please Select Billing Contact:

Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner Applicant Billing

Property Information

Address: _____ Block/Lot(s): _____

Historic Name of Property (If Applicable) Date of Construction Source for Date of Construction

Architect or Builder Architectural Style

Source of Information for Architect or Builder Historic Use Present Use

Property Included in a Prior Historic Survey? Survey Name Survey Rating

Yes No

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Stephanie Peek

Signature

STEPHANIE PEEK

Name (Printed)

2-25-20

Date

OWNER

Relationship to Project
(i.e. Owner, Architect, etc.)

415-971-0377

Phone

stephaniepeek1@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Lobos Valley Overlook

Wedemeyer St

N 15th Ave

Lobos Creek

15th Ave

20th Ave

19th Ave

18th Ave

17th Ave

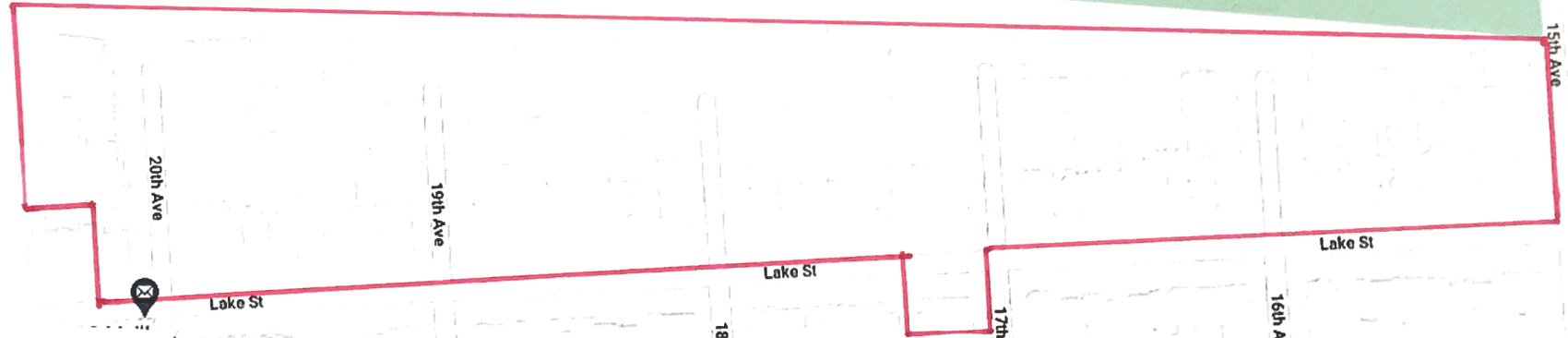
16th Ave






Lake St






Lake St

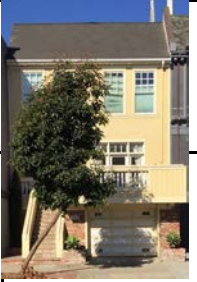

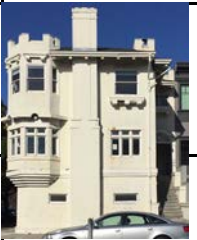


Lake St






21st Ave



APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1343/001	3	15th Avenue	single family dwelling	1926	B - Historic Resource Status Unknown	Contributor	5D3		
1343/001A	11	15th Avenue	single family dwelling	1924	B - Historic Resource Status Unknown	Contributor	5D3		
1343/002	25	15th Avenue	single family dwelling	1925	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	
1343/003	1400	Lake Street	single family dwelling	1925	B - Historic Resource Status Unknown	Contributor	5D3		
1343/004	1424	Lake Street	single family dwelling	1909	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	

APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1343/013	8	16th Avenue	single family dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	
1342/001	1	16th Avenue	single family dwelling	2007	C - Not a Resource	Non-Contributor	6Z	Altered, Non-Contributor	
1342/003	11	16th Avenue	single family dwelling	1940	B - Historic Resource Status Unknown	Non-Contributor	6Z	Outside POS	
1342/004	19	16th Avenue	single family dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3		
1342/005	29, 33, 47	16th Avenue	multi unit dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3		






APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1342/010	1538	Lake Street	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	
1342/011	1544	Lake Street	single family dwelling	1914	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	
1342/012	1550-52	Lake Street	multi unit dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3	vacant; construction	
1342/013	40	17th Avenue	single family dwelling	1915	B - Historic Resource Status Unknown	Contributor	5D3		
1342/014	34	17th Avenue	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3		






APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1341/003	17	17th Avenue	single family dwelling	1913	B - Historic Resource Status Unknown	Non-Contributor	6Z	Altered non - contributing; Arch: Edward E. Young Builder: Mathew Little	
1341/025	25	17th Avenue	single family dwelling	1913	C - Not a Resource	Contributor	5D3	Under construction as of Nov 2019; 2017-000987ENV = no resource; Arch: Edward E. Young Builder: Mathew Little	
1341/006	35	17th Avenue	single family dwelling	1916	B - Historic Resource Status Unknown	Contributor	5D3		
1377/001	1601	Lake Street	multi unit dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3	Non-contiguous. Other addresses: 101 17th Avenue; Builder: Louis Heilmann	
1341/006A	1600	Lake Street	single family dwelling	1909	B - Historic Resource Status Unknown	Contributor	5D3	Arch: Louis Mastropasqua Builder: A. Pardon	





BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
30	18th Avenue	single family dwelling	1927	B - Historic Resource Status Unknown	Contributor	5D3		
20	18th Avenue	single family dwelling	1926	B - Historic Resource Status Unknown	Contributor	5D3		
4	18th Avenue	single family dwelling	1914	B - Historic Resource Status Unknown	Contributor	5D3		
2	18th Avenue	single family dwelling	1913	B - Historic Resource Status Unknown	Contributor	5D3	Highest rating 1976 survey, under construction; interior remodel, no change to footprint per 2017 permit	
1	18th Avenue	single family dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3		

APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1340/007	1714	Lake Street	single family dwelling	1926	B - Historic Resource Status Unknown	Non-contributor	6Z	Altered non-contributing	
1340/007A	1720	Lake Street	single family dwelling	1950	B - Historic Resource Status Unknown	Non-contributor	6Z	Good condition; outside POS	
1340/007B	1730	Lake Street	single family dwelling	1950	B - Historic Resource Status Unknown	Non-contributor	6Z	Good condition; outside POS	
1340/008	1738	Lake Street	single family dwelling	1905	B - Historic Resource Status Unknown	Contributor	5D3	Contributing altered; replacement windows and siding	
1340/009	1740	Lake Street	single family dwelling	1906	B - Historic Resource Status Unknown	Contributor	5D3		

APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1340/015	10	19th Avenue	single family dwelling	1924	B - Historic Resource Status Unknown	Contributor	5D3		
1339/002	1	19th Avenue	single family dwelling	1924	B - Historic Resource Status Unknown	Contributor	5D3		
1339/003	33	19th Avenue	single family dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3		
1339/004	39	19th Avenue	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	
1339/005	45	19th Avenue	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	

APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1339/009A	1830	Lake Street	single family dwelling	1914	B - Historic Resource Status Unknown	Contributor	5D3		
1339/009B	1836	Lake Street	single family dwelling	1914	B - Historic Resource Status Unknown	Contributor	5D3		
1339/010	1842	Lake Street	single family dwelling	1914	B - Historic Resource Status Unknown	Contributor	5D3		
1339/011	56	20th Avenue	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3		
1339/012	50	20th Avenue	single family dwelling	1911	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	

APN	BUILDING NUMBER	STREET	RESOURCE TYPE	YEAR BUILT	Existing Status in SFPIM	Historic District Status 2019	CHRS Status Code	NOTES	PHOTO 2019
1338/002	25	20th Avenue	single family dwelling	1940	B - Historic Resource Status Unknown	Non-contributor	6Z	Outside POS	
1338/002A	33	20th Avenue	single family dwelling	1948	B - Historic Resource Status Unknown	Non-contributor	6Z	Outside POS	
1338/002B	39	20th Avenue	single family dwelling	1948	B - Historic Resource Status Unknown	Non-contributor	6Z	Altered non-contributing; outside POS	
1338/002C	45	20th Avenue	single family dwelling	1948	B - Historic Resource Status Unknown	Non-contributor	6Z	Outside POS	
1338/003	55	20th Avenue	single family dwelling	1908	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	

									
1338/004	63	20th Avenue	single family dwelling	1915	B - Historic Resource Status Unknown	Contributor	5D3		
1338/005	75	20th Avenue	single family dwelling	1912	B - Historic Resource Status Unknown	Contributor	5D3		
1338/006	1900	Lake Street	single family dwelling	1915	B - Historic Resource Status Unknown	Contributor	5D3	Altered contributing	



June 4, 2020

Katherine Petrin
1736 Stockton Street, Suite 2A
San Francisco, CA 94121

Project Address: **Lake Street Landmark District nomination**
Assessor's Block/Lot: **Various**

Planning Record Number: **2019-017767DES**

Project Manager Pilar LaValley, pilar.lavalley@sfgov.org, (415) 575-9084

The Designation Application for the Lake Street Landmark District has been reviewed by the Planning Department. Based on this review, the Department has determined that the application is incomplete. Until the application is complete the Department will not proceed to an initiation hearing before the Historic Preservation Commission. This letter indicates additional information required to proceed to initiation. **Please review this letter carefully, and follow the instructions provided in order to advance the review process.**

ADDITIONAL INFORMATION REQUIRED

The Department is unable to proceed with initiation of the Landmark District until the following information or modifications in the existing documentation are provided or addressed:

1. **Significance:** The statement of significance does not effectively differentiate the significance of the historic context of the potential historic district from the surrounding Richmond neighborhood or broader city. In fact, the way the potential district's significance is described suggests that it is an area that is indicative of general development trends rather than individually unique or historically important. Further, the statement that the "area is significant in San Francisco history for association with architecture," is overly general. Please be specific about the architectural styles and/or trends that are significant and represented by the built environment of the proposed historic district. If there are specific architectural styles or themes that are represented in the proposed district these should be emphasized, and the statement of significance revised accordingly.
2. **Period of Significance (POS):** The proposed period of significance of 1898-1927 does not appear to be supported by the documentation. Since the first significant wave of development in this portion of the Richmond did not occur until after 1906, it is not clear why the POS begins in 1898. Quick review of Sanborn maps does not show any extant buildings within the proposed district prior to 1899. Any documentation that supports a period of significance prior to 1906 should be incorporated into the nomination or the POS should be reduced. Further, the end date of the POS appears to be representative of the general pattern of development of the neighborhood rather than of a period of particular significance for this collection of buildings. Consider reducing the length of the POS to capture a tighter and more historically significant period of development and/or architecture. Further, by extending the POS to 1927 it accepts as a character-defining feature the application of stucco over many of the originally wood-clad buildings. This issue also should be discussed when outlining character-defining features of the district and levels of physical integrity.

3. **Boundary Justification:** It is unclear why the short block of 21st Avenue and the north side of Lake Street between 20th and 21st avenues are not included within the proposed boundary. The properties along these blocks appear to represent the same development patterns and period of development as the other blocks that are included within the district boundary. Further, the character of buildings on these additional blocks appears to be consistent with the other streets included within the proposed district. The boundary should reflect the strongest representation of historic significance and period of development of the proposed district.
4. **Setting/Context:** While the character of the proposed district is somewhat unique within the Richmond, it is well represented in other parts of the city and within the Richmond. Both Presidio Heights and Pacific Heights have large concentrations of single-family or small flats and apartment buildings that are architect-designed from the same time period as the proposed district. Therefore, the character and historic significance of the proposed district appears to be better represented in other parts of the city. Nor is the proposed district representative of the broader Richmond neighborhood as noted in the discussion of Garden City and garden suburb history. However, if these design principals are significant in relation to the proposed district, there should be larger discussion of how those garden city characteristics are manifest in this area (a walk in Google street view does not really support some of the claims). The discussion on cul-de-sac development also seems limited. Please clarify what makes this section of the Richmond unique within the context of the broader neighborhood and city.
5. **Architects:** If the significance of the district relies, in part, on architect-designed residences, then additional information about designers and builders of individual properties is necessary. Currently, information about the original architect is only included for several properties. Further, the properties for which original architects are documented have been properties evaluated in recent CEQA reviews and determined to be ineligible individually or as part of a district, regardless of their association with known or master architects. Therefore, it is important that documentation related to the architects associated with properties within the proposed districts is thorough. Further, the nomination notes that the buildings were “designed by some of America’s most significant architects,” a superlative that is not currently supported by the documentation. Please provide additional information about the architects, builders, and developers that were responsible for the properties within the proposed district and provide attributions for as many of the properties as possible. Please also note in the context discussion how the nature of the architect-designed buildings differs or is similar to buildings of this period within the broader Richmond neighborhood.
6. **Assessment of Integrity:** Please provide additional information regarding the standards for physical integrity being used to classify contributors versus non-contributors. Many of the properties appear to have originally been clad with wood siding but have been re-clad with stucco. In general, it appears that these re-clad properties have been classified as contributors. While this may be appropriate in some cases, the justification for this determination should be outlined in the nomination. Particularly if these re-claddings occurred outside the period of significance.
7. **Character-Defining Features:** Please identify character-defining features of the district. Specifically, please discuss the shingle siding that is widely present within the proposed district. It is unclear whether this cladding is largely original or if there were one or more waves of alteration that resulted in so many wood shingle-clad buildings.
8. **Historic Documentation:** Please provide any historic maps, plans, and/or photographs of buildings and update the discussion of the historic context and development of these properties in the nomination.
9. **Previous evaluations (ENV cases):** A small handful of properties within the proposed district have been previously evaluated and determined to be neither individually eligible nor located within an eligible historic district. These include: 20 16th Avenue (2016-001445ENV), 11 17th Avenue (2019-012845ENV), 25 17th Avenue (2017-000987ENV). The only property previously evaluated and found individually eligible and within a potentially eligible district is 1650 Lake Street (2012.0590E). 1650 Lake Street, constructed in 1905 and designed by architect Alexander Aimwell Cantin, was found individually eligible

for architecture. This evaluation also identified a potential historic district with POS of 1905-1920 although the documentation for this district was minimal and neither historic significance nor a boundary were well supported. Since previous documentation of this eligible district is negligible, please address these previous evaluations in the nomination, including highlighting any new information being presented that would justify reversing previous determinations of ineligibility.

10. Owner support: Please continue to conduct and document outreach activities, including noting the property owners that are or are not in support of the district designation. As discussed previously with the nomination applications, Planning staff will participate in future community-hosted outreach efforts.
11. Informational Hearing: Please prepare a brief presentation on the proposed nomination for the informational hearing that is scheduled for June 17, 2020.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above.

Thank you,

Pilar LaValley, Senior Preservation Planner
Survey & Designation Team, Current Planning Division

CC: Marcelle Boudreaux, Principal Preservation Planner, Planning Department
Stephanie Peek, Property Owner