

# Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

**INSTRUCTIONS:** This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

**Name of CLG**

*City and County of San Francisco*

**Report Prepared by:** *San Francisco Planning Department*

**Date of commission/board review:** *May 15, 2019*

## **MINIMUM REQUIREMENTS FOR CERTIFICATION**

### **I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

#### **A. Preservation Laws**

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

**REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

*N/A*

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.  
[Article 10 : Preservation of Historical, Architectural and Aesthetic Landmarks](#) [Article 11: Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts](#)

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## B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2017 – September 30, 2018, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
<i>Third Baptist Church (1399 McAllister Street)</i>	<i>11/05/2017</i>	<i>N/A</i>	<i>04/13/2018</i>
<i>Gaughran House (2731-2735 Folsom Street)</i>	<i>12/15/2017</i>	<i>N/A</i>	<i>04/13/2018</i>
<i>New Era Hall (2117-2123 Market Street)</i>	<i>03/28/2018</i>	<i>N/A</i>	<i>04/13/2018</i>
<i>Phillips Building (236-246 First Street)</i>	<i>06/28/2018</i>	<i>N/A</i>	<i>07/19/2018</i>
<i>Arthur H. Coleman Medical Center (6301 Third Street)</i>	<i>08/10/2018</i>	<i>N/A</i>	<i>12/14/2018</i>

**REMINDER:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

**Property Name/Address**

**Date Removed**

**Reason**

## C. Historic Preservation Element/Plan



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1. Do you address historic preservation in your general plan? ☐ No  
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

General Plan Priority Policies: [http://www.sf-planning.org/ftp/General\\_Plan/index.htm](http://www.sf-planning.org/ftp/General_Plan/index.htm)

Urban Design Element: [http://www.sf-planning.org/ftp/General\\_Plan/I5\\_Urban\\_Design.htm](http://www.sf-planning.org/ftp/General_Plan/I5_Urban_Design.htm)

References to historic preservation are found in several Elements of the San Francisco General Plan. Policy 2.1 of the Housing Element discourages demolition of existing housing, especially historically significant structures, as older housing stock tends to provide relatively affordable dwelling units. Objective 11 is to "Support and respect the diverse and distinct character of San Francisco's neighborhoods," acknowledging that the historic and cultural context of each neighborhood should inform and define the specific application of Housing Element policies and programs. In support of this objective, Policies 11.7 and 11.9 explicitly state, "Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts," and "Foster development that strengthens local culture sense of place and history." The Urban Design Element contains general principles about the physical form of the City, including conservation of cultural heritage. The element states, "Conservation of resources which provide a sense of nature, continuity with the past and freedom from overcrowding." Principles cited in support of conservation include, "To conserve important design character in historic or distinctive older areas, some uniformity of detail, scale, proportion, texture, materials, color and building form is necessary" and "as the city grows, the keeping of that which is old and irreplaceable may be as much a measure of human achievement as the building of the new" and "Historic buildings represent crucial links with past events and architectural styles and, when preserved, afford educational, recreational, cultural and other benefits." Specific policies of the Urban Design Element that address the richness of past development include Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7, and Policy 3.1 promotes "harmony in the visual relationships and transitions between new and older buildings." The Community Safety Element addresses existing structures and their performance in earthquakes. Policy 1.16 calls for preservation of the architectural character of building and structures important to the unique visual image of San Francisco and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes. Also, Policy 3.11 states "Ensure historic resources are protected in the aftermath of a disaster." Policy 4.2 addresses historic buildings to ensure repairs maintain the integrity of the structure without adversely affecting its historic nature. The Arts Element touches on the topic of cultural heritage resources through the policies of Objective VI-1. This Objective and corresponding policies seek to support the continued development and preservation of artists' and arts organizations' spaces by preserving existing performing spaces in San Francisco. Policy VI-2.2 also addresses the need to protect, maintain and preserve existing artwork in the City Collection which is part of a landmark or other structure, such as the murals in Coit Tower (Telegraph Hill), the Mothers Building

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(Zoological Gardens), and the Beach Chalet (Golden Gate Park murals). The Commerce and Industry Element directly addresses cultural heritage in Policy 6.8, which states “Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.” The element also calls for improving the viability of existing industry in the City and the attractiveness of a City as a location for new industry in Objective 4. Policy 4.11 is to maintain an adequate supply of space appropriate to the needs of incubator industries, specifically stating that “Larger, older buildings with storage and loft space are particularly valuable. The South of Market area is currently serving as a functional area containing a supply of such spaces needed by new businesses. The maintenance of a reservoir of such spaces, which can fulfill these needs, is needed.” The Recreation and Open Space Element overlaps in places with preservation of landmarks, structures, and most specifically landscapes in Objective 4, which calls for the protection of open spaces and to provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood. The element directly addresses cultural heritage in Policy 1.12, which states “Preserve historic and culturally significant landscapes, sites, structures, buildings and objects,” and in Policy 1.13, which states “Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.” Cultural Heritage conservation is also named as an environmentally sustainable practice for the management of open space and recreations facilities under Policy 4.4. References to cultural heritage in the Transportation Element occur in Policy 2.3, which generally relates to the City’s historic fabric by stating, “Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.” Objective 24 addresses improvements to the ambience of the pedestrian environment and calls for the preservation of existing historic features such as streetlights and similar historic elements in Policy 24.1. It also calls for the preservation of pedestrian-oriented building frontages that provide architectural interest, a sense of scale, and transparency to provide visual connections for pedestrian benefit in Policy 24.4.

2. Have you made any updates to your historic preservation plan or historic preservation element in your community’s general plan? ☐ Yes ☒ No If you have, provide an electronic link.
3. When will your next General Plan update occur? **Adoption of the San Francisco Heritage Conservation Element is expected in June 2019. The Planning Department will be simultaneously conducting public outreach and CEQA review over the Summer and Fall of 2018. The Draft Heritage Conservation Element addresses the identification, protection, and management of both tangible and intangible cultural heritage. The Element will be published with a Guide to Heritage Conservation in San Francisco as well as an Action Plan to implement the policies set forth in the Element. The Element will be presented to the Historic Preservation Commission and Planning Commission for recommendation prior to final adoption by the Board of Supervisors.**

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## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

- ☐ All projects subject to design review go the commission.
- ☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? [The HPC's delegation for minor scopes of work, M-0349 is attached.](#)

### 2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? [The Planning Department acts as the lead agency for the City and County of San Francisco in preparation of CEQA documents. Planning Department Preservation staff consults with the Environmental Review Officer in the evaluation of properties to determine eligibility as historical resources for the purposes of CEQA and the identification of any potential impacts. Working in consultation with the Environmental Planning Division of the Department, Preservation staff prepares and reviews CEQA documents and brings them through the public review and certification process. During the reporting period of October 1, 2017 through September 30, 2018, the Planning Department Preservation staff received 474 referrals for historic review associated with environmental evaluation applications. Of those referrals, 345 required completion of a historic resource evaluation determination by Planning Department Preservation staff.](#)

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? [The Historic Preservation Commission provides review and comment on CEQA documents where potential significant impacts to historical resources have been identified. The Commission's comments are forwarded to the Environmental Review Officer and to the Planning Commission for consideration during the public review and certification process. During the reporting period of October 1, 2017 through September 30, 2018, the Historic Preservation Commission reviewed and commented on 1 Draft Environmental Impact Report \(DEIR\). Planning Department Preservation staff prepared 345 Historic Resource Evaluation Responses \(HREs\) and Preservation Team Review \(PTR\) forms, which involved determining eligibility of properties as historical resources under CEQA, and analyzing potential impacts of proposed projects to properties determined to be historical resources under CEQA.](#)

### 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? [On January 19, 2007 a Programmatic Agreement was executed among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation \(Advisory Council\) regarding properties affected by the City's use of funds subject to Part 58 of Title 24 of the Code of Federal Regulations. The Programmatic](#)

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*Agreement contains stipulations that ensure the City's responsibilities under Section 106 of the National Historic Preservation Act are carried out in accordance with the appropriate regulations for all undertakings that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places. The Mayor's Office of Housing administers Part 58 activities in the City and County of San Francisco.*

- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? *The determination of eligibility is made by the Planning Department based upon information provided by the Certifying Officer. The Planning Department documents its review of the undertaking on Form B, Section 106 Review Form. If the State Office of Historic Preservation has not made a previous determination of eligibility for the resource, the Planning Department proceeds to do so. Additionally, Form B documents the effect of the Undertaking on the resource, regardless of the resource's eligibility for inclusion in the National Register. The effect is classified as not adverse, not adverse with mitigations, or adverse. Depending upon the Planning Department's assessment of the effect of the Undertaking, MOH implements, modifies, or abandons the Undertaking. The Mayor's Office of Housing maintains requests for Determinations of Eligibility and Section 106 Review Forms on site. During the reporting period the Planning Preservation staff reviewed 3 Section 106 referrals. For those projects that may have an impact on historic or cultural resources, the Historic Preservation Commission has the authority to review and comment upon any agreement proposed under the National Historic Preservation Act where the City is a signatory prior to any approval of action on such agreement. During the reporting period of October 1, 2017 through September 30, 2018, the Historic Preservation Commission received and commented on 3 Section 106 projects.*

## **II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.**

### **A. Commission Membership**

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Aaron Jon Hyland	Historical Architect	02/26/2017	12/31/2020	<a href="mailto:aaron.hyland.hpc@gmail.com">aaron.hyland.hpc@gmail.com</a>
Andrew Wolfram	Historical Architect	03/03/2015	12/31/2018	<a href="mailto:andrew@tefarch.com">andrew@tefarch.com</a>
Jonathan Pearlman	Architectural Historian	03/12/2017	12/31/2020	<a href="mailto:jonathan.pearlman.hpc@gmail.com">jonathan.pearlman.hpc@gmail.com</a>
Richard Johns	Historian	03/03/2015	12/31/2018	<a href="mailto:resjohns@yahoo.com">resjohns@yahoo.com</a>
Ellen Jonck	Preservation Professional	03/12/2017	12/31/2020	<a href="mailto:ellen.hpc@ellenjohnckconsulting.com">ellen.hpc@ellenjohnckconsulting.com</a>
Diane M. Matsuda	At Large	03/20/2017	12/31/2020	<a href="mailto:diane@johnburtonfoundation.org">diane@johnburtonfoundation.org</a>

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Kate Black	Real Estate Professional	3/20/2018	3/20/2023	<a href="mailto:kate.black@sfgov.org">kate.black@sfgov.org</a>
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided.
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?

### B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No If not, who serves as staff?
2. If the position(s) is not currently filled, why is there a vacancy? Type here.

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Name/Title	Discipline	Dept. Affiliation	Email Address
Caltagirone, Shelley	Planner III, Current Planning	06/18/2007	shelley.caltagirone@sfgov.org
Cisneros, Stephanie	Planner II, Environmental Planning	06/15/2015	stephanie.cisneros@sfgov.org
Cleeman, Jorgen	Planner III, Environmental Planning	01/01/2017	jorgen.cleeman@sfgov.org
Ferguson, Shannon	Planner III, Historic Resources Survey	01/12/2015	shannon.ferguson@sfgov.org
Frye, Tim	Planner IV, Historic Preservation Officer	04/24/2006	tim.frye@sfgov.org
Giacomucci, Monica	Planner II, Current Planning	07/02/2018	monica.giacomucci@sfgov.org
Gordon-Jonckheer, Elizabeth	Planner III, Current Planning	09/08/2015	elizabeth.gordon-jonckheer@sfgov.org
Greving, Justin	Planner III, Environmental Planning	12/08/2014	justin.greving@sfgov.org
Kwiatkowska, Natalia	Planner II, Code Enforcement	06/09/2014	natalia.kwiatkowska@sfgov.org
Kirby, Alexandra	Planner III, Current Planning	11/01/2013	alexandra.kirby@sfgov.org
Langlie, Michelle	Planner III, Current Planning	04/10/2017	Michelle.langlie@sfgov.org
LaValley, Pilar	Acting Planner IV, Environmental Planning	11/13/2007	<a href="mailto:pilar.lavalley@sfgov.org">pilar.lavalley@sfgov.org</a>
McMillen, Frances	Planner III, Historic Resources Survey	08/15/2016	<a href="mailto:frances.mcmillen@sfgov.org">frances.mcmillen@sfgov.org</a>
Qi, Ken	Planner I, Historic Resource Survey	03/25/2017	<a href="mailto:ken.qi@sfgov.org">ken.qi@sfgov.org</a>
Salgado, Rebecca	Planner III, Current Planning	04/01/2017	<a href="mailto:rebecca.salgado@sfgov.org">rebecca.salgado@sfgov.org</a>
Smith, Desiree	Planner II, Historic Resources Survey	07/18/2016	<a href="mailto:desiree.smith@sfgov.org">desiree.smith@sfgov.org</a>
Tuffy, Eiliesh	Planner III, Current Planning	10/06/2013	<a href="mailto:eiliesh.tuffy@sfgov.org">eiliesh.tuffy@sfgov.org</a>
Taylor, Michelle	Planner II, Environmental Planning	1/16/2018	<a href="mailto:michelle.taylor@sfgov.org">michelle.taylor@sfgov.org</a>
Vanderslice, Allison	Planner III, Current & Environmental Planning	12/03/2012	<a href="mailto:allison.vanderslice@sfgov.org">allison.vanderslice@sfgov.org</a>

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Vimr, Jonathan	Planner III, Current Planning	09/12/2016	<a href="mailto:jonathan.vimr@sfgov.org">jonathan.vimr@sfgov.org</a>
Vu, Doug	Planner III, Current Planning	03/19/20012	<a href="mailto:doug.vu@sfgov.org">doug.vu@sfgov.org</a>
Ionin, Jonas	Commission Secretary	04/08/2002	<a href="mailto:jonas.ionin@sfgov.org">jonas.ionin@sfgov.org</a>
Silva, Christine	Commission Affairs Manager	07/23/2007	<a href="mailto:christine.l.silva@sfgov.org">christine.l.silva@sfgov.org</a>
Son, Chanbory	Commission Staff	09/14/2015	<a href="mailto:chanbory.son@sfgov.org">chanbory.son@sfgov.org</a>
Lewis, Victoria	Administrative Support	09/19/2011	<a href="mailto:victoria.lewis@sfgov.org">victoria.lewis@sfgov.org</a>
Monchez, Theresa	Administrative Support	09/19/2011	<a href="mailto:theresa.monchez@sfgov.org">theresa.monchez@sfgov.org</a>
Powell, Georgia	Administrative Support	03/05/1985	<a href="mailto:georgia.powell@sfgov.org">georgia.powell@sfgov.org</a>

Attach resumes and Statement of Qualifications forms for staff.

## C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commission Members	Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		Jun		July		Aug		Sept	
	4	18	1	15	6	20	3	17	7	21	7	21	4	18	2	16	6	20	4	18	1	15	5	19
Black													X	X	X	X	X/X	X		X	X	X	X	X
Hyland	X/X	A	X/X	X/X	X/X	X		X/X		X	A	X	X	X	X/X	X	A	X		X	A	X/X	X	X
Johnck	X	X	X	X	X	X		X		X	X/X	X	X	X	X/X	X	X	X		X	X	X/X	X	X
Johns	X	X	X	X	X	X		A		X	X	X	X	X	X	X	X/X	X		A	X	X	X	A
Matsuda	X/X	X	A	X/X	X	X		X		X	X	X	X	X	X	X	X	X		X	X	A	X	X
Pearlman	X/X	X	X/X	X	X/X	X		X/X		X	X/X	X	X	X	X/X	A	X/X	X		X	X	X/X	X	X
Wolfram	X	X	X	X	X	X		X		X	X/X	X	X	X	X	X	A	X		X	X	X	X	X
<b>Adminstrators</b>																								
Rahaim			X					X				X				X	X			X			X	
Joslin	X										X				X									
Ionin	X/X	X	X/X	X/X	X/X	X/X		X/X		X	X/X	X	X	X	X/X	X	X/X	X			X	X/X	X	X
Lamorena-Silva																								
<b>Staff</b>																								
Abad																					X			

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Legend: X/X= ARC/HPC Present X=HPC Present A=Absent X/X=CHAC/HPC Present



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### D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Hyland, Aaron Jon	The Nearly Now	1.50 hours	Cannon Design	10/18/2017
Caltagirone, Shelley	National Alliance of Preservation Commissions Forum	3 days	National Alliance of Preservation Commissions	7/18-7/20/18
Cisneros, Stephanie	Neon Speaks Symposium	1 day	SF Neon Historic Sign Network	4/21/18
	California Preservation Foundation Annual Conference	3 days	California Preservation Foundation	May 2018
Cleeman, Jorgen	California Preservation Foundation Annual Conference	3 days	California Preservation Foundation	May 2018
Ferguson, Shannon	Presenting to Boards & Commissions Workshop	1 day	Department of Human Resources	4/25/18
	Building Better Teams with DiSC	1 day	Department of Human Resources	1/24/18
Frye, Tim	National Alliance of Preservation Commissions Forum	3 days	National Alliance of Preservation Commissions	7/18-7/20/18
Greving, Justin	Urban Affairs Association Annual Conference	3 days	Urban Affairs Association	4/4-4/6/18

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Langlie, Michelle	California Preservation Foundation Conference	3 days	California Preservation Foundation	May 2018
McMillen, Frances	California Preservation Foundation Conference	3 days	California Preservation Foundation	May 2018
Salgado, Rebecca	ConnectExplorer Pictometry workshop	3 hours	Eagleview	11/28/17
	Crucial Conversations workshop	2 days	SF Planning Department	1/25-1/26/18
	Racial Equity Training workshop	3 days	SF Planning Department	3/20/18, 3/21/18, 4/17/18
Smith, Desiree	Encuentro 2018: national conversation about Latino historic preservation	3 days	Latinos in Heritage Conservation, Rhode Island Latino Arts, Rhode Island Historical Preservation & Heritage Commission	4/26-4/28/18
Taylor, Michelle	California Preservation Foundation Conference	3 days	California Preservation Foundation	May 2017
Vanderslice, Allison	Society for California Archaeology Conference	3 days	Society for California Archaeology	3/9-3/11/18
	California Preservation Foundation Conference	3 days	CPF	May 2017
	Society of American Archaeology Annual Meeting	3 days	Society of American Archaeology	4/11-4/18/18
Vimr, Jonathan	California Preservation Foundation Conference	3 days	California Preservation Foundation	May 2018

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## **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

### **A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)**

**NOTE:** California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
Eureka Valley Historic Historic Context Statement	Historic context statement focusing on the Eureka Valley neighborhood of San Francisco, dominated by Victorian and Edwardian era residences. Adopted by HPC December 20, 2017.	Will be used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	Included with this report.
African-American Citywide Historic Context Statement	In progress historic context statement focusing on African-American history of San Francisco.	In its draft form, the information is being used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A
Residence Parks Historic Context Statement	In progress historic context statement on the history of residence parks in the city, and an in depth look at the development patterns of eight residence parks across the city.	In its draft form, the information is being used for the identification of potential historic resources under CEQA	N/A
New Deal Era Historic Context Statement	In progress historic context statement focusing on New Deal Era and WPA projects across the city.	Will be used for the identification of potential historic resources under CEQA and for the landmark designations of three New Deal Era schools in San Francisco.	N/A
Latino Historic Context Statement	In progress historic context statement focusing on Latino history of San Francisco.	Will be used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A

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## B. New Surveys or Survey Updates (excluding those funded by OHP)

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Ocean Avenue Historic Resources Survey	Yes	Reconnaissance	Type here.	83	In progress	N/A
Mission Dolores Historic Resources Survey	Yes	Reconnaissance		535	In progress	N/A

How are you using the survey data? [The survey data from both surveys will be used in the identification, evaluation, and designation of historic properties within the survey areas.](#)

## C. Corrections or changes to Historic Property Inventory: [Please See Attached "Property Inventory Corrections and Changes" Spreadsheet](#)

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

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Item or Event	Description	Date
Presentation: Compton's Transgender Cultural District	Presentation given by staff member Shelley Caltagirone at the National Alliance of Preservation Commissions' Forum Conference	7/19/18
Cultural District Program, Legacy Business Program, and LGBTQ+ Cultural Heritage Strategy	Three presentations given by staff member Shelley Caltagirone at the National Trust for Historic Preservation Past Forward Conference	11/13-11/16/18
Proposed Rousseau's Boulevard Tract Landmark District Walking Tour and 'Ask a Planner' Drop-In	Walking tour of proposed landmark district by staff member Shannon Ferguson and community outreach.	4/28/18
Presentation: LGBTQ+ Cultural Heritage Strategy	Presentation given by staff member Frances McMillen at the California Preservation Foundation Conference	May 2018
OurTownSF	Annual non-profit expo; managed a booth focusing on the LGBTQ+ Cultural Heritage Strategy	October 2017
Presentation: Preservation Review & Process	Presentation given by staff member Pilar LaValley on the preservation review process to San Francisco Environmental Planning staff	October 2017
San Francisco History Days	Community festival with local organizations celebrating and telling stories related to San Francisco's history. Department staff operated booth that provided general planning information, information regarding the Legacy Business registry, and Cultural Heritage Districts	March 2018

### **ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS**

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(Reporting period is from October 1, 2017 through September 30, 2018)

**NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at [http://www.nps.gov/clg/2015CLG\\_GPRA/FY2013\\_BaselineQuestionnaireGuidance-May2015.docx](http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx).**

## A. CLG Inventory Program

During the reporting period (October 1, 2017-September 30, 2018) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Landmark Designations	5
California Register	5
National Register	5

## B. Local Register (i.e., Local Landmarks and Historic Districts) Program

- During the reporting period (October 1, 2017-September 30, 2018) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
- If the answer is yes, then how many properties have been added to your register or designated from October 1, 2017 to September 30, 2018? [Five properties have been added to our register during the reporting period.](#)

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### C. Local Tax Incentives Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
2. If the answer is yes, how many properties have been added to this program from October 1, 2017 to September 30, 2018? **6**

Name of Program	Number of Properties Added During 2016-2017	Total Number of Properties Benefiting From Program
Mills Act	6	31

### D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? **N/A**

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

### E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2017-September 30, 2018) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No

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2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2017 to September 30, 2018? *The number of Article 10 and 11 permits reviewed during the reporting period is 116 Certificates of Appropriateness (both Administrative and Regular) and 83 Permits to Alter (both Major and Minor).*

### F. Local Property Acquisition Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? *N/A*

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

### IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? *One of the most widely-discussed issues in San Francisco is the preservation of social and cultural heritage assets, including intangible assets and the creation of Cultural Heritage Districts. The Historic Preservation Commission conveyed a special committee to address the topic, called the Cultural Heritage Assets Committee (CHAC). The Cultural Heritage Assets Committee (CHAC) has invited city agencies and preservation-minded organizations to begin a dialog around the recognition and protection of Cultural Heritage Assets. Speakers invited included, SFTravel, The San Francisco Public Library, the Arts Commission, SF Architectural Heritage, The Mayor's Office Invest in Neighborhoods Program, and the Japantown Taskforce. Hearings will continue outside of the reporting period. The CHAC anticipates providing the full HPC and the Planning Department recommendations for including*



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*Cultural Heritage Assets into the Department's overall Preservation Program and broader collaboration with various stakeholders. The lack of a citywide historic resources survey is also a critical issue, especially as San Francisco continues to experience a high level of permit and entitlement activity, and associated CEQA review. Add in the imperatives for housing development and any means of speeding permit and entitlement review becomes paramount. Currently, Planning Department policy allows for priority processing of permits and entitlements for designated properties; however, with the high level of permit and entitlement activity, there is still considerable processing time. As a result the Planning Department has increased Preservation staff through temporary and permanent positions. We continue to monitor our performance and response to this increased activity, especially our response time for CEQA determinations for housing projects.*

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? *The Department has contracted with a firm to develop cultural resource models for the documentation of tangible and intangible cultural heritage as part of our citywide survey effort. These models will have a profound impact on the City's cultural resource documentation efforts to bring greater relevancy to the City's Historic Preservation Program and alignment with the public's desire for a more inclusive and representative program. These models will inform the final citywide cultural resource survey methodology to begin in Fall 2019.*
- C. What recognition are you providing for successful preservation projects or programs? *The City currently does not have a recognition program.*
- A. How did you meet or not meet the goals identified in your annual report for last year? *A number of the goals cited last year are still in progress. Preservation staff provided technical assistance to the Calle 24-Latino Cultural District, African American Arts and Cultural District, and Japantown Cultural District. Specifically, preservation staff provided technical assistance to the SoMa Pilipinas-Filipino for the development of a Cultural Heritage Strategy. A progress report on the strategy was developed beginning in April of 2016 and presented to the Historic Preservation Commission, Planning Commission, and Board of Supervisors in the fall of 2016. This effort required the Department's work on the Cultural Heritage Element of the General Plan to be postponed until Spring 2019. The Department also continues to work towards completing the Historic Preservation Design Guidelines Public Outreach. The Department continues to develop a Citywide Survey methodology and associated data collection and management software (ARCHES) to facilitate the survey effort and house legacy survey data. The community and the Department began collecting survey data in 1968, so there is a considerable amount of information that needs to be modernized to work effectively with the ARCHES program. This work, to be completed by Summer of 2019 has extended the first phase of the survey effort to the fall of 2019. The Department has met the goal to maintain consistent presence of preservation staff at the Planning Information Counter and on the Urban and Residential Design Teams to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards. The Department continues to work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to provide technical assistance with large*

## Certified Local Government Program -- 2017-2018 Annual Report

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*citywide projects through the CEQA review process. The Department currently has assigned several planners as main points of contact for various city agencies to provide a consistent link to the preservation team. The Department continues to promote community-sponsored local Landmark designations and has experienced increased interests in community-sponsored designations as a result. Finally, zoning and economic incentives continue to be helpful tool in promoting historic preservation in San Francisco. The Department promotes these tools at all outreach events and wherever possible.*

- B. What are your local historic preservation goals for 2018-2019? *1) Complete Historic Preservation Design Guidelines Public Outreach; 2) Expand the Department's expertise in the identification and evaluation of resources associated with social and cultural heritage; 3) Maintain consistent presence of preservation staff at the Planning Information Counter and on the Residential Design Team to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards; 5) Work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to help shepherd large citywide projects through the CEQA review process; 6) Continue to promote community-sponsored local Landmark designations; and 7) Continue to develop and promote economic and zoning preservation incentives; 7) Complete Citywide Survey methodology and development of ARCHES software, conduct survey pilot, and commence phase one of survey data collection.*
- C. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? *Closer review coordination between OHP staff and Planning Department Preservation staff on local projects taking advantage of the 20% Rehabilitation Tax Credit.*
- D. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
N/A	N/A

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E. Would you be willing to host a training working workshop in cooperation with OHP? ☐ Yes ☐ No

G. Is there anything else you would like to share with OHP? N/A

### **XII Attachments**

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☒ Historic Preservation Commission Hearing Result
- ☒ Historic Preservation Commission Motion No. 0349
- ☒ Eureka Valley Historic Context Statement
- ☒ Property Inventory Changes & Corrections

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Aaron Jon Hyland

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I have over 21 years of experience as an architect exclusively focused on historic preservation.



AARON JON HYLAND, AIA, MANAGING PRINCIPAL  
ARCHITECT

Aaron is a registered architect with over 25 years of experience in the full range of architectural services for institutional clients who oversee campuses with numerous capital assets. He leads complex rehabilitation and new construction projects that encompass historic buildings and contexts including Angel Island Immigration Station, Oregon State Hospital and projects at Moffett Federal Air Field. His higher education experience encompasses projects at numerous universities including: Stanford, UC Berkeley, UVa, Carnegie Mellon, USC, Caltech and University of Arizona. Aaron leads ARG's student intern program with students from universities in California, Nevada, Hawaii and Ohio.

EDUCATION

- › Executive Master Program, Architectural Management, Cal Poly, San Luis Obispo
- › Bachelor of Science, Architectural Studies, University of Illinois, Urbana-Champaign
- › One-Year Study in Versailles, France

REGISTRATION

- › Registered Architect: State of California No. C-25608 State of Nevada No. 6472 State of Oregon No. 5712
- › NCARB No. 67165
- › Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture

MEMBERSHIPS

- › Architectural Foundation of San Francisco, Board Member, 2011-present
- › Society for College and University Planning (SCUP)
- › American Institute of Architects, San Francisco Chapter, Board Member and Treasurer, 2011 - present
- › American Institute of Architects National Committees: Historic Resources, Diversity, Leadership Education, Practice Management

SPECIAL AWARD

- › AIA California Council, Firm of the Year, 2006

RELEVANT PROJECT EXPERIENCE

- › Stanford University, Historic Row Houses Renovation, Stanford, CA
- › Garrett Hall, Existing Building Rehabilitation, University of Virginia
- › California Institute of Technology, Linde + Robinson Lab, New Center for Global Environmental Science, Pasadena, CA
- › Walking Box Ranch, UNLV, Preservation Master Plan, Searchlight, NV
- › Goldman School of Public Policy, New Construction and Existing Building Rehabilitation, UC Berkeley, CA
- › University of Arizona, Preservation Master Plan, Tucson, AZ
- › Angel Island Immigration Station, Restoration and Interpretation, Angel Island, San Francisco Bay, CA
- › Oregon State Hospital, Restoration of Multiple Buildings, Salem, OR
- › Carnegie Mellon University, West Coast Campus, Adaptive Reuse of Historic Buildings, Moffett Federal Air Field, CA
- › Presidio of San Francisco, Planning & Architectural Services, San Francisco, CA
- › Stanford University, Archaeology Building Renovation, Stanford, CA
- › Fort Ord, East Garrison, Adaptive Reuse of Historic Military Buildings for Use as Artist Studios, Monterey, CA
- › Sunset Center for the Arts, Expansion and Rehabilitation, Carmel, CA

LECTURES

- › Speaker: "Preservation or Demolition? Taking Stock of Post-War Capital Assets." SCUP Pacific Regional Conference. Vancouver, BC April 2008.
- › Speaker: "Military Base Closures and Conversion - Bio-Regionalism, Urbanism, Green Space, and Environmental Impact." 7th International Symposium on Asia Pacific Architecture. University of Hawaii and Tongji University, Shanghai, Schools of Architecture. Honolulu, June 2007.
- › Speaker: "Connecting Preservation Planning to Overall Campus Strategic Planning." SCUP Pacific Regional Conference, Long Beach, March 2006.

HONORS & AWARDS

- › Preservation Award, National Trust for Historic Preservation, Ten-Year Seismic Strengthening Program, Stanford University, CA, 2000

ACADEMIC / COMMUNITY INVOLVEMENT

- › University of Hawaii - School of Architecture, Adjunct Faculty
- › LEAP Sandcastle Event, Architects in the Schools program, San Francisco

## Statement of Qualifications

## Certified Local Governments Commissioners

Date Term Expires: December 31, 2020

Rev 11/22/10



# Ellen Joslin Johnck, RPA

Environmental and Cultural Resources Permitting, Planning and Management

## Education

--M.A. Cultural Resources Management, Sonoma State University, Rohnert Park, CA

-- B.A., Political Science, Elmira College, Elmira, NY

--Master's Certificate studies in urban and regional planning, University of California, Berkeley

**Credentials** *Registered Professional Archaeologist (RPA)*  
SF Mayoral appointee, Historic Preservation Commission

Appointee of CA Governors to the California Coastal Commission, North Central Region (1972-1983) and elected Chairman (1982-83)

Candidate for the Nomination of Assistant Secretary of the U. S. Army for Civil Works (Senator Dianne Feinstein) (2005;2009)

Instructor, University of California at Berkeley Ext, Landscape Architecture,

## Affiliations

-PIANC; AAPA, Natl Academy of Sciences' TRB Ports and Channels and Marine Environment;CMANC; Co-Chair SF Port Maritime Committee; S. F. Bay Trail Board Member; Society California Archaeology; Calif. Preservation Foundation

## Certifications

Women-Owned Small Business Concern (CCR, OBSCR, S.F.City)

**Years' Experience:** 50

## Professional Profile

Ellen Joslin Johnck, RPA is a sole proprietor firm providing project consultant services for environmental and cultural resources planning, permitting and management. These services also include government and community relations and political, legislative and funding strategies. Prior to establishing her business in 2009, Ellen was the founding executive director of the Bay Planning Coalition (1983-2011) and served the dual roles as chief executive officer and also consultant to the Coalition's 200 S. F. Bay business and industry members' for environmental permitting in-water and landside projects.

Her project consulting experience is in the areas of marine and shoreside construction; dredging and dredged material beneficial reuse; air and water quality compliance; flood risk management and climate change adaptation; fish and wildlife habitat restoration; water and shoreside recreation facilities', e.g. marinas, parks and trails;and environmental stewardship.

With the award of a Master's Degree in Cultural Resources Management (CRM) in 2008, Ellen's consulting practice also includes cultural resources management archaeology covering historic resources' surveys, archaeological site and materials recording, monitoring, documentation, and analysis; cultural landscape reports and treatments.

Ellen's work has also involved the creation of stakeholder organizations to achieve collaboration and partnerships and a consensus-based approach for needed infrastructure projects linked to environmental improvements.

Over the course of her 50-year career, Ellen has written new and shaped existing, California and federal environmental laws and policy related to Bay fill; public access, water and air quality; dredging and dredged material disposal and beneficial reuse, parks and recreation, fish and wildlife habitat restoration. She has assisted to secure over \$500 million in federal civil works funding for recent projects.



**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Richard Johns

Date of Appointment: 03/03/2015 Date Term Expires: 12/31/2018

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes        No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



# **RICHARD S. E. JOHNS**

Law Offices Of Richard S. E. Johns



<b>Education</b>	1971:	J.D., University of California, Hastings College of the Law.
	1968:	B.A., University of California, Santa Barbara, English Major, with emphasis on the history of Elizabethan plays.
<b>Memberships</b>	State Bar of California, American Bar Association, San Francisco Bar Association. Admitted before all Federal District Courts in California and the Ninth Circuit Court of Appeals. Formerly a member of the Illinois State Bar; former Director of Congregation Beth Sholom, San Francisco; Concordia-Argonaut Club of San Francisco; Friends of Mountain Lake Park; Planning Association of the Richmond; Friends of Recreation & Parks.	
<b>Honors</b>	2006 to 2010	President of the San Francisco Museum and Historical Society
	2002 to 2004	President of the San Francisco Bay Area Chapter of the American Jewish Committee
	2002:	Mayor's Task Force on the San Francisco Old Mint
	1987 to date:	Rated AV by Martindale-Hubbell; Listed in Directory of Preeminent Counsel
	1990 to date:	Who's Who In American Law.
	1992 to date:	Who's Who Of Emerging Leaders In America.
	1994 to date:	Who's Who In America
	1994 to 1999:	Vice President of the Museum of the City of San Francisco
	1981:	Authored "Guidelines For Proof Of Concerted Action Under The Sherman Act." Eastern Trans. Law Seminar, Association of ICC Practitioners.
	1972:	Bigelow Fellow and Instructor, University of Chicago Law School. Authored "The After-Acquired Surety: Commercial Paper" 59 Calif. L. Rev. 1459 (with Roscoe T. Steffen).
	1971:	Hastings Law Journal: Board of Editors.

## PROFESSIONAL EXPERIENCE

- Chairman of the Liquidation Oversight Committee in the bankruptcy of Coudert Brothers, the oldest international law firm in America, pending in the Southern District of New York.
- 1990 to 1997 was instrumental in the campaign to save the cross on Mount Davidson from destruction. As a Director of the local chapter of the American Jewish Committee and a Director of the Museum of the City of San Francisco I approached then City Attorney Louise Renne with a plan to preserve the cross by having the City publicly auction the cross, and the entire top of Mount Davidson, with no restrictions as to its future and no requirement that it be preserved.
- I have been working for over 10 years to preserve the Old Mint at 5<sup>th</sup> and Mission.
- Prepared the documentation for establishment of the leading vegan restaurant in Northern California, Millennium, including the offering materials and related contracts and agreements, such as buy-sell agreements, employment agreements, sales of stock agreements.
- Represented the California Pollution Control Financing Authority (Plaintiff) in major RICO, securities fraud, and breach of contract litigation in Los Angeles, resulting in two jury trials ending in multi-million dollar verdicts for plaintiff. The cases were based on a conduit financing by an agency of the State of California, and involved the analysis of documents in a complicated municipal bond financing, including many agreements designed to provide security for the loan and governing the operation of the garbage transfer station involved.
- Represented the owner of a \$28,000,000 apartment and commercial complex in San Francisco in several conduit financings, extensions and modifications, and re-financings through the San Francisco Redevelopment Agency, which involved review and coordination of extensive documentation for consistency and appropriateness within the transaction.
- Represented the owners of 1310, Inc, in the acquisition, operation, and later sale of a radio station located in Oakland. This involved the preparation, coordination, and review of all documents for the transactions, including the deal memoranda and documents designed

to implement the deal points, financing, licensing, approval from the FCC.

- Supervised the rewriting of the By-laws and CC&Rs of homeowners association of an historic condominium development at 1001 California Street, San Francisco, and the remapping of the building, to prevent the re-occurrence of litigation that had been brought among the owners due in part to conflicts and inconsistencies in the governing documents and resolutions adopted by various boards of directors.
- As general counsel for the various entities that were collectively known as The San Francisco Cannery, represented the owner in two multi-million dollar financings and eventually the sale of the property, which required preparation and review of extensive and complicated documents for consistency and appropriateness. Over a period of approximately 15 years was responsible for the documentation of numerous leases and documentation to maintain the historical integrity of The Cannery. Prepared the agreements by which The Cannery sold naming rights to Del Monte Corporation.
- Assisted former Mayor Willie L. Brown, Jr. in analyzing a proposed San Francisco Paratransit Program, including a proposed contract between The City and County of San Francisco Municipal Railway and GPS Data Solutions to provide the equipment and services to implement that program, and objections that the taxicab industry been raised to the contracting process, including asserted inconsistencies and conflicts in documents, statements, and the contracting process.
- Supervised and coordinated the preparation of documents to implement the development of real estate and financing of equipment acquisition, as an attorney with the Atchison, Topeka & Santa Fe Railway Company, which became Santa Fe Industries, a diversified transportation, real estate, and natural resources company.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Diane Matsuda

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Diane Miyeko Matsuda**  
**c/o John Burton Foundation**  
**235 Montgomery Street, #1142**  
**San Francisco, CA 94104**  
**Tel: (415) 305-5438**  
**Email: [diane@johnburtonfoundation.org](mailto:diane@johnburtonfoundation.org)**

## **Summary of Qualifications:**

I am a native San Franciscan with a strong interest in the preservation of the various social, cultural and ethnic communities that exist in this unique and extraordinary City.

Through my professional and community experience, I have been able to raise a statewide interest in promoting local community pride as well as providing residents with a deeper understanding and investment of the environment surrounding them.

## **Education**

Juris Doctorate	UC Hastings College of the Law (1989) San Francisco, CA Bar No: 152391
Bachelor of Arts	University of San Francisco (1986) San Francisco, CA Double Degree in Sociology and Government
Trimester Abroad	Sophia University (1984) Tokyo Japan Emphasis on Meiji History
Preservation Leadership Training	National Trust for Historic Preservation (2004) Course in Astoria, Oregon

## **Work Experience**

Executive Director 7/08-Current	John Burton Foundation San Francisco, CA 94104  Work directly Board Chair to create new programs to assist homeless youth, foster youth and former foster youth. Responsible for overall administration of office in addition to conducting an annual grant program.
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Executive Officer  
4/04-7/08

California Cultural and Historical Endowment (CCHE)  
Sacramento, CA 95814

Responsible for the creation, implementation and administration of a **new state agency** specifically dedicated to the preservation of cultural and historical resources in the State of California.

**Over \$128 million** in bond monies was distributed over a four year period to approximately 120 local communities across the state to further preserve and enhance cultural and historical assets, particularly in areas where such resources have been overlooked or underrepresented.

Program Director  
1/99-4/04

California Civil Liberties Public Education Program (CCLPEP)  
Sacramento, CA 95814

Responsible for the implementation of AB1915, the California Civil Liberties Public Education Act which authorized funding to be distributed through a competitive grant process to individuals, nonprofit organizations and local entities who are interested in creating programs about the Japanese American experience immediately before, during and after World War II.

A summary of significant projects created with CCLPEP funding includes:

- Landmarks** in the three remaining Japan towns in CA that accurately depicts the history and culture of those particular communities.

- Walking tour of historic **Japan town markers** in San Francisco

- Reintroduction of film, "Farewell to Manzanar" to the general public and all local public libraries across the State.

- Creation of a symphonic piece, "Manzanar" conducted by Maestro Kent Nagano, formerly of the Berkeley Symphony.

- Major support for the passage of **SB307**, the California Japan town Preservation Bill.

Coordinator for  
International Relations  
1/98-1/99

California International Relations Foundation  
Sacramento, CA

Created the first CA-Japan Scholars Program  
between the State of California and Prefecture of  
Osaka to send high school students to and from  
Japan.

Coordinator  
8/92-9/97

Osaka International House Foundation  
Osaka Japan

Employed as the sole foreign employee of a  
city owned and operated foundation dedicated to the promotion  
and advancement of international relations at the citizen level.

Responsibilities include working with diplomatic staff from various  
nations; translation of documents; interpretation and initiation of  
programs for foreign visitors and residents.

### **Other Activities**

Advisory Committee Member-California Civil Liberties Public Education Program (CCLPEP)

Cultural Tour Coordinator-Japanese Cultural and Community Center of Northern  
California

Board Member-Japantown Foundation

### **References**

Susan Hildreth

Former State Librarian of California

Senator John Burton (ret)

President Pro Tem  
California State Senate

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Jonathan Pearlman

Date of Appointment: 1/17/17

Date Term Expires: 12/31/20

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Are you a professional in one of the disciplines associated with historic preservation?

  x   Yes

       No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



## JONATHAN PEARLMAN

jonathan@elevationarchitects.com

Curriculum Vitae, February 2017

### **CAREER** (In San Francisco since 1989)

#### **Principal and Founder, ELEVATIONarchitects, 1995 - present**

ELEVATIONarchitects (EA) is a small architecture firm that specializes in residential, commercial, historic and non -profit projects throughout the San Francisco Bay Area with a primary focus in the San Francisco Bay Area. Our current work includes the recently completed renovation and rehabilitation of the Hibernia Bank Building (San Francisco Landmark 130) and the renovation and adaptive reuse of the Alexandria Theater on Geary Boulevard.

#### **Founder, Director, The AIDS/HIV Life Center 1990-98**

I worked with the minister of Trinity United Methodist Church which had burned down in 1981 to create a community services building for people with AIDS and HIV at 2099 Market Street, at the corner of 16<sup>th</sup> and Noe Streets in San Francisco. Although our efforts to build a new building did not come to fruition, we succeeded in securing all of the entitlements for the project, worked with many AIDS service organizations and helped foster new organizations including Under One Roof, the Life Conference Center and Positive Resource. In addition, under the auspices of the AIDS/HIV Life Center, Jonathan managed the renovation of the Bank of America building at 400 Castro Street at Market for the AIDS Health Project. His role included: grant writing (Community Development Block Grant), Board relations, staff and office management and architect for agency facility improvements.

#### **Senior Designer, RMW Architects, 1989-91**

As a staff member of RMW Architects, I was the Project Designer responsible for the renovation design of Temple Emanu-el and the entry portico to the California Academy of Sciences in Golden Gate Park. For the Temple project, we worked with original linen drawings by the firm of Bakewell and Brown, the architects of San Francisco City Hall, with Bernard Maybeck, who acted as a design consultant. We derived much of the interior design directly from Maybeck's plaster designs that had never been executed.

### **EDUCATION**

Bachelor of Arts, Tufts University, Medford, Massachusetts, 1980

Major: Art and Architectural History

Master of Architecture, University of Texas at Austin, 1984

### **COMMUNITY WORK**

#### Board Member

- |  |                |
|--|----------------|
| • Positive Resource                    | 1991-1994      |
| • The AIDS/HIV Life Center             | 1995-1998      |
| • Philanthropy By Design               | 1998-1999      |
| • Landmark Preservation Advisory Board | 2002           |
| • The Los Altos Neutra House           | 2008 - present |
| • Historic Preservation Commission     | 2013 - present |

### *Community Member*

- National Trust for Historic Preservation
- SPUR: San Francisco Planning and Urban Research Association
- Residential Builders Association
- California Preservation Foundation
- Docomomo: Documentation and Conservation of Buildings of the Modern Movement

### **VOLUNTEER WORK**

- The Arc* Member of the Housing Committee to seek housing opportunities for people with developmental disabilities. Assisted in securing two Section 811 grants for \$2.5 million each. (2009-2011)
- Los Altos Neutra House* Executive Committee for the saving and adaptive reuse of Richard Neutra designed home. Created Speaker Series, Film Series, modern home tour, community fund raising events and instructor in summer Design Camp (2008-present)
- Positive Resource:* One of the founders of the organization in 1991. Managed the program 1991-94. Designed office and coordinated furniture and material donations (1998 -99)
- Asian & Pacific Islander Wellness Center:* Programming merger of GAPA HIV Program and Asian AIDS Project. Designed and coordinated construction of new office space at 730 Polk Street (1996-97)
- AIDS Health Project:* Coordinated the effort to convert the Bank of America building at 400 Castro Street into an AIDS/HIV Community Center for the AIDS Health Project. Raised \$175,000 for renovation; designed and coordinated the construction. (1992-94)
- The NAMES Project:* Volunteered in the workshop 1988 - 1992. Participated in the National Display of the AIDS Memorial Quilt in Washington D.C. in 1988 and 1989

### **HISTORIC STUDY AND ARCHITECTURE** (in San Francisco, 1989 – present)

- Member of the San Francisco Landmark Preservation Advisory Board, 2002
- Panel Presentation at the 2003 California Preservation Foundation Conference: Social and Cultural Landscapes: Landmarks of the Gay, Labor and Japanese Communities Panel Discussion with Tim Kelly and Gerry Takano, 2004
- Research and writing of landmark nomination for 2362 Market Street, the Jose Theater and home of the AIDS Memorial Quilt. Approved in 2004 as Landmark No. 241
- Article 10 Committee: Evaluation and updating of Planning code section to the historic built environment 2002-2003

#### *Historic Resource Evaluation Reports*

*Research and authored Historic Resource Evaluations based on CEQA requirements for community, commercial and residential buildings 2005 - 2011*

- The Harding Theater, 616 Divisadero Street, 2005-2006
- The Alexandria Theater, 5400 Geary Boulevard, 2006
- 1746 Post Street, 2006
- 56 Ringold Street, 2009
- 3525 Pacific Avenue, 2010
- 1576 Market Street, 2005, revised 2011

#### *Historic Projects*

*Lead architect for commercial and institutional buildings that are historic resources:*

- Temple Emanu-el, 2 Lake Street (project designer for RMW Architects) (1989-91)
- California Academy of Sciences (project designer for RMW Architects) (1990-91)

- Hamm's Building, 1550 Bryant Street (various projects) (2001-2003)
- AHP Center at 400 Castro Street (1993-95)
- Ninth Street Independent Film Center, 145 - 9th Street (2001-2002)
- Serra Preschool, 7 Funston Avenue in the Presidio (2004-2005)
- Self-Help for the Elderly, 407 Sansome Street (2007)
- Hibernia Bank Building, 1 Jones Street, SF Landmark No. 130 (2009-2016)
- Alexandria Theater, 5400 Geary Boulevard (2010-2019)

*Lead architect for renovations and additions to residential buildings that are historic resources:*

- \* 200-202 Fair Oaks Street (The Oakley House, SF Landmark No. 192)
- 178 Randall Street
- 1847 Scott Street
- 2721 Broderick Street
- 3707, 3711 and 3715- 22nd Street
- 4031 and 4033 - 19th Street
- 2821 Steiner Street
- 2729 California Street
- 2102 Bush Street
- 2725 Filbert Street

#### **HISTORIC RESEARCH AND WRITING** (in Boston area 1978-1986)

- Tufts University, Bachelor of Fine Arts in Architectural History, 1980 Honors Thesis, "The Architecture of George Minot Dexter - Link from Bulfinch to the Back Bay"
- Articles on G.M. Dexter's work published in:  
Jordy, William H., Monkhouse, Christopher P., Buildings on Paper, Rhode Island Architectural Drawings 1825-1945, Brown University, the Rhode Island Historical Society and the Rhode Island School of Design, 1982, pgs. 59-60.
- Paper Presentation on G.M. Dexter's work and the development of Brookline, the first streetcar suburb of Boston at the national convention of the Society of Architectural Historians, 1979.
- Research for National Historic Register nomination for Sacred Heart Church, East Cambridge, Massachusetts, 1979
- Research and architectural photography for articles and books by noted New England architectural historian, Margaret Henderson Floyd including:  
Harvard, An Architectural History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1985  
Architecture After Richardson: Regionalism before Modernism - Longfellow, Alden and Harlow in Boston and Pittsburgh, The University of Chicago Press, Chicago, 1994.  
Henry Hobson Richardson, A Genius for Architecture, The Monacelli Press, New York, NY, 1997
- Research and assisted in the design of the first searchable database of historic architectural drawings for MassCOPAR: Massachusetts Committee on the Preservation of Architectural Records, 1978-1980.
- Research assistant to Margaret Henderson Floyd for historic evaluation of the Custom House Tower in Boston (1849 and 1915) for adaptive reuse (Marriott Hotel, completed in 1994), 1986.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government San Francisco  
Name of Commissioner Andrew Wolfram  
Date of Appointment: March 4, 2015  
Date Term Expires: December 31, 2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes                             No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

[REDACTED]  
[REDACTED]  
[REDACTED]

andrewwolfram@gmail.com

## **Areas of Expertise**

My work focuses on the transformation, adaptation, and preservation of significant cultural buildings, landscapes, and neighborhoods. I lead complex architectural and urban design projects that range from the rehabilitation of San Francisco's oldest structure—the original Spanish adobe fort at the Presidio—to the rehabilitation of its first skyscraper, Timothy Pflueger's iconic Art Deco Pacific Telephone Building. As President of San Francisco's Historic Preservation Commission, I direct the designation and protection of the city's historic resources, serve as the City's preservation spokesperson, and promote awareness of the role that historically significant sites play in maintaining the cultural vitality of our city and neighborhoods.

## **Employment**

2014-present **TEF Design**, San Francisco, CA  
Principal

2008-2014 **Perkins+Will**, San Francisco, CA  
Principal  
Global Discipline Leader, Preservation + Adaptive Reuse Practice  
Western Regional Leader, Social Responsibility Initiative

1999-2008 **SMWM**, San Francisco, CA  
Director, Preservation + Adaptive Reuse Practice

1993-1998 **Buttrick, White & Burtis**, New York, NY  
Associate

1988-1993 **Cecil Pierce & Associates**, New York, NY  
Associate

1985 **Università Degli Studi di Napoli Federico II**, Dipartimento di Architettura,  
Naples, Italy  
Research Assistant

## **Education**

2005-present **Italiano Certificazione, Istituto Italiano Scuola**, San Francisco, CA

1988 **Master of Architecture, Columbia University**, Graduate School of Architecture,  
Planning and Preservation, New York, NY

1986 **Paris Architecture Program, Columbia University**, Paris, France

1985 **Bachelor of Arts, Columbia University**, Columbia College, New York, NY

1983-1984 **Columbia College Oxbridge Scholars Program, Cambridge University**,  
Clare College and Department of Architecture, Cambridge, England

## Professional Service

- 2009-Present **San Francisco Historic Preservation Commission**, San Francisco, CA  
President, 2014-present  
Vice-President, 2012-2014  
Commissioner, 2009-2012  
*I was appointed by Mayor Gavin Newsom in 2009 and re-appointed by Mayor Ed Lee in 2010 and 2014. The Historic Preservation Commission is responsible for the designation and protection of San Francisco's historic resources. Under my tenure, the Commission has embarked on a comprehensive citywide survey of historic resources, created a legacy business registry for the protection of non-physical cultural assets, and implemented broad outreach and historic interpretation efforts.*
- 2014-Present **Lambda Alpha International, Golden Gate Chapter**, San Francisco, CA  
Vice-President, Programs Chair, and Annual Gala Committee Chair  
*Lambda Alpha is a global network for top professionals in all fields related to the use and development of land. As Programs Chair, I organize our monthly program of distinguished speakers.*
- 2013-Present **California Preservation Foundation**  
Trustee, 2015-present  
Education Program Committee, 2013-2015  
*CPF provides statewide leadership, advocacy and education to ensure the protection of California's diverse cultural heritage and historic places. As Trustee, I focus on development and fundraising efforts.*
- 2004-2009 **DOCOMOMO US, Northern California Chapter**  
President  
*Docomomo NOCA is a membership organization that endeavors to increase public awareness of the Modern Movement, and to preserve and promote the study, interpretation and protection of its architecture, landscape, and urban design. As President, I expanded membership, undertook numerous advocacy campaigns, and oversaw the development of our programs, events, and tours.*
- 1996-2001 **DOCOMOMO US**, New York, NY  
Secretary and Director  
*Docomomo US is the United States chapter of Docomomo International, a non-profit organization dedicated to the documentation and conservation of buildings, sites, and neighborhoods of the modern movement. As Secretary, I oversaw membership expansion and coordinated the development of regional chapters.*

## Professional Affiliations

- 2005-present **Italian Cultural Institute**, San Francisco, Member
- 2004-present **San Francisco Bicycle Coalition**, Member
- 2000-present **SPUR**, San Francisco, CA, Member
- 2000-present **San Francisco Architectural Heritage**, Member
- 1996-present **DOCOMOMO International**, Member
- 1994-present **American Institute of Architects (AIA)**, Member

## Registrations/Certifications

### California

Licensed Architect C27838

### New York

Licensed Architect 022742

**LEED Accredited Professional**, Building Design and Construction,  
Certificate 10063176, U.S. Green Building Council

**California Safety Assessment Program**, CA DSW Volunteer 77169

## Projects in Progress

- 2016      **Kresge College Renewal, University of California**, Santa Cruz, CA  
Principal-in-Charge, TEF Design (In collaboration with Studio Gang)  
*The expansion and renewal of Charles Moore's iconic postmodern college*
- 2016      **California High-Speed Rail Station Planning**, San Francisco, Millbrae, San Jose,  
Gilroy, and Merced, CA  
In collaboration with HNTB. Principal-in-Charge, TEF Design  
*The development of planning and site concepts, and integration of historic stations*
- 2015-present      **PG&E Larkin Street Substation**, San Francisco, CA  
Principal-in-Charge  
*The expansion of a modern-era substation, the new structure will be net-zero energy, with a design concept evocative of the power grid*
- 2014-present      **Ghirardelli Square Renovation Projects**, San Francisco, CA  
Principal-in-Charge  
*A series of projects to renovate multiple historic buildings at this iconic complex to accommodate new tenants*
- 2014-present      **Mission Armory Adaptive Reuse**, San Francisco, CA  
Principal-in-Charge  
*The conversion of the massive historic drill court into an entertainment venue, and the adaptation of the National Guard barracks structure into a mixed-use building*

## Built Projects

- 2016      **Swiss Consulate and Swissnex Headquarters**, San Francisco, CA  
Principal-in-Charge  
*The adaptive reuse of a historic waterfront pier for exhibition, event, workshop, and office space for two Swiss Government entities*
- 2016      **Bay Area MetroCenter**, San Francisco, CA  
Principal-in-Charge (at Perkins+Will)  
*The adaptive reuse and seismic retrofit of a 500,000 sf Army warehouse to house the new headquarters of government agencies focused on regional planning, transportation, and air quality*

**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

- 2015      **Presidio Officers' Club Rehabilitation**, San Francisco, CA  
Principal-in-Charge  
*The transformation and seismic retrofit of a historic complex that includes the oldest building in San Francisco—the original Spanish adobe fort—to house the Presidio Heritage, Events, and Education Center*
- 2015      **Tenderloin Museum**, San Francisco, CA  
Principal-in-Charge  
*This museum features interactive exhibitions, a cafe, and a performance space, all devoted to uncovering the hidden history of the Tenderloin neighborhood*
- 2014      **140 New Montgomery**, San Francisco, CA  
Principal-in-Charge  
*The \$100M rehabilitation, transformation, and seismic retrofit of San Francisco's first skyscraper—the landmark Art Deco Pacific Telephone Building designed by Timothy Pflueger—into a state-of-the-art facility for high-tech companies*
- 2014      **Chevron Administration Building Rehabilitation**, Richmond, CA  
Principal-in-Charge  
*The seismic retrofit and rehabilitation of Standard Oil's original Italian Renaissance Revival headquarters*
- 2012      **Presidio Archaeology Center**, San Francisco, CA  
Principal-in-Charge  
*The adaptive reuse and seismic retrofit of five historic structures and the construction of a new connecting building to create a campus that houses laboratories, outdoor field work areas, galleries, collection storage, and offices*
- 2010      **Public Health Hospital Adaptive Reuse (Presidio Landmark Apartments)**,  
San Francisco, CA  
Principal-in-Charge  
*The \$85M adaptive reuse and seismic retrofit of a long-defunct historic hospital complex into multi-family apartments and related amenities*
- 2010      **Pixar Digital Animation Production Building**, Emeryville, CA  
Principal-in-Charge, Perkins+Will (in collaboration with Allied Works)  
*A new building designed to be compatible with the surrounding historic brick factories and warehouses*
- 2002      **San Francisco Ferry Building Rehabilitation**, San Francisco, CA  
Project Architect  
*The adaptive reuse and seismic retrofit of the iconic landmarked Ferry Building into a mixed-use, food-centric marketplace, office, and transportation center*
- 1998      **Trinity School New Middle School Building and Athletics Complex**,  
New York, NY  
Project Architect  
*The construction of a new Middle School building, gymnasium, and athletics complex on Trinity's historic campus on Manhattan's Upper West Side. The project also included the renovation of the landmarked Annex Building*

**Urban Design, Feasibility, and Planning Studies**

- 2013      **Bay Bridge Gateway Park**, Oakland, CA  
Principal-in-Charge



**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

- 2012        **Blue Wing Adobe Strategic Plan**, Sonoma, CA  
Principal-in-Charge
- 2010        **Sacramento Intermodal Transit Facility**, Sacramento, CA  
Principal-in-Charge
- 2010        **Los Angeles River Revitalization, Piggyback Yards**, Los Angeles, CA  
Principal-in-Charge, San Francisco Office (in collaboration with Michael Maltzan)
- 2009        **San Jose Diridon High-Speed Rail Station**, San Jose, CA  
Principal-in-Charge
- 2008        **Slow Food Nation Master Plan**, San Francisco, CA  
Project Director
- 2008        **Washington Navy Yard Reuse Plan (Southeast Federal Center)**, Washington, D.C.  
Adaptive Reuse Expert
- 2007        **Lower Sproul Student Center Concept Plan**, University of California, Berkeley, CA  
Project Director
- 2006        **Hearst Memorial Gymnasium Vision Plan**, University of California, Berkeley, CA  
Project Director
- 2006        **Santa Fe Cathedral Master Plan**, Santa Fe, NM  
Project Manager
- 1996        **First Presbyterian Church Master Plan**, New York, NY  
Project Architect

**Cultural Resource Studies**

- 2016        **Asilomar State Park Historic Structure Reports on two Julia Morgan buildings and four John Carl Warnecke complexes**, Asilomar, CA  
Principal-in-Charge (in collaboration with Architecture + History)
- 2010        **Presidio Officers' Club Historic Structure Report**, San Francisco, CA  
Editor and Principal-in-Charge
- 2010        **Fulton-Nassau Historic Design Guidelines**, New York, NY  
Historic Architect
- 2007        **Public Health Service Hospital Cultural Landscape Assessment**,  
San Francisco, CA  
Project Manager
- 2005        **Fort Scott Cultural Landscape Assessment**, San Francisco, CA  
Project Manager
- 2006        **Hearst Memorial Gymnasium Historic Structure Report**,  
University of California, Berkeley, CA  
Project Director

## Design Awards

- |      |   |
|------|---|
| 2016 | <b>California Preservation Foundation Design Award</b><br>Presidio Officers' Club   |
| 2016 | <b>Engineering News-Record Award for Best Renovation/Rehabilitation</b><br>Bay Area MetroCenter   |
| 2015 | <b>California Governor's Award for Historic Preservation</b><br>Presidio Officers' Club   |
|      | <b>AIA San Francisco Merit Award</b><br>140 New Montgomery Street   |
| 2014 | <b>California Governor's Award for Historic Preservation</b><br>140 New Montgomery Street   |
| 2013 | <b>National Trust Advisory Council on Historic Preservation,<br/>Award for Preservation Partnerships</b><br>Public Health Hospital Rehabilitation |
|      | <b>Engineering News-Record, Award for Best Renovation/Rehabilitation</b><br>140 New Montgomery Street   |
|      | <b>San Francisco Business Times Awards, Best Rehabilitation</b><br>140 New Montgomery Street  |
| 2011 | <b>California Preservation Foundation Design Award</b><br>Public Health Hospital Rehabilitation   |
|      | <b>California Governor's Award for Historic Preservation</b><br>Public Health Hospital Rehabilitation   |
|      | <b>AIA San Francisco, Merit Award</b><br>Public Health Hospital Rehabilitation  |
|      | <b>Building Design + Construction, Reconstruction Gold Award,</b><br>Public Health Hospital Rehabilitation  |
| 2010 | <b>California Preservation Foundation Design Award</b><br>Hearst Memorial Gymnasium Historic Structure Report                                     |
| 2009 | <b>California Preservation Foundation Design Award</b><br>Fort Scott Cultural Landscape Assessment  |
| 2004 | <b>AIA National, Design Excellence Award</b><br>San Francisco Ferry Building  |
|      | <b>AIA California Chapter, Honor Award</b><br>San Francisco Ferry Building  |
|      | <b>AIA San Francisco, Honor Award</b><br>San Francisco Ferry Building   |
|      | <b>California Preservation Foundation Design Award</b><br>San Francisco Ferry Building  |
| 2003 | <b>National Trust for Historic Preservation, Design Excellence Award</b><br>San Francisco Ferry Building  |

**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

- 1995            **Envisioning East New York Design Competition**, New York Architectural League,  
with Louise Harpman and Jeremy Erdreich

**Fellowships**

- 1989            **William F. Kinne Post-Graduate Traveling Fellowship**  
"From Excavation to Construction: Early Hindu Temples of the Chalukya and Pallava  
Dynasties in South India"

**Conferences Organized**

- 2007            **California Preservation Foundation Conference, Hollywood, CA**  
Conference Planning Committee
- 2006            **California Preservation Foundation Conference, Sacramento, CA**  
Conference Planning Committee
- 2004            **DOCOMOMO International Conference, New York, NY**  
Conference Planning Committee

**Juries and Advisory Committees**

- 2013            **San Francisco Business Times Deal of the Year Awards**  
Juror
- 2012            **California Preservation Foundation Design Awards**  
Juror
- 2010            **AIA Virginia Preservation Design Awards**  
Juror
- 2009            **San Francisco Planning Department Working Group on Articles 10 and 11**
- 2008            **San Francisco Planning Department Advisory Panel on Golden Gate Bridge  
Suicide Barriers**

**Lectures, Papers and Presentations**

- 2015            "Modernism on the Brink: Assessing Threats to Modern Buildings and Landscapes,"  
Gateways to Preservation: New Frontiers, California Preservation Foundation  
Conference, San Diego, CA
- "Looking Ahead: Improving the Performance of Preservation and Striving for  
Sustainability," California Preservation Foundation Workshop, Sacramento, CA
- 2014            "Transformative Adaptations: Finding a New Life for Old Buildings," Invited Lecture,  
Diablo Valley College, Walnut Creek, CA
- "Presidio Officers' Club Rehabilitation: Integrity Over the Centuries," California  
Preservation Foundation Workshop, San Francisco, CA
- "San Francisco Regulations and Design Guidelines for Realtors," California  
Preservation Foundation Webinar
- "Integrity in Modern Landscapes and Structures," California Preservation  
Foundation Workshop, Sacramento, CA

**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

- "Design Roundtable: The Process of Review," Redefining Preservation: Dialogues and Directions in Cultural Heritage, California Preservation Foundation Conference, Asilomar, CA
- 2013 Creative Transformations: The Secrets of Successful Adaptive Reuse," Invited Lecture, San Francisco Design Center Student Forum
- 2012 "The Secretary of the Interior's Standards from a Facility Management Perspective," California Preservation Foundation Workshop, San Francisco, CA
- "Design Roundtable: Tending the Crop," New Growth: Cultivating Communities, California Preservation Foundation Conference, Oakland, CA
- "Pruning a Hospital to Grow Apartments at the Presidio of San Francisco," New Growth: Cultivating Communities, California Preservation Foundation Conference, Oakland, CA
- 2010 "Rehabilitation of the Sacramento Southern Pacific Depot: Keeping a Multi-Phase Project on the Right Track," Association for Preservation Technology Conference, Denver, CO
- "Adaptive Reuse: A Major Focus in Today's Economy," CREW Conference, San Francisco, CA
- "The Presidio Landmark: A Development Case Study," USC Lusk Center, Ross Program in Real Estate, San Francisco, CA
- "Forgotten Modern Masters," San Francisco Architectural Heritage Lecture Series, San Francisco, CA
- 2009 "The San Francisco Ferry Building: A Sustainable Success Story," Business for Social Responsibility Conference, San Francisco, CA
- "From Ranch House Tracts to Superblocks: Preserving Modern Housing," The Culture of Leisure: Rethinking the California Dream California Preservation Foundation Conference, Palm Springs, CA
- "Public Private Partnerships: Risks and Rewards," National AIA Convention, San Francisco, CA
- 2008 "Connecting People with the Waterfront: Piers 27-31 Case Study," International Waterfront Conference, Liverpool, UK
- "Modern Architecture of the San Francisco Bay Area," Invited Lecture, Palm Springs Art Museum, Palm Springs, CA
- 2006 "The Modern Movement - San Francisco," Frank Lloyd Wright Foundation Conference, San Francisco, CA
- "The Development of the Second Bay Region Style," Invited Lecture, AIA San Francisco Chapter
- 2004 "Lesser-known Modern Architects of the Bay Area," California Preservation Conference, San Francisco, CA
- 2003 "Threats to our Modern Heritage," Invited Lecture, AIA Santa Clara Valley Chapter
- 2000 "The Development of Modern Architecture in the Bay Area," Invited Lecture, AIA San Francisco Chapter

**Andrew Wolfram, AIA, LEED AP**  
Curriculum Vitae

- "The Origins of Modernism in the Bay Area," Invited Lecture,  
Berkeley Architectural Heritage Association
- 1998 "Social Housing in America: the Co-opting of Modernist Innovation," Invited lecture,  
California College of Arts and Crafts
- "Social Housing in New York: The Standardization of Innovation," DOCOMOMO  
International Conference, Stockholm, Sweden
- "Preserving the PSFS Building," Columbia University Graduate School of  
Architecture, Planning and Preservation
- 1996 "Is It In or Is It Out: Landmarking Modern Buildings in New York," DOCOMOMO  
International Conference, Bratislava, Slovakia

**Tours Organized and Led**

- 2012 "San Francisco Waterfront Revival," International Greenbuild Conference,  
San Francisco, CA
- 2012 "Mid-Century Modern Diamond Heights," AIA-SF Architecture + the City Festival,  
San Francisco, CA
- 2010 "A New Neighborhood in a National Park," AIA-SF Architecture + the City Festival,  
San Francisco, CA
- 2009 "The Mid-Century City: Modernism on Cathedral Hill," AIA-SF Architecture + the  
City Festival, San Francisco, CA
- 2009 "The Many Facets of Diamond Heights," DOCOMOMO North American Tour Day,  
San Francisco, CA
- 2008 "Exploring Mid-Century Downtown San Francisco," AIA SF Architecture + the City  
Festival, San Francisco, CA
- "Greenwood Common: A Modern Enclave," Docomomo 10th Anniversary Tour,  
Berkeley, CA

**Articles and Publications**

- "Embracing Social Responsibility at Perkins+Will," American Institute of Architects:  
Practice Management Digest, November 2011
- "The Technical Challenges of Preserving Modern Buildings," arcCA,  
Issue #3, 2006
- Lee, Joseph and Wolfram, Andrew. "Hidden Treasures: Analysis and Research are  
Keys to a Successful Sustainable Renovation Project," Environmental Design and  
Construction, June 2010

**Editorial Experience**

- 1999 Editor, DOCOMOMO US Newsletter

**Languages**

- Fluent: Italian and Polish  
Reading proficiency: French and Portuguese

## Statement of Qualifications

for

### Certified Local Governments Commissioners

Local Government CITY AND COUNTY OF SAN FRANCISCO

Name of Commissioner KATE BOLACK

Date of Appointment: 3-20-18; REAPPOINTED 3-6-19

Date Term Expires: 3-13

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



Related  
Experience

**Commissioner, San Francisco Historic Preservation Commission**

March 2018-Present *City and County of San Francisco, San Francisco, CA*

**Planing Director/City Planner/Acting City Planner**

2001-2015 *City of Piedmont, Piedmont, CA*

Department head and manager of staff providing development services (design review, historic preservation and zoning compliance) to residents and businesses; staff to City Council and Planning Commission; outside agency participation to address regional housing, transportation, energy, waste management and economic development requirements and opportunities; comprehensive General Plan update, two certified Housing Elements (2015 APA award); development and management of city's recycling, trash & organics collection services franchise agreement; code, policy and guidelines revisions; comprehensive pedestrian and bicycle master plan

**Architectural History and Planning Consulting Services**

1998-2001 *San Francisco, CA*

Planning consulting services: primary client - City of Piedmont; private client house histories

**Planning and Projects Manager/Zoning Administrator/Deputy Zoning Administrator**

1988-1996 *City of Mountain View, Mountain View, CA*

Managed large new development projects (corporate headquarters, multi-unit residential); staff to City Council and Planning Commission; Current Planning Division Head and manager of staff providing development services to Mountain View businesses and residents; staff to Site Plan and Architectural Review Committee

**Historic Preservation and Planning Planner**

1986-1988 *City of Somerville, Somerville, MA*

Executive Director of Somerville Historic Preservation Committee, expansion of historic districts, creation and management of City's Certified Local Government program, preparation of staff reports for certificates of appropriateness applications; staff to newly formed planning department, design review applications, preparation of staff reports and zoning code revisions, presentations to Board of Aldermen and Planning Board

Education

**Massachusetts Institute of Technology, Center for Real Estate, Cambridge, MA**

1985-1986 *Master of Science, Real Estate Development*

**University of Virginia, School of Architecture, Charlottesville, VA**

1981-1984 *Masters Degree Candidate, Architectural History/Historic Preservation Certificate*

**Boston University, School for the Arts, Boston, MA**

1975-1979 *Bachelor of Fine Art, Painting*

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name Shelley Caltagirone

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Please see attached resume. I am a qualified Architectural Historian per the Secretary of the Interior Standards for professionals with an MS in Historic Preservation and 6 years of professional experience in the field.



## SHELLEY CALTAGIRONE

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### ACADEMIC HISTORY:

**Master of Science, Historic Preservation, May 2005**  
University of Pennsylvania, Philadelphia, PA

**Bachelor of Arts, English and Religious Studies, May 2000**  
University of Virginia, Charlottesville, VA

### PROFESSIONAL HISTORY:

***Planner III, San Francisco Planning Department, San Francisco, CA***  
June 2007 – present

Duties include the review of building permit and entitlement applications for conformance with CEQA, General Plan, and Planning Code requirements; historic resource review per CEQA, Section 106, and local ordinances; preparation of reports and presentations before the Planning and Historic Preservation Commissions and other City agencies; and public outreach and case mediation.

***Architectural Historian, Earth Tech, New York, NY***  
Oct. 2006 – June 2007

Duties included the survey and evaluation of historic properties; preservation planning; Section 106 review; and preparation of condition assessments, National Register nominations, HABS/HAER documentation, and Historic Structure Reports.

***Landmarks Preservation Planner, NYC Landmarks Preservation Commission, New York, NY***  
May 2005 – Oct. 2006

Duties included the review of specifications and drawings for building alterations and new construction within historic districts and individual landmarks throughout the five boroughs, presentations before the Commission, site inspections, technical assistance, and permit writing.

***Conservation Technician, Eastern State Penitentiary Historic Site, Philadelphia, PA***  
Jan. 2004 – May 2005

Duties included the planning and execution of emergency stabilization projects, restorative projects, condition assessments, laboratory analysis of finishes and mortars, treatment design, architectural research, surveying, drafting, masonry reconstruction, carpentry, and window restoration.

***Surveyor and Conservation Technician, Bandelier National Monument Park, Bandelier, NM***  
June 2003-August 2003

Duties included data collection and photographic survey of Native American cliff dwellings, graffiti mitigation, stone and plaster conservation, and masonry restoration.

***Apprentice to Rynta Fourier, Architectural Finishes Conservator, Philadelphia, PA***  
May 2003 – June 2003

Duties included assisting in the restoration of interior finishes in a late 1800's residence, including plaster moldings and decorative painting.

***Apprentice to David Blanchard, Furniture Conservator, Monterey, VA***  
June 2001 – Feb. 2002

Duties included assisting in the restoration of wood finishes, composite repairs, infill painting, veneer replacement and repair, and chair caning.

**PROJECT LIST:**

- Reform of San Francisco Planning Department CEQA review procedures regarding historical resources.
- Tappan Zee Bridge/I-287 Environmental Review, Rockland and Westchester Counties, New York. Collected cultural resource data within a 30-mile project corridor slated for highway, railway and bridge improvements at state, county, and local repositories.
- Brooklyn Navy Yard, Brooklyn, New York. Prepared HABS Level II documentation on a National Register-eligible structure.
- Tallman Island Water Pollution Control Plant, College Point, New York. Prepared HABS Level II documentation on six National Register-eligible structures.
- Eastern State Penitentiary, Philadelphia, PA. Documented, stabilized, and restored an original exercise yard, greenhouse, and synagogue in collaboration with the Fairmount Park Historic Preservation Trust.
- Washington Memorial Chapel at Valley Forge National Park, PA. Prepared an Historic Structure Report and Conditions Assessment.

**COMPUTER SKILLS:**

Microsoft Word, Excel, PowerPoint, Access; Adobe Photoshop, Illustrator, and InDesign; AutoCAD

**PROFESSIONAL REFERENCES:**

David Lindsay  
Planner IV, Neighborhood Planning  
San Francisco Planning Department  
(415) 558-6393  
david.lindsay@sfgov.org

Allison Rachleff  
Senior Architectural Historian  
Earth Tech, Inc.  
(212) 798-8598  
allison.rachleff@earthtech.com

Sarah Carroll  
Director of Preservation  
New York City Landmarks Preservation Commission  
(212) 669-7817  
scarroll@lpc.nyc.gov

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff Stephanie Cisneros

Date of Appointment: 6/15/2015

Date Term Expires:

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Stephanie A. Cisneros

1650 Mission Street, Suite 400, San Francisco, CA 94103  
Phone: 415 575 9186 • E-Mail: Stephanie.Cisneros@sfgov.org

## **Education**

Masters of Heritage Conservation, University of Southern California  
December 2014

Graduate Certificate, University of Southern California  
Certificate in Heritage Conservation  
May 2013

Bachelors of Art, California State University Los Angeles  
Degree in Anthropology  
June 2012

## **Awards and Honors**

USC School of Architecture Heritage Conservation Grant, 2012-2013, 2013-2014

## **Organizations**

### *Member*

California Preservation Foundation  
April 2016 – Present

### *Student Member*

National Trust for Historic Preservation  
March 2013-Present

## **Experience**

### *Preservation Planner - Planner I*

City and County of San Francisco - Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

*Duties:* Perform entry level planning work in the collection, analysis, interpretation and presentation of city planning data in one of a variety of phases of plan development and implementation; Reviews planning activities, goals and programs; zoning ordinances, rules, regulations, policies and procedures, procedural requirements for securing consideration of application requests, and federal and state environmental requirements and procedures; Presents information orally and in writing to city agencies, Commissions, property owners, developers, community organizations and the general public by answering questions, providing assistance, responding to complaints, and explaining policies; conducts surveys and interviews to obtain data required for planning, zoning and environmental review; conducts research studies and assists in formulating recommendations by collecting, recording, organizing and analyzing technical, physical, economic, social and statistical data; provides, at the Planning Information Center (PIC), general and specific planning information in a professional and courteous manner regarding land-use designations, and Planning Code requirements, distribute documents and applications, perform intake of plans and application submittals, and approve some application and plans for over-the-counter permits; assisting the public with the public computers, and referring them to other agencies or departments for answers, if needed; Performs environmental review for small to medium size projects, consistent with

the requirements of the California Environmental Quality Act (CEQA) and local regulations and procedures; application of judgment regarding potential environmental impacts, coordination with technical experts on the relevant topics of environmental review, and preparation of written environmental determinations consolidating relevant information; and communication with project sponsors, members of the public and interested stakeholders regarding environmental.

June 2015 - Present

*Assistant Planner (Temporary)*

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

*Duties:* Assists in overseeing and completing various planning tasks including: providing planning information (historic preservation, permit processes, zoning regulations, regulatory policies, etc.) to interested parties through regular interaction at the counter; conducting research and disseminating findings; reviewing blue prints, sketches and applications for permit approval; and logging in plans and assuring necessary components are present.

Manages planning cases, assuring compliance with ordinances, guidelines, acts, and the General Plan.; correspondence with the public and applicants regarding application requirements; rendering decisions regarding planning projects; and presenting cases to governing bodies with recommendations for approval/disapproval. Prepares complex, routine and non-routine reports as requested utilizing a variety of software; receives, sorts, and summarizes material for the preparation of reports; prepares work reports and staff reports.

Interacts with a variety of individuals, both internally and within the community to provide information, distribute departmental information and assist in resolving administrative issues. Performs specialized research and statistical work on assigned subjects for staff and management.

March 2015-May 2015

*Planning Intern*

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

*Duties:* Assist in the daily administration of historic preservation, current and advanced planning, urban design, land use and CEQA. Assist in application review and customer service for current planning and Historic Preservation applications. Provide analysis, research and preparation of staff reports for various projects including but not limited to: Mills Act Contracts; Nominations for Designation as a Cultural Resource; and Certificates of Appropriateness. Assists with the City's Mills Act Program, including monitoring property work plans. Assist with the development of the Certified Local Government Program Annual Report (2012-2013 & 2013-2014) and Grant Application (2014-2015). Compile, organize, process and analyze data for the preparation, completion and presentation of assigned projects and reports. Conduct field investigations and surveys. Prepare written reports, basic research, respond to public inquiries and prepare maps and graphics. Update City Website and participates in other projects as assigned.

October 2013-March 2015

*Historic Resources Analyst, Level 2E (Temporary, Part-Time)*

Sapphos Environmental, Inc.  
430 North Halstead Street, Pasadena, CA 91107

*Duties:* Assisting with the production of a Department of Parks and Recreation (DPR) form for the documentation of a mid-century modern building located on tribal land in Palm Springs, California. This property was not subject to the California Environmental Quality Act or Section 106 of the National Historic Preservation Act because of its location on Native American land. Specifically, I conducted research about the property and the architect(s) with whom the property's original design and later alterations are associated.

Assisted in the documentation of a Mid-Century Modern middle school in Marina del Rey designed by notable architect Paul R. Williams. Duties included taking photographs of significant historic features such as buildings, layout, and landscaping. The purpose of documentation was to be a reference for a new proposed development on the site.

Assisted in a design review analysis of a large development in the foothills of Sierra Madre. Duties included reviewing each individual design for compatibility or incompatibility with two historic properties located in the immediate vicinity.

June 2014 – March 2015

#### *Intern*

Historic Preservation Partners  
419 Concord Ave., Monrovia, CA 91016

*Duties:* Assisting with National Register and Historic Cultural Monument nomination applications, and Mills Act applications. Assisting with historical research pertaining to architecture, architects, and Southern California as they related to active applications and projects.

*Project Accomplishments:* National Register of Historic Places nomination for property in Altadena, passed and approved April 2014.

September 2012-September 2013

#### **Qualifications**

Secretary of the Interior's Professional Qualification Standards for Architectural History:

1. Two years of Heritage Conservation studies (including research and writing) at the University of Southern California with courses taken in American architectural history
2. Submission of a Master of Heritage Conservation thesis to the USC School of Architecture titled, "Culture, History, and Gentrification: Conserving Latino-Oriented Legacy Businesses in San Francisco's Rapidly Changing Mission District," September 2014

#### **Continuing Education**

Real Estate Principles (3 units)

City College of San Francisco, Spring 2017

#### **Skills**

Exceptional listener and communicator who effectively conveys information verbally and in writing; Analytical thinking; Computer literacy with proficiency in extensive software that covers a wide variety of applications (Microsoft Office, ArcGIS Software, Adobe Photoshop and Pro); Cultural sensitivity and awareness; Planning and organizational skills; Highly adaptable and flexible; Dedicated and optimistic; Dependability and reliability; Self-motivated; and Eager to learn.

# Jørgen G. Cleemann

## EDUCATION

### **Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY**

M.S. in Historic Preservation, May 2012

- Winner of thesis prize for *The Kiln in the Garden: Damariscotta River Brick Making and the Traces of Maine's Agro-Industrial Past*
- Coursework in materials history, architectural history, historic preservation theory and practice, and conservation science

### **Columbia University School of Continuing Education and Graduate School of Arts and Sciences, New York, NY**

Postbaccalaureate and Graduate-level Coursework, January 2007 - May 2010

- Pursued studies in American history, French, creative writing, and philology

### **Georgetown University, Washington, DC**

B.A. in American Studies, May 2002

- Junior year abroad at Trinity College Dublin
- Senior thesis: *Achieving Invisibility through Versatility: The Mainstreaming of American Graphic Novels*

## PROFESSIONAL EXPERIENCE

### **San Francisco Planning Department, San Francisco, CA**

Senior Preservation Planner

*January 2017—Present (approx. 40 hours/week)*

- Conduct historic preservation review under the California Environmental Quality Act (CEQA) for projects ranging in size from small residential renovations to large mixed-use developments.
- Apply the California Register of Historical Resources significance criteria to identify historical resources; apply the Secretary of the Interior's Standards for Rehabilitation to determine project impacts and guide revisions.
- Provide in-person historic preservation technical assistance to the general public at the Planning Department's Public Information Counter.

### **Higgins Quasebarth & Partners, LLC, New York, NY**

Associate Preservation Consultant

*October 2012—December 2016 (approx. 40 hours/week)*

- Advised property owners, architects, contractors, and other professionals on the best practices of the preservation of historic buildings.
- Identified mechanisms of deterioration for a wide range of building materials and recommend appropriate restoration treatments.
- Provided expert services related to the proper rehabilitation of buildings for the purpose of producing federal historic preservation tax credit applications.
- Guided applicants through the NYC Landmarks Preservation Commission permitting process.

### **GSAPP Summer Research Workshop: the Architecture of Antonio da Sangallo the Younger, Rome, Italy**

Preservation Specialist

*June 2012 (approx. 50 hours/week)*

- Provided historic preservation and materials analysis perspective for intensive study of a seminal Renaissance architect.
- Operated FLIR infrared camera, scanning historic buildings for evidence of alteration and deterioration.

### **Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY**

Teaching Assistant

*September 2011 – December 2011 (approx. 2 hours/week)*

- Assisted faculty in the preparation of course reading material.
- Handled logistical issues related to course administration and management.

### **Frances Perkins Center, Newcastle, ME**

Summer Research Fellow

*July 2011 – August 2011 (approx. 40 hours/week)*

- Served as first-ever summer research fellow at a young organization devoted to preserving and interpreting a complex historic site comprising domestic, agricultural, and industrial architecture.



- Conducted intensive research into the history of the brick making industry and brick architecture in the region.
- Assisted in the development of tour content and an interpretive program for the Center.

**Columbia University Graduate School of Architecture, Planning and Preservation**, New York, NY

Research Assistant to Professor Andrew Dolkart, Director, Historic Preservation Program

*September 2010 - May 2011 (approx. 10 hours/week)*

- Conducted deep archival research for Program Director as he prepared books and articles for publication.
- Provided general technological assistance in the manipulation and presentation of digital images.

**Columbia University Department of Art History and Archaeology**, New York, NY

Coordinator for Graduate Programs

*November 2006 - August 2010 (approx. 40 hours/week)*

- Advised M.A. and Ph.D. students on administrative, financial, and academic issues.
- Assigned student teaching positions appropriate to ability and experience.

**Gladstein, Reif & Meginniss, LLP**, New York, NY

Paralegal

*July 2004 – November 2006 (approx. 40 hours/week)*

- Operated as sole paralegal in medium-sized law firm specializing in labor and employment.
- Navigated bureaucratic intricacies of the New York State Unified Court System.

**Eastern State Penitentiary Historic Site**, Philadelphia, PA

Tour Guide

*March 2004 – July 2004 (approx. 35 hours/week)*

- Interpreted historical, socio-economic, architectural, and anecdotal information for guests with diverse interests, ages, and educational backgrounds.
- Customized tour content in response to the demands of varying annual themes.
- Managed logistics for special events.

## **PUBLICATIONS AND PRODUCTIONS**

**Buildings & Landscapes: Journal of the Vernacular Architecture Forum**

*“Farmer + Brickmaker”: Damariscotta River Brick Making in the Nineteenth Century and the Traces of Maine’s Agro-Industrial Past*

*Spring 2015*

- Drew on years of original research and scholarly engagement to write an article for a respected academic journal.
- Refined and improved the research in the course of an extensive peer review process.

**Construction History Society of America Newsletter**

*“Metal Roofing in New York City to 1850”*

*January 2014*

- Produced a study clarifying the role played by metal roofing materials in early New York City buildings.
- Drew from a wide range of historical materials, including primary and secondary resources.

**Buildings & Landscapes: Journal of the Vernacular Architecture Forum**

*Review of Sweet Cane: The Architecture of the Sugar Works of East Florida*

*Spring 2013*

- Reviewed a work of architectural history for a scholarly journal.
- Crafted thoughtful critique grounded in extensive scholarly knowledge.

**Hispanic Society of America website for the Columbia University Media Center for Art History**

*“Beaux-Arts, the City Beautiful, and the Hispanic Society of America”*

*July 2012*

- Wrote essay placing the design of the Hispanic Society of America buildings in the context of larger architectural and urban planning movements.
- Available online: <http://learn.columbia.edu/hispanic/essays/beaux-arts.php>

**The Croton Waterworks YouTube channel**

*“Introduction to the Croton Waterworks,” “A Social and Cultural History of the Croton Waterworks, Parts 1 and 2”*

*May 2011*

- Produced three short videos on the history of the Croton Waterworks as a component of a studio project.

- Available online: <http://www.youtube.com/watch?v=jAMyCaoNIR8&feature=relmfu>,  
<http://www.youtube.com/watch?v=B0y83pSbjV4&feature=relmfu>,  
<http://www.youtube.com/watch?v=yb9ZzmPL4CI&feature=plcp>

### **Docomomo US Register**

“Kips Bay Plaza”

*February 2011*

- Produced fiche of largely unheralded early brutalist composition by I.M. Pei.
- Available online: [http://docomomo-us.org/register/fiche/kips\\_bay\\_towers\\_0](http://docomomo-us.org/register/fiche/kips_bay_towers_0)

## **CONFERENCES AND PUBLIC PRESENTATIONS**

### **Fifth International Congress on Construction History, Chicago, IL**

Paper Presenter

*June 4, 2015*

- Presented original research on the history of the concrete transit mixer at a conference.

### **Newcastle Historical Society, Newcastle, ME**

Guest Presenter

*August 6, 2012*

- Presented research on history of local brick making.

### **Vernacular Architecture Forum Annual Conference, Madison, WI**

Paper Presenter/Panelist

*June 9, 2012*

- Presented paper on Damariscotta River brick making in the “The Vernaculars of Business and Commerce” session.

### **New York City Department of Environmental Protection, New York, NY**

Guest Presenter (part of group presentation)

*May 7, 2012*

- Presented comprehensive research on the history, current interpretation, and history of preservation of the Croton Waterworks, a massive piece of public infrastructure that has been providing New York City with fresh water since 1842.
- Proposed various new schemes for the interpretation of the Waterworks.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff Shannon Ferguson

Date of Appointment: 1/12/2015

Date Term Expires:

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the US Secretary of the Interior's Professional Qualifications Standards for History and Architectural History. I hold a Bachelor of Arts in history from the University of California, Los Angeles and a Master's of Fine Arts in Historic Preservation from Savannah College of Art & Design. I have over nine years of full-time experience in research, writing, and interpretation of history, architectural history, and restoration architecture at a professional institution and have made a substantial contribution to the body of scholarly knowledge in the field of history and architectural history through research and publication.

## Shannon M. Ferguson

### PROFESSIONAL EXPERIENCE:

SAN FRANCISCO PLANNING DEPARTMENT: Historic Preservation Planner (January 2015-present)

- Manage Mills Act Program
- Conduct public meetings
- Write landmark designation reports
- Perform archival research
- Implement and manage historic plaque program
- Present at public hearings
- Staff Public Information counter
- Review projects for CEQA compliance
- Review projects for conformance with *Secretary of the Interior's Standards*
- Advise project sponsors on appropriate treatment of character-defining features

CHATTEL, INC.: Historic Preservation Associate (2006-2008, Los Angeles) and Senior Historic Preservation Associate (February 2009 – January 2015, San Francisco)

- Founder and manager of Chattel's San Francisco office
- Manage projects and keep track of project budgets
- Supervise and train new associates
- Manage company-wide marketing efforts
- Write monthly e-newsletter and blog posts
- Prepare National Historic Landmark and National Register nominations
- Prepare historic resource assessments
- Prepare condition assessment reports with preservation recommendations
- Determine eligibility for listing in the National or California Registers
- Perform reconnaissance and intensive level surveys
- Review projects for CEQA compliance
- Prepare federal Historic Preservation Certification Applications
- Prepare City of Los Angeles Historic-Cultural Monument applications for local landmark designation
- Prepare Mills Act Historical Property contracts for Los Angeles and San Francisco
- Write specifications for salvage and protection of historic artifacts, wood sash windows and masonry restoration
- Participate in design collaboration/review with project architects
- Review projects for compliance with *Secretary of the Interior's Standards*
- Advise clients on appropriate treatment of character-defining features
- Advise on Section 106 compliance
- Write and implement mitigation measures
- Respond to requests for proposals and qualifications
- Perform independent archival research
- Conduct conservation research on appropriate treatments and replacement materials
- Perform construction monitoring

CAREY & CO. (San Francisco, CA): On-Call Architectural Historian (April 2009- March 2011)

- Prepared historic resource evaluation for properties located in Pleasanton
- Determined eligibility for listing on the California and National Registers
- Conducted reconnaissance and intensive level historic resource surveys and prepare DPR 523 A and B Forms for Glen Park, Parnassus Heights and Mount Sinai neighborhoods
- Performed archival research

## Shannon M. Ferguson

PAGE & TURNBULL (San Francisco, CA): Architectural Historian (June 2008-January 2009) and On-Call Architectural Historian (August 2010- March 2011)

- Prepared Supplemental Information Form for Historical Resource Evaluation
- Prepared Certificate of Appropriateness Applications
- Prepared historic resource evaluations
- Advised clients on entitlements process
- Prepared DPR 523B forms for Downtown Napa, CA
- Prepared Federal Historic Preservation Certification Applications
- Prepared National Register Nomination forms
- Evaluated projects for conformance with the *Secretary of the Interior's Standards*
- Reviewed projects for compliance with CEQA
- Performed archival research
- Responded to requests for proposals and qualifications

KELLEY & VERPLANCK (San Francisco, CA): On-Call Architectural Historian (February 2009 – May 2010)

- Prepared Historic Structure Report for Hibernia Bank Building, San Francisco, CA
- Prepared National Register Nomination form for Sacred Heart Church, San Francisco, CA
- Prepared Supplemental Information Form for Historical Resource Evaluation
- Conducted historic resource survey and prepare DPR 523 A and B Forms for San Mateo County
- Prepared DPR 523 B Forms for Hunter's Point and Market/Octavia Survey Areas
- Reviewed projects for compliance with CEQA
- Analyzed projects for Section 106 compliance
- Performed archival research
- Performed physical evaluation of historic buildings
- Identified historic materials

MAINE PRESERVATION (Portland, ME): Internship (Summer 2005)

- Conducted research and site visits for the 10<sup>th</sup> Annual Most Endangered Property Program
- Author and photographer for Maine Preservation News
- Designed brochures, logos and display materials for clients including the Spires Club and the Sacred Spaces Conference

RESTORATION RESOURCES (Alna, ME): Internship (Summer 2005)

- Preserved and restored historic homes under the direction of preservation professionals
- Performed hands on construction restoration techniques, such as wood siding restoration and wood sash window rehabilitation

LOMINACK, KOLMAN SMITH ARCHITECTS (Savannah, GA): Assistant (Spring 2005)

- Performed general bookkeeping duties using QuickBooks
- Researched architectural history of buildings undergoing restoration

## EDUCATION:

SAVANNAH COLLEGE OF ART & DESIGN (Savannah, GA)

- Master of Fine Arts, Historic Preservation (June 2006)
- Study Abroad Program, Lacoste, France (Fall 2005), studied international conservation philosophies and performed traditional historic building techniques to rehabilitate an 18<sup>th</sup> century limestone fountain.
- Lifetime member of Sigma Pi Kappa

## **Shannon M. Ferguson**



UNIVERSITY OF CALIFORNIA, LOS ANGELES (Los Angeles, CA)

- Bachelor of Arts, History (June 1997)

### **PROFESSIONAL QUALIFICATIONS:**

- Secretary of the Interior's Professional Qualifications Standards in History and Architectural History

### **PROFESSIONAL SKILLS:**

- Fluency in reading and interpreting architectural plans, construction documents and specifications
- Knowledge of historic preservation law and California historical building code
- Familiar with building science and building envelope issues
- Solid knowledge of architectural styles and elements
- Experienced in performing traditional historic building techniques including stone masonry, plastering, limestone conservation, wood sash window rehabilitation and wood clapboard restoration
- Photoshop, Illustrator, InDesign, PageMaker, Quark XPress, PowerPoint, Publisher, Acrobat Professional, Word, Excel, Outlook, FileMaker Pro; some Access, AutoCAD, QuickBooks Pro, and GIS
- Experienced in both print and digital photography, studio lighting and darkroom skills.
- Co-founder [www.funcheap.com](http://www.funcheap.com), a San Francisco-based website of affordable, fun and unique Bay Area events

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name Tim Frye

Commissioner ☐ Staff ☒

Date of Appointment: 4/24/06

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  x   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Timothy M. Frye

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San Francisco Planning Department, 1650 Mission Street, Suite 400 San Francisco CA 94103  
phone: 415-575-6822 e-mail: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

## Education

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**School of the Art Institute of Chicago**, Chicago, IL  
*Master of Science*, Historic Preservation: 2004

**DePaul University**, Chicago, IL  
*Bachelor of Arts*, Public Policy: Urban Studies: 2001  
*Minor*: Art History

## Experience

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### **San Francisco Planning Department**, San Francisco, CA

*Historic Preservation Officer*, 4/10 – present

Supervise and coordinate work assignments of the Preservation Team for compliance with the Planning Code, the Secretary of the Interior's Standards, and City policies. Supervise and coordinate the review of land use applications such as Certificates of Appropriateness, Permits to Alter, Landmark Designations, Environmental Evaluations, and Mills Act Contracts; and the review of cases associated with San Francisco's role as a Certified Local Government; Provide technical support and coordinate the assignment of CEQA-related and NEPA-related projects; Supervise staff and consultant work on the Landmark Designation Work Program and the Citywide Survey of Cultural Resources and monitor staff's adherence to project schedules and work products; Represent the Department and the Historic Preservation Commission at the Board of Supervisors, the Planning Commission, the Board of Appeals, and other City departments, agencies, and review bodies regarding Certificates of Appropriateness, Permits to Alter, Landmark Designations, and other entitlements as necessary; Serve as the Department's staff to the Historic Preservation Commission with responsibilities of preparing and coordinating the agenda and representing the Planning Department at the Commission hearing on a bi-monthly basis.

### **San Francisco Planning Department**, San Francisco, CA

*Planner III, Historic Preservation Technical Specialist*, 4/06 – 9/10

Processed and reviewed permit applications and architectural plans to ensure compliance with the Planning Code and conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Coordinated and analyzed projects for compliance with the CEQA, with emphasis on historic resources. Section 106 review and other work related to the City's status as a Certified Local Government. Worked on a variety of complex land use entitlements such as Variances, Conditional Uses, and Certificates of Appropriateness. Developed preservation policies and procedures for consistency and balance with other land use priorities and policies for long range planning efforts. Developed interpretations of the *Standards* for consistent application by the Planning Department and the Historic Preservation Commission. Supervised and coordinated consultant work on historic surveys and context statements. Prepared reports, planning studies, historic resource evaluations, ordinances, motions, resolutions, and landmark designation reports. Presented and briefed a variety of City government agencies and bodies on the Planning Department's position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

### **Chicago Department of Planning and Development**, Landmarks Division, Chicago, IL

*Planner IV, Preservation Planner*, 7/05 – 4/06

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Conducted historic surveys and research, and prepared landmark designation reports. Prepared reports, ordinances, and resolutions for City Council, the Commission on Chicago Landmarks and the Architectural Review Committee. Presented and briefed a variety of City government agencies and bodies on the Commission on Chicago Landmarks position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

### **Building Blocks**, Chicago, IL

*Sales Representative*, 1/05 – 6/05

Midwestern representatives for Gladding, McBean Terra Cotta Company as well as suppliers of cast stone, ornamental metals, panelized glass fiber reinforced concrete systems and fiber reinforced polyester. Evaluated field conditions. Conducted field surveys. Reviewed architectural plans for project estimating and bidding.

### **Chicago Department of Planning and Development**, Landmarks Division, Chicago, IL

*Permit Reviewer*, 6/03 – 1/05

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Provided public outreach and technical support on planning and preservation issues. Managed and coordinated the Landmark Awards for Preservation Excellence.



## Professional Activities

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**Speaker**, California Preservation Foundation Workshop, *Integrity: Local Preservation Ordinances and Policies*, November 2008

**Program Committee Track Co-Chair & Speaker**, California Preservation Foundation, Statewide Conference, Palm Springs, CA, September 2008 - May 2009

**Program Committee Track Co-Chair & Speaker**, California Preservation Foundation Statewide Conference, Oakland, CA, July 2011 – May 2012

**Speaker**, California Preservation Foundation Workshop, *Local Designation and Documentation*, November 2011  
California Preservation Foundation Relator Training Workshop, *City Regulations and Design Guidelines*, June 2014

**Board of Directors**, National Alliance of Preservation Commissions, October 2013-Present

**Training Committee Member**, National Alliance of Preservation Commissions, October 2013-2015

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Monica Giacomucci

Date of Appointment: 7/2/2018

Date Term Expires: N/A

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# MONICA GIACOMUCCI

Historic preservationist with experience in historic resource surveys, permit review, archival and permit research, National Register nominations, Section 106 review and regulatory compliance, historic structure reports, and structural conditions assessment. Meets the Secretary of the Interior's Professional Qualifications for Historic Preservation and Architectural History.

## EXPERIENCE

### RESCOM Environmental Corporation

Chicago, IL  
April 2017 to present

#### Regulatory Compliance Specialist and Architectural Historian

Contracted to telecommunications firm. Overseeing regulatory processes per the FCC Programmatic Agreement for the Collocation of Wireless Antennae (NPA) from the application phase through construction for approx. 6,000 sites. Ensuring compliance with Section 106 of the National Historic Preservation Act (NHPA) and the National Environmental Protection Act (NEPA), including tribal concurrence. Screening all sites in the Northeast region for proximity to historic landmarks and districts at the local, state, and federal levels. Advising cross-country build teams on landmark designations, Section 106 regulatory processes, communication with State Historic Preservation Offices.

### SULLIVAN PRESERVATION

Chicago, IL  
January 2016 to present

#### Associate

Assisted the principal in executing all aspects of Historic Structure Reports (HSRs) and Historic Resource Surveys in a project-based role. Conducted architectural assessment and analysis of current structural conditions. Researched and wrote architectural, social, and contextual histories. Developed graphic design elements and document layout for final document submission.

### SAN FRANCISCO DEPARTMENT OF PLANNING

San Francisco, CA  
June 2015 to October 2015

#### Preservation Planning Intern

Conducted citywide reconnaissance-level historic resource survey of 65 Neighborhood Commercial Zoning Districts (5,500 buildings). Conducted archival and permit research and wrote analytical reports on each district; identified buildings and clusters that yield historic landmark potential. Co-authored report of findings for submission to the California State Historic Preservation Office. Contributed to the African American Historic Context Statement, the Neighborhood Commercial Building Historic Context Statement, and the Great Cloud of Witnesses Landmark Designation.

### LANDMARKS ILLINOIS

Chicago, IL  
May 2014 to May 2015

#### Advocacy and Special Projects Intern

Developed and presented historic preservation educational program for 100 Chicago-area realtors. Researched and solicited nominations for the 2014 Richard H. Driehaus Preservation Awards. Identified 17 properties for nomination to the 2015 Most Endangered Buildings list.

### PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

Philadelphia, PA  
April 2013 to August 2013

#### Advocacy Intern

Conducted archival research at local repositories on Philadelphia's historic neighborhood banks, the John Coltrane House, and Joe Frazier's Gym for future designation and advocacy efforts. Wrote statement of significance on neighborhood banks for use in thematic National Register Nomination.

## EDUCATION

### SCHOOL OF THE ART INSTITUTE OF CHICAGO

Chicago, IL  
May 2015

#### Master of Science, Historic Preservation

Thesis: "City Recreational: Documenting the Chicago Park District's Ten-Year Plan, 1947-1957."  
Teaching Assistant, Restoration Design Studio

### FRANKLIN & MARSHALL COLLEGE

Lancaster, PA  
May 2012

#### Bachelor of Arts

English Literature, Architectural History.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government San Francisco

Name of Commissioner Staff Person: Elizabeth Jonckheer

Date of Appointment: \_\_\_\_\_

Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.      See attached.

Elizabeth Gordon Jonckheer  
[REDACTED]  
San Francisco, CA 94114  
Telephone: (415) [REDACTED]  
Email: [REDACTED]

## PRESERVATION EXPERIENCE

**San Francisco Planning Department**, San Francisco, California 2016-Present  
*Preservation Planner.* Review discretionary permits and case applications in conformance with the City's long-range planning and policy goals, as regulated by Articles 10 and 11 of the Planning Code. Process land use applications, conduct limited environmental reviews and coordinate environmental review processes. Review building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the California Environmental Quality Act (CEQA).

**M-Group, Town of Colma**, Colma, California 2013-2015  
*Consultant.* The Town of Colma contracted M-Group to update their existing Historic Preservation Element of the Town's General Plan. The expectations centered on a desire by the Town to improve their historic preservation program while at the same time acknowledging limited availability of time and resources to perform intensive historic preservation efforts.

Performed an assessment of the relevancy and efficacy of the existing element. Updated the historic preservation policies and objectives section of the Element to better reflect contemporary practices and encourage effective usage of available preservation incentives. A strong focus was placed on educational tools and methods of incentivizing preservation in order to reduce demands on the Town and redistribute them to encourage more community-wide preservation efforts.

**M-Group, City of Petaluma Planning Division**, Petaluma, California 2013-2015  
*Senior Planner.* Reviewed historical databases, relevant local historic resource inventories, surveys, and City codes to establish goals and priorities for the identification, evaluation, registration, treatment and development of historic properties. Prepared landmark designation reports. Prepared rescission ordinance removing the local historic designation of a property.

**KDI Land Use Planning**, San Francisco, California 2005-2008  
*Consultant.* Provided analysis and assistance on a variety of San Francisco development projects. Crafted historic resource evaluations and reports for Environmental Evaluation under CEQA. Advised clients on façade renovation and restoration, building preservation, and contextual new construction and additions.

**San Francisco Planning Department**, San Francisco, California 1996-2001  
*Preservation Technical Specialist and Preservation Coordinator in the Neighborhood Planning Division.* Served as Preservation Coordinator and Secretary to the Landmarks Preservation Advisory Board (LPAB), planned and conducted commission meetings, and supervised the work of ten staff preservation planners. Work included reviewing landmark and historic district designation reports, applications under Articles 10 and 11 of the San Francisco Planning Code, requests for analysis from the State Office of Historic Preservation, and Section 106 federal review.

**City of Santa Clara Planning Division**, Santa Clara, California 1993-1995  
*Contract Planner.* Acted as the division liaison to the City of Santa Clara/Old Quad Precise Plan Task Force. Focused on historic architectural analysis and citizen participation.

## EDUCATION

**San Jose State University, Graduate Department of Urban and Regional Planning**, San Jose, California. M.U.P. (Master's in Urban Planning) 1995.

- Urban Planning Academic Excellence Award.
- Thesis: Planning for Conflict: Citizen Participation Guidelines

**Barnard College, Columbia University**, New York, New York. B.A. 1990.

- Major in Anthropology

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Justin Greving

Date of Appointment: N/A (staff to the Commission)

Date Term Expires: \_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes ☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master in Architectural History with a Certificate in Historic Preservation, University of Virginia  
Preservation Planner, City and County of San Francisco, December 2014 - present  
Historic Preservation Consultant, Chattel, Inc. September 2008-June 2010, August 2012-November 2014  
Meets the Secretary of the Interior's Professional Qualification Standards in Architectural History

## Justin A. Greving

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Local Address: [REDACTED]

E-mail: [REDACTED]

Mobile Phone: [REDACTED]

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### EDUCATION

#### **UNIVERSITY OF VIRGINIA, Charlottesville, VA**

Master of Architectural History with a Certificate in Historic Preservation, received May 2012

Received package of full funding for academic tuition during both years

Recipient of the Judy Rosson Book Award

Cumulative GPA: 3.94/4.0

#### **UNIVERSITY OF CALIFORNIA, LOS ANGELES, Los Angeles, CA**

Bachelor of Arts, received June 2007

Concentration: Art

Second Concentration: French and Francophone Studies

Cumulative GPA: 3.71/4.0

### WORK EXPERIENCE

#### **San Francisco Planning Department, Current Planning Division**

December 2014 – Current, Planner III, Preservation Technical Specialist

- Review Environmental Applications to determine status as historical resource under CEQA.
- Provide design recommendations to ensure proposed projects to historical resources are in conformance with the Secretary's Standards.
- Collaborate with other Preservation Planners to ensure consistent review of proposed projects.
- Coordinate project review with current planners to ensure conformance with zoning regulations.

#### **Chattel, Inc., Los Angeles, CA/San Francisco, CA**

August 2012 – December 2014, Associate I

September 2008 – June 2010, Associate II

##### **Cultural Resource Assessments**

- Prepared reports determining eligibility of properties for listing in the National Register of Historic Places and the California Register of Historical Resources.

##### **Design Review/CEQA Review**

- Worked with developer of an elder care facility to ensure the proposed project had a less than significant impact on a locally designated stable. Collaborated to ensure the landscape plan reflected the rural nature of the property and the proposed building was compatible with the historic stable.

##### **Mills Act Contract/Local Landmark Nominations**

- Prepared successful local landmark nominations for properties in Los Angeles and Santa Monica. Prepared successful Mills Act applications for properties in Santa Monica.

### PRESENTATIONS/PUBLICATIONS

#### **"Accounting for Lady Nugent's Creole House"**

Presented at the 2011 Annual Southeast Chapter of the Society of Architectural Historians Conference

Article was published in *ARRIS* vol. 13 (2012)

#### **"Straight out of Compton: A Late Modern Building gets an Energy Upgrade"**

Presented at the Getty Conservation Institute's Modern Snapshots in the Field lecture, December 8, 2015

#### **"BART to the Future: A Tour of Modern Transit in the Bay Area"**

A tour of BART stations and infrastructure led in partnership with other DOCOMOMO NoCa board members

#### **"A New Attitude to Old Approaches: Examining Facadism"**

Session presented at the California Preservation Conference, March, 2016

-presented at the Victorian Alliance monthly meeting April, 2016

-upcoming presentation as a webinar for the California Preservation Foundation, February 2017

### AWARDS

#### **Los Angeles Conservancy Preservation Award, 2013**

*Compton City Hall Window Reglazing Replacement*

Project manager for the Compton City Hall window reglazing effort that included preparing Section 106 review for the project, and National Register eligibility-determination. Prepared findings that the building is eligible for listing in the National Register and worked with the glazing contractor to perform a federally-funded energy upgrade.



**SPECIAL QUALIFICATIONS/ LEADERSHIP SKILLS**

- Meets the *Secretary of the Interior's Professional Qualification Standards* in Architectural History
- President of DOCOMOMO NoCa, April 2014 - Present

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commission/Staff**

Local Government City & County of San Francisco

Name of Commissioner/Staff Alexandra Kirby

Date of Appointment: 09/2014

Date Term Expires: n/a

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# ALEXANDRA KIRBY

LEED Green Associate

1650 MISSION STREET, SUITE 400

SAN FRANCISCO, CA, 94103

415 575-9133

ALEXANDRA.KIRBY@SFGOV.ORG

## EXPERIENCE

March 2016 -  
Present

### San Francisco Department of City Planning

#### *Preservation Compliance/Planner III*

Establish best practices for common preservation-related issues

Develop trainings and guides for review efficiency for Enforcement and PIC staff

Assist public in bringing projects involving eligible historic resources into compliance with the Planning Code and Secretary of the Interiors Standards

Nov. 2013 –  
March 2016

#### *Northwest Quadrant/Planner II*

Review entitlements for Planning Code compliance

Assist Historic Preservation Division in CEQA determinations and Secretary of Interior's Standards compliance

Assist general public with Planning Code interpretations and administrative approvals at the Public Information Counter and

Attend public outreach events as a Department ambassador

Sept. 2013 –  
Nov. 2013

### Page & Turnbull San Francisco, CA

#### *Architectural Historian/Cultural Resources Specialist*

Research and author technical reports, field research and documentation

Compile and finalize documents using InDesign, Photoshop, ArcGIS 10.1

## EDUCATION

2011 – 2013

### Columbia University New York, NY

#### Graduate School of Architecture, Planning and Preservation

#### *Masters of Science, Historic Preservation*

Thesis – *Preserving the Civic Landscapes of Isamu Noguchi*

Relevant Coursework: Sustainable Zoning & Land Use, GIS, Neighborhood Change

Recipient: Asian Cultural Council grant; Kinne Travel Fellowship

Independent Study course: Modernism in Havana, 2013

Preservation guest lecture series coordinator, *Inquiry:HP*

2011

### University of Oregon Trogir, Croatia

#### Conservation Field School: Croatia

Documentation of dry stone construction village for Ministry Of Culture

2004-2009

### University of California, Santa Cruz

#### *Bachelor of Arts in History of Art and Visual Cultures*

Dean's honors; focus on architectural history and environmental studies

Semester in Cordoba, Spain, for Spanish immersion and history studies

## SKILLS

Meets Secretary of Interior's Professional Qualification Standards in Architectural History

Microsoft Office Suite; Adobe Creative Suite; ArcGIS; AutoCAD; Google SketchUp

Social Media: Instagram, Facebook, Twitter

Arts: Pottery, photography, watercolor

## PAPERS/ PUBLICATIONS

- 2013 *Reassessing the Public Spaces of Isamu Noguchi*, Master's Thesis  
<http://academiccommons.columbia.edu/catalog/ac%3A174935>
- July, 2014 *The Little-Known Public Spaces of Isamu Noguchi: Detroit's Hart Plaza*  
DoCoMoMo US, <http://docomomo-us.org>
- April, 2013 *Mosaics of La Rampa*  
Independent study course documenting historic public mosaics in Havana, Cuba
- March, 2013 *Programming of the Birmingham Central Library, UK*
- October, 2012 *Preservation at Play: What can we learn from post-war playscapes?*
- June, 2009 *Women in Contemporary Indian Architecture*

## LANGUAGES

Intermediate/conversational Spanish  
Intermediate French

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government \_\_\_\_\_ City and County of San Francisco \_\_\_\_\_

Name of Commissioner \_\_\_\_\_ Natalia Kwiatkowska \_\_\_\_\_

Date of Appointment: \_\_\_\_\_

Date Term Expires: \_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Natalia Kwiatkowska

Phone 415.575.9185

Email: natalia.kwiatkowska@sfgov.org

**Objective** To follow my passion for urban planning, architecture and historic preservation, and pursue a career in the field of planning in a government setting to further gain experience and knowledge.

**Education** *School of the Art Institute of Chicago*  
Master of Science in Historic Preservation  
Graduation: May 2014  
Graduate Thesis: "Spanish Charm in Chicago's Suburbs:  
Survey of a 1920's Development in Park Ridge, IL"

*University of Illinois at Chicago*  
Bachelor of Science in Architecture  
Concentration in Art History  
Graduation: May 2012

**Work Experience** **Planner I**, January 2015 to present  
*City and County of San Francisco, CA*

- Review of building permit applications and variety of land use applications including variances and conditional use authorizations for conformity to the General Plan, Planning Code, Design Guidelines, Historic Preservation and all other relevant policies and processes
- Review of miscellaneous permits for referrals to other agencies
- Draft staff reports, motions, and letters as required
- Attend and participate in public hearings before the Planning Commission as required
- Staff the Public Information Center for assistance to the public
- Review of environmental evaluation applications and historic resource determinations
- Preservation review of projects to meet the Secretary of Interior Standards
- Supervise an intern during the summer internship program
- Conduct a plan check workshop during the summer internship program
- Assist in outreach and adoption of a historic resource survey
- Department Ambassador at public meetings

**City Planning Intern**, June 2014 to February 2015  
*City and County of San Francisco, CA*

- Documentation and evaluation of historic mixed-use buildings in the Neighborhood Commercial Building Storefront Survey
- Records and historic research of San Francisco's architecture

**Survey Intern**, July 2013-August 2013  
*Miami Design Preservation League, Miami Beach FL*

- Re-survey of the Art Deco Historic District
- Records and historic research of Miami Beach architecture

**Skills** Software proficiency:

- GIS, AutoCAD, Revit, Rhinoceros & SketchUp
- Adobe: Illustrator, Photoshop, InDesign & Acrobat
- Microsoft: Word, PowerPoint & Excel

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Senior Preservation Planner - Michelle M. Langlie

Date of Appointment: 4/10/2017

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

MICHELLE MARIE LANGLEIE



#### Education:

- Columbia University in the City of New York, Graduate School of Architecture, Planning, and Preservation. Focus on materials conservation and cultural site management. *September 2005 – May 2007.*
- Minneapolis Community College and North Hennepin Community College. Post-baccalaureate coursework in fine arts and chemistry, *September 2002 – May 2004.*
- Savannah College of Art and Design. Graduated Cum Laude, Bachelor of Fine Art in Historic Preservation, Minor in Architectural History, *June 2001.*

#### Professional Experience:

- San Francisco Planning Department, City & County of San Francisco, CA. Senior Preservation Planner, *April 2017 - Present.*
  - Planning Information Center - Preservation Staff
  - Department of Building Inspection Accessible Business Entrance Ordinance - Interagency Group Planning Department Liaison.
- New York City Department of Parks & Recreation, Capital Projects, Olmsted Center, Flushing, New York. Preservation Project Manager, *October 2008 – March 2017.*
  - Selected projects include: Manhattan – Mt. Morris Fire Watchtower Dismantling & Restoration, Washington Square Park Fountain and Garibaldi Monument, Merchant's House Museum, ten Battery Park Perimeter Monuments; Brooklyn – Saratoga Square Monument, B&B Carousell (Coney Island), Wyckoff House Cultural Education Complex (new construction), McCarren Play Center Percent for Art Mural Design/Installation; The Bronx – Crotona Bathhouse; Staten Island – McFarlane-Bredt House; Queens – Prospect Cemetery, New York State Pavilion.
- GB Geotechnics USA Inc., New York, NY. Trainee Operations Manager, *February – October 2008*
  - Project manager for various geotechnical testing contracts. Performed on-site surveys and testing on historic and contemporary buildings and structures for various municipal agencies and private clients using numerous non-destructive testing equipment such as thermal imaging cameras and ground penetrating radar; compiled and wrote client reports, clearly outlining survey findings.
- Kress Intern in Conservation, The American School of Classical Studies at Athens, Greece. Stone conservation intern, *June – July 2007.*
  - Surveyed ancient stele storage in lower-level of Athenian Agora and devised storage/mounting plan that would reduce damage to this collection of invaluable historic objects. Research, site visits and assistance to other conservators as required.
- Kress Intern in Historic Preservation and Conservation at Tarim, Yemen, *December 2006 – January 2007.*
  - Surveyed and documented historic mud brick palaces in Tarim, Yemen as part of Columbia University's Tarim Digital Documentation Project. These important at-risk cultural resources were in various states of decay and our team's goal was to survey and record as many structures as we could within a limited timeframe. Interfaced with volunteers and other NGO aid workers in the area.
- Integrated Conservation Resources, New York, New York. Architectural Conservation Intern, *September 2006 – December 2006.*
  - Assisted and shadowed other conservators as needed. Various materials testing in lab such as finishes and mortar analysis. Report research, writing and compilation.
- Jablonski Berkowitz Conservation, New York, New York. Architectural Conservation Intern, *June – August 2006.*
  - Mortar analysis and replication recommendations (including Plaza Hotel), brownstone patch replication, preparation of reports, and assisting conservators. Site visits and fieldwork: participation of Battery Wall reconstruction at Castle Clinton, roof surveys/condition assessments on Governor's Island, RILEM testing on terra cotta blocks, in-situ conservation of grave markers and monuments at



Bottle Hill Cemetery, Madison, NJ, and glass sourcing and restoration of Tiffany glass tile mantle at Barnard College.

- New York City Department of Parks & Recreation, Capital Projects, Olmsted Center, Flushing, New York. Assistant Architectural Conservator, *October 2005 – May 2006*.
  - Historical and technical materials research; participated in creation of GIS database and map for departmental use.
- Metropolitan Museum of Art and The Cloisters, New York, New York. Preservation Intern, *June – August 2001*.
  - Preservation and conservation projects at The Cloisters, conservation of limestone masonry, St.-Guilhem cloister, monitored crack movement devices. Created and lead tours at the Metropolitan Museum of Art, including highlights and medieval statuary tours.

#### Graduate Coursework (selected):

- Aesthetics and Science of Cleaning Stone Structures
- American Architectural History
- Archaeological Sites: Management & Conservation
- The Architecture of Additions
- Cultural Site Management
- Historic Preservation Theory & Practice
- Preservation Planning & Law

#### Professional Development (selected):

- Historic Districts Council Seminar: Substitute Materials in Historic Building Renovations, New York, NY. *Sept 2011*.
- RESTORE Masonry Conservation Course, New York, NY. *November 2009 – May 2010*.
- Jahn Mortars Specification Workshop, Chuck Spitznagel, instructor. Two-day intensive course by Cathedral Stone, Hanover, Maryland. Jahn Certified. *January 2007*.

#### Professional Affiliations:

- *National Trust for Historic Preservation*
- *The Association for Preservation Technology - Western Chapter* - 2018 Annual Meeting, San Francisco, CA.
- *The Association for Preservation Technology International & The Association for Preservation Technology Northeast Chapter* – 2012 APTNE Annual Symposium, February 2012, Hartford, CT; 2011 APTNE Annual Symposium, February 2011, Boston, MA; 2010 APTNE Annual Symposium, February 2010, New York, NY; 2009 APTi Annual Conference, November 2009, Los Angeles, CA; Louis Sullivan Terra Cotta Conference, October 2006, New York, NY; 2006 APTi Annual Conference, Atlanta, GA; APTNE, Columbia University Student Chapter, Co-Student Leader (2006-2007); poster at 2006 APTNE Annual Symposium, Albany, NY.
- *The American Institute for Conservation of Historic & Artistic Works* – Attended 2006 Annual Meeting, Providence, RI.

#### Additional Skills:

Microsoft Word, Excel and PowerPoint; Adobe Photoshop and InDesign; AutoCAD and ArcView GIS.

#### Volunteer Work:

- Bike East Bay, Oakland, CA 2017 - Present.
- Brooklyn Bridge Boathouse, Brooklyn Bridge Park, Brooklyn, NY. Summer Volunteer 2014-2016.
  - Lead volunteers and guided public during open public paddle sessions.
  - Safety boater training obtained in cases of emergency.
- 135 Plymouth Street Tenant Group, Brooklyn, NY. Vice President, 2010 – Present.
  - Co-led tenant association. Interfaced with legal counsel, attended meetings, wrote and reviewed correspondence.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City & County of San Francisco

Name M. Pilar LaValley

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's of Science in Historic Preservation; 9 years of professional experience in architectural history and preservation planning

# M. Pilar LaValley, LEED AP

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## Employment History

*City & County of San Francisco, 11/2007-Present (40 hours/week)*

### **SURVEY COORDINATOR (10/2016-PRESENT)**

- Develop historic resource survey methodologies, surveys, and context statements for citywide survey
- Prepare historic resource documentation and the integration of survey findings into publicly-accessible database
- Develop and implement public outreach strategy for survey
- Develop and complete and survey pilot to test methodologies.

### **PLANNER III/PRESERVATION TECHNICAL SPECIALIST (11/2007-9/2016)**

- Review building and land use permit applications
- Determine eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Make presentations to Historic Preservation Commission, Planning Commission, and Board of Supervisors
- Review and comment on California Environmental Quality Act environmental review documentation
- Review and comment on draft staff reports
- Assist in development and implementation of planning policies and procedures

Positions involve: project management skills; application of local land use, zoning, and General Plan regulations; application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of historic preservation laws and regulations; ability to convey technical information in writing; communication with property owners, preservation advocates, and government agencies.

*Chattel Architecture, Preservation & Planning, Inc., 8/2004-9/2007 (40 hours/week)*

### **SENIOR ASSOCIATE (6/2006-9/2007)**

#### **ASSOCIATE (8/2004-6/2006)**

- Survey and assess potential eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Prepare National Register nominations and supporting documentation
- Prepare California Environmental Quality Act environmental review documentation
- Prepare Federal Investment Tax Credit applications
- Prepare municipal preservation plans and ordinances
- Prepare proposals, scopes of work, project budgets, and responses to Requests for Proposals
- Manage project budgets, schedules, and scopes of work
- Contribute to grant proposals
- Provide administrative assistance in preparing invoices and managing grants

Position involved: application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of rehabilitation tax credit program requirements; knowledge of preservation laws and regulations; knowledge of historic resource survey methods; ability to conduct primary research; knowledge of historic construction techniques; digital and 35mm photography; writing and editing; report layout and formatting; communication with developers, preservation advocates, and government agencies.

*Allegheny East Conference of Seventh Day Adventists, 1/2003-9/2003 (5 hours/week)*

### **HISTORIC PRESERVATION CONSULTANT**

- Conduct historic research and analysis
- Compose National Register nomination and prepare supporting documentation

Position involved: ability to successfully apply the National Register criteria for designation; ability to conduct primary research; 35mm black and white photography; writing and editing; communication with the property owner and State Historic Preservation Office; ability to set and meet deadlines.

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# M. Pilar LaValley, LEED AP

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*National Trust for Historic Preservation & National Park Service, 2/2003-7/2004 (5-10 hours/week)*

## **HISTORIC PRESERVATION CONSULTANT**

- Survey and assess the physical condition of a National Historic Landmark building
- Identify and describe active deterioration mechanisms in physical fabric
- Make recommendations for preservation
- Conduct historic research
- Document, through research and physical examination, building's physical development
- Write Condition Assessment Report and Property History Report
- Manage project schedules and accounting/billing for time and costs

Position involved: ability to assess the physical condition of historic buildings; ability to conduct primary research; ability to convey technical information in writing; knowledge of historic construction techniques; digital photography; writing and editing; report layout and formatting; communication with property stewards and grant managers.

*Historic Preservation Office, State of New Jersey, 9/2001-7/2003 (10-20 hours/week)*

## **INTERN – SECTION 106**

- Conduct research and respond to requests for technical assistance
- Review and comment on NHPA, Section 106 documentation
- Review and edit reconnaissance-level and intensive-level countywide architectural surveys
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)

Position involved: ability to understand maps, architectural and construction plans; application of National Register criteria; application of the Secretary's Standards; knowledge of applicable preservation laws and regulations; knowledge of resource survey methods; writing and editing; communication with applicants.

*Philadelphia Support Office, National Park Service (Student Temporary Employment Program), 6/2001-12/2002 (20-40 hours/week)*

## **ARCHITECTURAL TECHNICIAN**

- Provide technical support for the National Historic Landmarks Program, Challenge Cost Share Grant Program, and the HABS/HAER/HALS Program
- Prepare HABS/HAER/HALS documentation for transmittal to the Library of Congress
- Conduct architectural survey of a National Historic Landmark property (18+ buildings)
- Conduct architectural survey of eastern Pennsylvania portion of the Lincoln Highway for Special Resource Study (170+ resources)

Position involved: primary research; writing on architectural, historical, and preservation topics; knowledge of HABS/HAER/HALS documentation requirements; knowledge of resource survey methods.

## **Education**

2009	LEED AP certification
2000-2002	University of Pennsylvania, Graduate School of Fine Arts MS in Historic Preservation – Preservation Planning
1992-1996	University of Michigan, Residential College BA Social Science – Environmental Studies and Urban Planning
1994	University of Michigan, Biological Field Station Natural History Writers Program

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**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government \_\_City and County of San Francisco\_\_\_\_\_

Name of Commissioner/Staff Frances M. McMillen\_\_\_\_\_

Date of Appointment: \_\_08/15/2016\_\_\_\_\_

Date Term Expires:\_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# FRANCES M. MCMILLEN

## EXPERIENCE

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### HISTORIC PRESERVATION TECHNICAL SPECIALIST

#### SAN FRANCISCO PLANNING DEPARTMENT

August 2016 to the present

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies
- Prepare and develop a Department position on a variety of preservation related applications, including Certificate of Appropriateness, Determinations of Major and Minor alterations in downtown zoning districts, and Permits to Alter
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Attend
- Participate in public hearings before the Historic Preservation Commission and other review bodies as required
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

### HISTORIC PRESERVATION SPECIALIST

#### DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE

December 2012 to July 2016

- Reviewed and evaluated building permit and concept design applications for alterations and new construction in accordance with local and national historic preservation principles, regulations, and practices
- Determined the compatibility of proposed building modifications and new construction and presented staff recommendations to the Historic Preservation Review Board at their monthly hearings
- Monitored large and small scale projects from start to finish to ensure appropriate and approved materials and methods of construction are in use
- Researched the history of buildings and sites with projects or landmark designation under consideration
- Developed and maintained effective working relationships with residents, city and elected officials, business owners, preservation partner organizations, architects and building trade professionals
- Consulted and collaborated with District of Columbia and federal agencies on projects with shared jurisdiction

### LANDSCAPE HISTORIAN

#### CULTURAL LANDSCAPES PROGRAM

#### National Park Service, National Capital Region

September 2009 to December 2012

- Conducted field surveys, evaluated physical condition and integrity of contributing features, prepared reports and plans to support cultural landscape preservation
- Managed, prepared, and authored multiple cultural landscape inventories on inadequately documented landscapes within the National Capital Region

- Performed primary and secondary research at the National Archives, Library of Congress, and local historical societies, libraries, government agencies, and repositories
- Determined the significance of sites using National Register criteria
- Collaborated and consulted with regional and park staff, including landscape architects, archeologists, and resource managers on research methods and project goals, cultural landscape preservation concerns, and development of treatment options in accordance with the Secretary of the Interior's Standards
- Researched, authored, and edited historic context chapters of cultural landscape reports
- Reviewed and edited National Register nominations, cultural landscape inventories and reports, historic structure reports, web content, and correspondence using the Chicago Manual of Style and National Park Service style guides
- Authored web content for the National Park Service's Cultural Landscape Program website

#### ARCHITECTURAL HISTORIAN

##### HISTORIC ARCHITECTURE PROGRAM

National Park Service, National Capital Region

October 2008 to August 2009

- Surveyed, inventoried, and performed condition and integrity assessments of historic structures located in the National Capital Region, including Prince William Forest Park, Antietam National Battlefield, Chesapeake & Ohio Canal National Historical Park, and Fort Washington Park
- Conducted primary and secondary research on buildings and properties located within the region's parks
- Created, edited, and updated entries in the park service's List of Classified Structures (LCS) database

#### ARCHITECTURAL HISTORY RESEARCH FELLOW

St. Elizabeths Hospital

June 2007 to August 2009

- Conducted primary research on the history and development of St. Elizabeths Hospital
- Active member of the working group tasked with the re-establishment of a museum at the hospital
- Located more than 200 St. Elizabeths' artifacts at government agencies, museums and other institutions and assisted in their return to the hospital
- Researched the identities of individuals buried in the hospital cemetery
- Conducted buildings and grounds surveys for historic objects
- Consulted designers, historians, former and current hospital staff members and patients, concerning the creation of a new hospital museum

#### INTERN

##### CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

June 2008 to August 2008

- Conducted primary and secondary research on Columbus Plaza, a historic site adjacent to Union Station in Washington, DC
- Conducted site analysis and evaluation of Columbus Plaza utilizing National Register criteria
- Completed Cultural Landscape Inventory of Columbus Plaza

Research Assistant  
Frederick Law Olmsted Papers  
University of Virginia  
January 2008 to June 2008

- Researched sources, provided references and supporting materials for the annotated letters and documents selected for volume eight of Frederick Law Olmsted's papers
- Conducted interviews and reviewed secondary and primary source material

## EDUCATION

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<b>University of Virginia</b> Charlottesville, VA	<i>Master of Architectural History</i> <i>Historic Preservation Certificate</i>	2008
<b>Smith College</b> Northampton, MA	<i>Bachelor of Arts</i> <i>American Studies</i>	1996



## Statement of Qualifications

for

### Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of <sup>Staff</sup> Commissioner Weiwen Ken Qi

Date of Appointment: 3/27/17

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

X Yes

     No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Weiwen Ken Qi

(415) 728-6632 | 505 Hamilton St, San Francisco, CA 94134 | [kenq7125@hotmail.com](mailto:kenq7125@hotmail.com)

## **EDUCATION**

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Geographic Information System, Certificate June 2013  
**City College of San Francisco**

Environmental Policy, Analysis and Planning, Bachelor of Science June 2012  
City and Regional Planning  
**University of California, Davis**

### **Courses taken:**

Environmental Impact Assessment	CEQA, NEPA
Urban and Regional Planning	Environmental Analysis
Environmental Laws	Environ Policy Evaluation
Intro to GIS	GIS Software and Technology
Local Government and Politic	GIS Analysis and Modeling
Public Land Management	Transportation Planning
Applied Statistics, Economic	Applied Research Methods

## **SKILLS**

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- Problems solving, Analytical skills, Internet Research, Public Relation
- Microsoft Office Word, PowerPoint, Excel, Access, Email, Computer handling
- Geographic Information System
- Adobe Illustrator, Photoshop, SQL Server Management Server, ArcGIS, JavaScript
- Great writing and communication skills
- Well organized, able to work well as a team or as an individual
- Attention to details, multi-tasking
- Fluency in English, Chinese Cantonese, Chinese Mandarin and basic Spanish
- Excellent customer service skills
- Fast learner
- Drive safely

## **WORK EXPERIENCE**

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**Planner I** – *San Francisco City Planning, City and County of San Francisco*  
March 2017 – Present

- To manage all preservation data via digital platforms such as Excel, ArcGis and internal server for internal uses and public uses.
- To develop the Arches survey platform for future city historic resource survey.
- To produce maps and other graphic materials for reports and documentations.
- To clean and compile previous survey data for errors

**IS Business Analyst–Assistant** *San Francisco Public Works-IT, Database and Mapping*  
Sept 2016 – March 2017

- To synthesize, analysis, match and map SF Tree Census GIS survey data and provide data quality control and feedback to Bureau of Urban Forestry and SF Planning
- To serve as the liaison between Recology and DPW for city garbage receptacle issues and to solve and manage any data issues for everyday operation.
- To clean and prepare raw Tree Census GIS data for importation to Tree Database
- To build, maintain and manage databases such as Street Parks, Landscape Plots, SF Trees, Citycans, Mechanical Street Sweeping and Service Requests in a SQL server environment.
- To produce paper or electronic maps and graphics such as Homeless Encampment, Outreach and Enforcement, Street Parks, Street Uses Permit, Bike Lane Sweeping, Storm Sandbag Distribution, and DPW Zones in various requirements for daily operation, public hearings and department meetings.
- To create and maintain various GIS projects and databases such as Green Benefits District, SF Tree Census, Enhance Residential Cleaning, Mechanical Street Sweeping and City Garbage Receptacles
- To work and collaborate with other GIS professionals from SFMTA, Recology, Friends of the Urban Forest, ArborPro etc.

**Public Service Aide– *San Francisco Public Works-IT, Mapping and Routing***

Dec 2014-Sept 2016

- Manage and maintain various databases such as Street Cleaning, CityCans and SF Tree database
- To design an operation procedure independently for each new projects.
- To create electronic and hard copy of maps or graphic materials using GIS
- To consult with map and data users to get feedback for project improvement
- To create and update route books for the street sweepers.
- To communicate with other government agencies and vendors on status of projects, training and trouble shooting.
- To provide general assistances to all other map and data users.
- To work in a SQL server environment, including working with SQL databases, queries and other related tools and utilities

**Graffiti Inspector – *San Francisco Public Works, BSES, Private Graffiti Unit***

April 2014 – Dec 2014

- To enforce city graffiti code, policy through outreach and investigation.
- To provide information to private property owners about graffiti mitigations and abatement procedures.
- To conduct site and field inspection on private properties for sign for graffiti or blight.
- To provide written and oral notices to private property owners for citation of violation.
- Assisting with clerking Public Hearings as requested.
- Communicate with the general public, other City Agencies, Vendors, Contractors and Supervisors in a professional, courteous, and helpful manner.
- Use office equipment (computer, phone, fax and copier) to perform daily task.



- Perform administrative support and other duties and tasks as required by the Program.

**Research Assistant - *Urban Land Use and Transportation Center (ULTRANS)*,**

*UC Davis*

July 2011- January 2012

- To compile and create spreadsheets for individual and shared uses
- To assist researchers and technical crews in collecting and organizing published data by the various California MPOs
- To create GIS layers for the use of networking
- To improve and maintain network database for the use of transportation models
- To complete network modeling for the California Statewide Transportation Demand Model, High-speed Rail Model and the San Joaquin Valley Transportation Demand Model before deadlines
- To assist staffs in compiling CSTDM documentations for submission to Caltrans
- To analyze traffic congestion through networking model

REFERENCE UPON REQUEST

## Statement of Qualifications

for

### Certified Local Governments Commissioners

Local Government City & County of San Francisco  
Name of <sup>Staff</sup> ~~Commissioner~~ Rebecca Salgado  
Date of Appointment: n/a  
Date Term Expires: n/a

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government Professional Qualifications (36 CFR Part 61):  
**Historic Architecture Professional Qualifications**

Local Government City and County of San Francisco

Name Rebecca Salgado Commissioner ☐ Staff ☒  
(Name of Commissioner or Staff)

Date of Appointment: N/A Date Term Expires: N/A

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Alternative A

- ☒ Professional degree in Architecture  
and  
☒ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF  
Historic Preservation  
(specify field)

Alternative A2

- ☐ Professional degree in Architecture  
and  
☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparation of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

Alternative B1

- ☐ State license to practice architecture  
\_\_\_\_\_  
(specify state(s))  
and  
☐ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF  
\_\_\_\_\_  
(specify field)

Alternative B2

- ☐ State license to practice architecture  
\_\_\_\_\_  
(specify state(s))  
and  
☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparations of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes under one of the alternatives. Note that a professional degree means a five-year or graduate degree. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related.



# Rebecca C. Salgado

Historic preservation professional with 6+ years of experience in historical research, report writing, field surveying, and historic preservation regulation who meets and exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Historic Architecture. Recognized for ability to organize effectively, work well in a team setting, communicate clearly, and learn new skills quickly. Specific skills include:

Researching | Writing/Editing | Surveying | Project-managing | Designing | Multi-tasking  
Adobe Creative Suite | AutoCAD | Filemaker | Microsoft Office | GIS

## Work Experience

San Francisco Planning Department, San Francisco, CA | April 2017–Present

Senior Preservation Planner

- Review and approve building permit applications that entail alterations to historic resources for compliance with the Planning Code, the Secretary of the Interior's Standards, and other relevant historic preservation and urban design policies
- Conduct site visits to buildings to review material samples, construction work in progress, and evaluate completed work
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Present projects at public hearings before the Historic Preservation Commission and other review bodies as required
- Directly assist members of the public seeking historic preservation information or alterations to properties considered historic resources at the San Francisco Planning Department's Planning Information Counter

Garavaglia Architecture, Inc., San Francisco, CA | Oct/2014–April 2017

Architectural Historian / Conditions Assessment Specialist

- Conducted fieldwork to assess the conditions and integrity of cultural resources throughout Northern California
- Wrote reports on the historical context, conditions assessment, and suggested maintenance and repair for a wide variety of historic buildings for private individuals, city governments, and state and federal agencies
- Assessed the potential significance of individual buildings, districts, and cultural landscapes under National Register of Historic Places and California Register of Historical Resources criteria
- Performed historical research at archives, libraries, and online databases to gather information on historic buildings

NYC Landmarks Preservation Commission, New York, NY | Mar/2013–Sept/2014

Landmarks Preservationist, Preservation Department

- Personally reviewed and evaluated more than seven hundred applications for work on designated buildings
- Wrote and issued more than five hundred permits for construction and restoration work on designated buildings
- Corresponded directly with members of the public and architecture/engineering professionals on their work applications
- Conducted on-site visits to buildings to review material samples, construction work in progress, or evaluate completed work
- Assisted applicants in preparing presentations to the LPC Commissioners for work that could not be approved at staff level
- Conducted technical and historical research to determine appropriate preservation methods for designated buildings

BLDG BLOK, New York, NY | Jan/2013–Mar/2013

Architectural Research Consultant

- Researched sites of architectural, historical, and cultural interest in New York City, with a focus on sites around Times Square
- Wrote interpretive text for and sourced evocative images of specific sites around Times Square for public education

NYC Landmarks Preservation Commission, New York, NY | Jun/2012–July/2012

Research Department Intern, Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District

- Researched the construction history of more than eight hundred individual buildings in the proposed historic district using multiple information sources to assist in the creation of the official designation report for the historic district
- Took survey photographs of a majority of the buildings in the proposed historic district
- Maintained a database containing information on all of the buildings in the proposed historic district

# Rebecca C. Salgado

Li/Saltzman Architects, New York, NY | Jun/2011–Dec/2011

Freelance Preservation Consultant, Historical Resources Survey of Scarsdale, NY

- Created a record of more than six hundred Scarsdale buildings of potential historical significance, based on a multi-month survey of every building in the village undertaken by Li/Saltzman Architects, to help the village decide on municipal preservation methods and legislation
- Took part in a team survey of all of Scarsdale, and surveyed downtown Scarsdale myself
- Assisted in writing a section of the historical resources report given to the village, with a focus on the development of Scarsdale

Françoise Bollack Architecture, New York, NY | May/2011–Dec/2011

Architectural Firm Intern

- Assisted with design projects in process, including conducting site visits, finalizing construction documents, building models, and conducting product research
- Researched and secured rights for the use of more than five hundred images for use in a book project by the firm's principal

## Education

Columbia University Graduate School of Architecture, Planning and Preservation | 2010–2012

- Master of Science in Historic Preservation
- Graduate Thesis: "Rebuilding the Network: Interpretation of World War II Prisoner-of-War Camps in the U.S."

Cooper Union for the Advancement of Science and Art | 2002–2007

- Bachelor of Architecture
- Undergraduate Design Thesis: "Families on the Move: A Proposal for Flexible Military-Family Housing"

## Professional Courses

- RESTORE Course on Masonry Conservation, May 2014
- NYU School of Continuing and Professional Studies, Fundamentals of Proofreading Course, May 2008
- NYU School of Continuing and Professional Studies, Fundamentals of Copyediting Course, Dec 2007

## Awards

- 2012 Columbia University Historic Preservation Program Award for Outstanding Thesis
- 2011 Dorothy Miner Memorial Thesis Travel Fund
- 2007 Peter Bruder Memorial Fund Structures Prize
- 2007 Irma Giustino Weiss Prize
- 2002–2007 Five-year full-tuition scholarship to Cooper Union for the Advancement of Science and Art

## Volunteer Positions

Friends of the Queensway, New York, NY | Aug/2013–May/2014

Preservation Advocate/Researcher

- Performed advocacy work related to the preservation and adaptive reuse of an abandoned railway in Queens, NY, including tabling, flyering, and community outreach events
- Conducted research on the architectural history and development of Queens for tours to raise awareness and encourage preservation of the railway
- Assisted in conducting tours of the abandoned railway with other members of the Friends of the Queensway

University of Belgrano, Buenos Aires, Argentina | Sept/2012–Oct/2012

Guest Contributor to Historic Preservation Academic Journal *Documentos de Trabajo*

- Researched the architectural history of ten notable buildings in Buenos Aires, Argentina
- Created a walking tour itinerary and essay introducing the architecture of Buenos Aires to visitors to the city that was published in English and Spanish in an Argentinean academic journal



**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government \_\_\_\_\_ San Francisco Planning Department \_\_\_\_\_

Name of Commissioner \_\_\_\_\_ Desiree Smith (staff) \_\_\_\_\_

Date of Appointment: \_\_\_\_\_ 7/18/2016 \_\_\_\_\_

Date Term Expires: \_\_\_\_\_ NA \_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

\_\_\_\_X\_\_\_\_ Yes

\_\_\_\_ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Desiree Smith, Planner II (Qualified Professional per the Secretary of the Interior Standards: Historic Preservation)

As a preservation planner with the San Francisco Planning Department, Desiree helps carry out project management, research, writing, and outreach tasks related to Article 10 Landmarks and Historic Districts. Previously, she worked at San Francisco Heritage where she oversaw the development and execution of preservation projects such as historic context statements, national register nominations, and community-driven documentation and conservation initiatives.

She also served as a spokesperson to the Historic Preservation Commission, Planning Commission, and Board of Supervisors and provided preservation technical assistance to neighborhood organizations and members of the public.

Desiree received an M.S. in Planning from the University of Arizona and an A.B. in

# Desiree Smith

Planning, Preservation, Public Policy

mobile  
email  
address



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July 2016-  
Present San Francisco Planning Department  
[Preservation Planner](#)

Research and write historic context statements, landmark designation nomination reports, conduct community outreach, project manage consultant-led historic district nominations, review and comment on preservation planning documents submitted to Department

Jan.-July 2016 San Francisco Heritage  
[Deputy Director](#)

Responsibilities progressed from preservation projects to administrative leadership. Advance public policy in historic preservation best practices. Serve as a spokesperson before public commissions, legislative bodies, and community groups.

Oct. 2014-  
Dec. 2015 [Senior Project Manager](#)

Manage preservation planning projects working with consultants, community members, city, state, and federal agencies. Contribute to research and writing of Landmark nominations and historic context statements. Monitor policies and development proposals advancing through City planning process for compliance with CEQA and federal preservation standards.

Sept. 2011-  
Sept. 2014 [Preservation Project Manager](#)

Procure and administer grants. Manage preservation easement program. Develop and implement collaborative preservation projects. Lead outreach in culturally diverse communities.

Sept. 2009-  
May 2010 College of Architecture, Landscape Architecture, and Planning at the University of Arizona  
[Research Assistant](#)

Conducted research related to land use, development patterns, and planning policies along the U.S. - Mexico border.

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2009-2011 University of Arizona  
[M.S. Planning](#)

2003-2007 University of Georgia  
[A.B. Sociology & Women's Studies](#)

## Computer Skills

Constant Contact  
Excel  
Illustrator  
InDesign  
Photoshop  
PowerPoint  
WordPress

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## Knowledge & Skills

Community Engagement  
Diversity & Equity  
Grant Administration  
Historic Preservation  
Oral History Interviews  
Public Policy  
Program Development  
Project Management  
Proposal Writing  
Public Speaking  
Research  
Writing & Editing

### Other Experience

2008-2009 SCF Arizona - Policy Contact Center Representative  
2007-2008 Hands On Georgia - AmeriCorps Member  
Summer '07 U.S. Department of Commerce, Census Bureau - Intern  
Summer '06 National Science Foundation - Undergraduate Research Fellow

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### Awards

Governor's Award for Historic Preservation for "Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets," a San Francisco Heritage policy paper  
2015

Arizona Planning Association, Student Project Award for graduate capstone project, "Open Space Plan Element for the Town of Sahuarita, Arizona"  
2012

American Institute of Certified Planners (AICP) Outstanding Planning Student Award  
2011

Friends of Planning Book Award  
2011

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### Professional Development

NALAC Advocacy Leadership Institute, National Association of Latino Arts and Cultures, Washington D.C.  
April 2015

NALAC Leadership Institute, National Association of Latino Arts and Cultures, San Antonio, TX  
July 2013

ROHO Advanced Oral History Institute, Regional Oral History Office, University of California at Berkeley, CA  
Aug. 2012

Summer Short Courses in Heritage Conservation, School of Architecture, University of Southern California, Los Angeles  
July 2012

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### Service

Co-Chair, Latinos in Heritage Conservation  
Volunteer, 2016 California Preservation Conference Planning Committee, California Preservation Foundation  
Advisory Board Member for "Latinos in 20<sup>th</sup> Century California Historic Context Statement," California Office of Historic Preservation

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Michelle Taylor

Date of Appointment: December 2017

Date Term Expires: \_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☐ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **Michelle Taylor**

Michelle.Taylor@sfgov.org

1650 Mission Street Suite 400 San Francisco CA 94103

415.575.9197

### Education

2012 M.S., Historic Preservation, Columbia University, New York, New York

2002 B.A., History, University of California, Berkeley, Berkeley, California

### Professional Experience

#### **City and County of San Francisco Planning Department**

**San Francisco, CA**

*Senior Preservation Planner, December 2018 to Present*

*Preservation Planner II, January 2018 to December 2018*

- Prepare, during the environmental review process, historic resource evaluation responses (HRER) that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act (CEQA).
- Review and evaluate project applications for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties along with city planning policies, code and guidelines.
- Coordinate preservation review and offer technical support for projects sponsored by partner agencies including the Mayor's Office of Housing and Recreation and Parks Department.
- Facilitate implementation of the Mills Act program, including community outreach, technical support, application review, and prepare findings for review of city commissions and boards.
- Prepare and develop local landmark and National Register designations, including community coordination, conduct primary research, write reports, and prepare legislation and coordinate it through the public review process.
- Interpret and explain legal, technical and procedural aspects of planning and historic preservation to design professionals, project sponsors and members of the public either on individually assigned projects or at the Planning Information Center.

#### **Presidio Trust**

**San Francisco, CA**

*Historic Preservation Specialist, November 2016 to January 2018*

*Historic Compliance Coordinator, December 2012 to November 2016*

*Post-Graduate Historic Preservation Intern, June 2012 to December 2012*

- Co-chaired the NHPA and NEPA Compliance Review Committee. Duties included identification, analysis and mitigation of potential environmental and historic preservation effects or impacts associated with building, landscape and infrastructure projects.
- Conducted archival research, documentation and analysis for Section 106 compliance review and consultation.
- Researched and prepared key compliance documents such as Historic Structure Reports, Findings of Effects, Cultural Landscape Reports, and California State Parks DPR 523 forms.
- Participated in Section 106 consultations and the development of agreement documents including Programmatic Agreements and Memorandum of Agreements with other public agencies and local advocacy groups.
- Analyzed and reviewed architectural plans for conformance with the Secretary of the Interior's Standards and local planning documents, guidelines and policies.
- Developed presentation and class materials on the fundamentals of environmental and historic preservation legislation, resource management standards, and the Secretary of the Interior Standards for the Treatment of Historic Properties.
- Prepared district and sub-district planning and design guidelines, building treatment recommendations, and landscape treatment recommendations for the use

**Michelle Taylor**

Michelle.Taylor@sfgov.org

1650 Mission Street Suite 400 San Francisco CA 94103

415.575.9197

developers, architects and staff.

- Managed the departmental graduate student intern program from 2013 to 2017. Supervised and provided guidance for an intern who typically researched, analyzed and composed a report for future agency planning and development.

**M. Taylor Historical Consulting**

**San Francisco, CA**

*Sole Proprietor/Architectural Historian, 2007-2010*

- Researched and analyzed potential historical, architectural and cultural resources for property owners and developers within the Bay Area.
- Performed archival investigations and project site visits necessary for the completion of Historical Resource Evaluations as per local planning codes and CEQA.

**SIA Consulting Corporation**

**San Francisco, CA**

Architectural and Structural Engineering Firm

*Project Coordinator/Staff Historian 2005- 2010*

- Researched, compiled and authored a range of reports and applications including Historic Resource Evaluations, Variance Applications, Conditional Use Applications, Certificate of Appropriateness Applications, etc. for various projects in the Bay Area.
- Managed planning and submittal process for local City Building and Planning Department applications for proposed alterations, demolitions and construction of new buildings. Responsibilities included the preparation, verification and review of application documents and the coordination of plan reviews with local fire, planning and building departments. Acted as liaison between Architect, Client and City Planners for historical, architectural or structural engineering projects.
- Presented architectural and historical findings to boards, committees, clients, and municipal representatives in a concise and thorough manner.

Other Relevant Experience**Cloisters Museum and Gardens, Metropolitan Museum of New York**

*Intern: Research Assistant/Drafter, June 2011-May 2012*

**DOCOMOMO\_US: New York/Tri-State Chapter**

*Volunteer: Research Assistant for Mid-town Manhattan survey, 2011-2012*

Awards

- Recipient of Presidio Trust Employee of the Quarter Award, 1<sup>st</sup> Quarter 2016
- Recipient of the 2011 Dorothy Miner Memorial Travel Fellowship for graduate thesis research
- Recipient of 2011 Kinne Fellowship for graduate thesis research

Additional Training and Activities

- Completed "Section 106 Essentials" and "Section 106 Advanced Seminar: Reaching Successful Outcomes in Section 106 Review" seminars offered by Advisory Council for Historic Preservation
- Completed the following National Preservation Institute Seminars: "Section 106 for Advanced Practitioners," "Landscape Preservation: An Introduction," and "Landscape Preservation: Advanced Tools for Managing Change"
- Completed "Federal Historic Preservation Tax Incentives Program Review for SHPO Reviewers" presented by the National Park Service-Technical Preservation Services
- Member of the California Preservation Foundation Annual Conference Steering Committee, 2015-2016

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff ELIESH TUFFY

Date of Appointment: 10/6/2013

Date Term Expires: \_\_\_\_\_

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **Eiliesh Tuffy – Planner III: Historic Preservation Technical Specialist**

San Francisco Planning Department, San Francisco, CA 94103

### **CURRICULUM VITAE**

#### **EXPERIENCE**

##### **City and County of San Francisco, Planning Department – Planner III, Preservation Technical Specialist**

San Francisco, California 94103 – **October, 2013 to Present**

Make determinations, based on historic research and analysis, of cultural and architectural significance for the purposes of historic designation. Review discretionary permits for conformance the municipal Planning Code, Residential Design Guidelines, urban design policies and area plans, the California Environmental Quality Act and national Historic Preservation standards. Process land use applications such as conditional use, variance, discretionary review, Certificates of Appropriateness and Permits to Alter. Prepare owner-initiated historic maintenance plans and preservation stewardship contracts for review by the Board of Supervisors. Serve on the department's Urban Design Advisory Team to provide early Preservation input on large-scale development proposals. Inform the general public of the department's general planning and preservation policies through site visits, pre-application meetings and interaction at the Planning Information Counter.

##### **City of Cambridge, Historical Commission – Preservation Administrator**

Cambridge, Massachusetts 02139 — **May, 2010 to September, 2013**

Staff liaison to the Historic Preservation Commission and its subcommittees; review building and demolition permits, Certificates of Appropriateness and Certificates of Hardship for designated properties within two of the city's four Neighborhood Conservation Districts (3,500 structures); prepare written reports for Demolition Delay review and Historic Landmark consideration; research environmental site histories for state compliance reports; provide technical assistance and design services to project teams and members of the public; prepare educational tours in collaboration with community organizations; and conduct a variety of planning and preservation duties upon request.

##### **Landmarks Illinois – Director of Preservation Programs / Interim Easement Coordinator**

Chicago, Illinois 60604 — **July, 2004 to April, 2010**

Implement public outreach, advocacy and educational programs for the statewide non-profit historic preservation organization; review and edit nominations for the 10 Most Endangered Historic Places in Illinois and the Statewide Preservation Awards; partner with architecture and planning associations to create historic preservation content in their educational programming; assess proposed alterations to easement properties for their adherence to local design guidelines and the Secretary of the Interior's standards; create new events to engage young members; develop press materials and coordinate media events; manage project interns and volunteers; conduct site visits throughout the state and provide technical assistance to members and public officials.

##### **School of the Art Institute of Chicago, Preservation Planning Studio – Instructor**

Chicago, Illinois 60603 — **August, 2008 – December, 2009**

Teach second-year graduate students architectural survey methods, with an emphasis on post-World War II suburban resources; provide architectural photography instruction; oversee field work and analysis of data; facilitate a public presentation of survey findings and the creation of a community education piece; format raw data for inclusion in a searchable database hosted on Landmarks Illinois's web site: <http://landmarksil.org/recentpastsurvey.htm>

##### **City of Chicago, Department of Planning and Development, Landmarks Division – Intern**

Chicago, Illinois 60602 — **September, 2002 – July, 2004**

Staff intern for the Historic Preservation Commission; assist with the review of project proposals for historic buildings protected under municipal ordinance (9,000 properties); review building, demolition, sign and fence permits for over 200 Local Landmarks and properties within the city's 50 Local Landmark Districts; survey properties within proposed new landmark districts; answer



## **EXPERIENCE** (continued)

historic preservation questions from the public; and conduct a variety of planning and preservation duties upon request.

### **Historic Preservation Consultant**

**August, 2002 – July, 2004**

Research and document historic properties; prepare application materials for the National Register of Historic Places and Historic Preservation Easement Restrictions.

## **EDUCATION**

**Master of Science in Historic Preservation** — The School of the Art Institute of Chicago

**Study Abroad Program:** Historic Building Conservation and Archival Documentation,  
Portumna Castle, Co. Galway, Ireland

**Architectural History of Ireland (audited course)** — University College Dublin

**Bachelor of Arts in Art History; Photography minor** — Bradley University

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Allison Vanderslice

Date of Appointment: 12/3/12

Date Term Expires:

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Are you a professional in one of the disciplines associated with historic preservation?

X Yes

     No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the Secretary of the Interior's Historic Preservation Professional Qualifications Standards in both Architectural History and Archaeology. I completed my M.A. in Cultural Resources Management at Sonoma State University in 2007. In pursuance of my degree, I completed coursework relevant to fulfilling the Standards, including a National Register of Historic Places (NRHP) practicum with an overview of American architectural history; a cultural landscapes theory and practice seminar; a material cultural seminar with a focus on vernacular structures and landscapes; and additional coursework in preservation law and archaeological theory. My thesis, *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*, focused on the development of electric lighting and how it transformed late nineteenth century urban streetscapes.

Professionally, I have over twelve years of experience researching and writing on historic properties and cultural resources. Before joining the San Francisco Planning Department, I worked for Archeo-Tec, an archaeological consulting firm in Oakland; historic preservation firm Carey & Co., based in San Francisco; and Pacific Legacy, a cultural resources management firm in Berkeley. This work has included producing NRHP nominations, HABS/HAER documentation, historic contexts, and archeological data recovery reports.

Rev 11/22/10

**Allison K. Vanderslice, M.A.**

1650 Mission Street, Suite 400

San Francisco, CA 94103

415.575.9075

allison.vanderslice@sfgov.org

**QUALIFICATIONS AND SKILLS**

- 12 years producing documents for planning, permitting, and environmental compliance in San Francisco and Northern California.
- Experienced with NEPA, NHPA, and CEQA, as well as SF Planning regulations and plans.
- Strong working relationships with government agencies, engineering and environmental firms, developers, contractors, neighborhood groups, tribal representatives, and non-profits.
- Expert researcher of historical land use, ownership histories, and site conditions. 11 years of professional experience researching and analyzing the built environment and archaeological sites in San Francisco and Northern California.
- Experienced Project Manager. Over five years managing research projects, field crews, CEQA-compliance report production, project budgets, and client communication.
- Good public speaker.
- Adobe Illustrator and Photoshop (CS5), Microsoft Office including Access, and GIS (ArcView 10).
- Meets the Secretary of the Interior Standards for Archaeologist and Architectural Historian.

**WORK EXPERIENCE**

*Consultant*

**Vanderslice Consulting**

2012

- Producing CEQA-compliant historic resource evaluation reports and environmental compliance documents, including mapping and report graphics.
- Conducting historical research and drafting historic contexts.

*Selected Projects*

- Historic Resource Evaluation, 1127 Market Street, San Francisco.
- Historic Resource Evaluation, Bank of America, Sausalito.

*Senior Archaeologist / Architectural Historian*

**Pacific Legacy, Inc.**

2010-2012

- Managed the production of CEQA and NEPA compliance documents, management plans and technical studies. Oversaw mapping and the production of report graphics.
- Worked with local, state and federal agencies to identify and mitigate project impacts.
- Developed and oversaw project budgets and deadlines.
- Managed survey crews, including training for both archaeological and built environment surveys.

*Selected Projects*

- Management program for the North Area and California-Oregon Transmission Project, Western Area Power Administration.
- Tehachapi Renewable Transmission Project, Southern California Edison.

- Lewiston Dam Improvement Project, Central Valley Project, Bureau of Reclamation.
- Oakland Power Plant Archaeological Monitoring and Treatment Plan, PG&E.

***Cultural Resources Specialist / Architectural Historian***

**Carey & Co., Inc.**

2006 - 2010

- Produced master plans, design guidelines, condition assessments, environmental compliance documents, and worker training programs.
- Worked with preservation planners and preservation architects to produce historic preservation and infill design guidelines.
- Conducted historical research and provided historic property evaluations for National Register Nominations, CEQA-compliant Historic Resource Evaluation Reports, Historic Structure Assessments, Existing Condition reports, EIR/EIS sections, and HABS/HAER documentation.
- Produced graphics and copy for public interpretative displays about archaeological and architectural resources.
- Presented at public outreach and scoping meetings.

**Selected Projects**

- Pier 70 (Union Iron Works/Bethlehem Steel Shipyard) Master Plan and National Register Nomination, San Francisco Port.
- Mission Dolores Neighborhood Survey, San Francisco, Mission Dolores Neighborhood Association.
- Transit Center District Survey Update, San Francisco Transbay Joint Powers Authority.
- San Joaquin Pipeline System Project, Existing Conditions Assessment and EIR, San Francisco PUC.
- Hetch Hetchy Water System Improvement Project, Habitat Reserve Program, Existing Conditions Assessment and Programmatic EIR, San Francisco PUC.
- Niles Dam HAER Documentation and Interpretive Display, San Francisco PUC.
- Nystrom Village Public Housing Project, Historic American Building Survey documentation, Richmond Housing Authority.
- Alameda County Historic Survey and Preservation Ordinance, County of Alameda Parks, Recreation and Historical Commission.

***Archaeology GIS Mapping Intern***

**San Francisco Planning Department, Environmental Planning**

Fall 2006

- Created a GIS map and database to help identify archaeological sites associated with Yerba Buena Period San Francisco (1835-1848).
- Conducted a review of the types of projects dealt with by Environmental Planning and learned the San Francisco Planning Department's archaeological review process.

***Project Manager and Archaeologist***

**Archeo-Tec, Inc.**

2001 - 2006

- Worked closely with environmental consultants and planners on CEQA compliance documents and background technical studies.
- Managed the production of historic contexts, archaeological sensitivity studies, testing programs, survey reports, and data-recovery reports. Produced all report graphics and maps.

- Drafted all necessary excavation and monitoring plans for fieldwork.
- Scheduled archaeological fieldwork to meet budgets and construction deadlines. Managed communication with project managers and site superintendents.
- Worked with industrial hygienists and geotechnical consultants to determine site conditions and to limit health and safety risks.
- Managed the analysis, conservation, and cataloging of artifact collections. Developed an Access database for cataloging historic-period artifacts.
- Presented archaeological fieldwork proposals and research designs at public meetings.

#### Selected Projects

- Central Freeway Replacement Project/Octavia Blvd, San Francisco.
- San Francisco Federal Building Project, San Francisco.
- Jessie Square Garage Project, San Francisco.
- Mission Bay Redevelopment Area, San Francisco.
- Valencia Gardens Redevelopment Project, San Francisco.
- Uptown Oakland Redevelopment Project, Oakland.

#### PROFESSIONAL AFFILIATIONS

- California Preservation Foundation, 2012 Conference Steering Committee Member
- San Francisco Architectural HeritageYP, Founding Member
- Society for Historical Archaeology

#### EDUCATION

##### ***M.A. Cultural Resources Management, August 2007***

Sonoma State University, Rohnert Park, CA

Thesis: *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*

##### ***B.A. Philosophy (Phi Beta Kappa), May 1999***

University of Redlands, Johnston Center of Integrated Studies, Redlands, CA

#### REFERENCES

##### **Randall Dean**

Environmental Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9029  
randall.dean@sfgov.org

##### **Hisashi B. Sugaya**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108  
(415) 773-0773  
bill@careyco.com

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government\_\_\_\_City and County of SF

Name of Commissioner \_\_\_\_Jonathan Vimr

Date of Appointment: \_\_\_\_09/12/2016

Date Term Expires:\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☒\_x\_Yes

☐\_\_\_\_No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's degree in historic preservation, 3 years working in Section 106 compliance, presently with the CCSF Planning Department reviewing projects for compliance with SOI Standards and other, related, local preservation requirements.

## Work Experience

Planner III, Planning Department, City and County of San Francisco (September 2016-Present)

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies.
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act.
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

State Program Administrator, Minnesota Department of Transportation (May 2015-September 2016)

- Responsible for fulfilling the duties of federal agencies under Section 106 of the NHPA for public transit and state highway projects. This involves defining APEs, evaluating properties for eligibility, consulting with the public, determining effects on historic properties, resolving adverse effects, and ensuring the execution of agreement documents.
- Am additionally managing the first survey of post-war suburban development in the Twin Cities region.

Project Reviews Manager, State Historic Preservation Office, Ohio (November 2013-May 2015)

- Primarily reviewed Section 106 projects for above ground resources. These reviews were carried out for all varieties of undertakings and involved architectural/engineering plan review, application of the Secretary of the Interior's Standards, coordination with stakeholders, and the development of sufficient mitigation.
- Additionally reviewed federal/state tax credit rehabilitation projects from beginning to end, served on the hiring committee for a tax credit reviewer position, and trained a new Section 106 reviewer.

Survey Assistant for the Southwest District Plan, Philadelphia City Planning Commission (October-December 2012)

- Researched, mapped, and surveyed numerous neighborhoods for the production of the Planning Commission's University City/Southwest district plan and to document potential historic districts.

Graduate Intern, Preservation Alliance for Greater Philadelphia (June-August 2012)

- Researched, documented, and wrote three successful nominations for the Philadelphia Register of Historic Places while gaining first-hand experience working with the area's largest advocacy organization.

## Education

University Of Pennsylvania, Philadelphia, PA

- M.S. in Historic Preservation, August 2011 - May 2013.

Oberlin College, Oberlin, OH

- B.A. in History (architectural/urban), Classical Civilization, August 2007 - May 2011.

## Awards, Publications, Technological Aptitude

One of three students in the class of 2013 to receive The Nicholas Brady Garvan Award For An Outstanding Thesis, additionally a recipient of the Albert Binder Travel Fellowship

Proficient in Microsoft Office, Adobe Creative Suite, ArcGIS; trained in photography by a HABS professional.



**Professional Qualifications**  
**for**  
**Certified Local Governments Staff**

Local Government City and County of San Francisco

Name of Staff Doug Vu

Date of Appointment: 3/19/2012

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## Minh Douglas Vu, ASLA

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<b>OBJECTIVE:</b>		Obtain a progressively responsible position in the field of urban and city planning that will effectively utilize my skills and abilities.
<b>EDUCATION:</b>		San Jose State University Masters in Urban and Regional Planning Dissertation: "Design Guidelines for Alameda's Northern Waterfront"  University of California at Davis Bachelors of Science Cum Laude, Landscape Architecture  University of California at Riverside
<b>EMPLOYMENT EXPERIENCE:</b>	8/11 – present	<b>SAN FRANCISCO PLANNING DEPARTMENT</b> City & County of San Francisco, CA. Planner & Preservation Technical Specialist. Perform difficult city planning work and participate in all phases of city planning; assist in the preparation of planning, research, surveys and projects; conduct investigations, collect and analyze data on zoning, subdivision design, urban renewal, rapid transit and other land use problems; assist in the conduct of environmental impact reviews; prepare written and graphic reports; and perform related duties as required. Responsible for carrying out and interpreting city planning policies and procedures; make continuing personal contacts with representatives of government, civic and business organizations, and the general public in the explanation and interpretation of laws, ordinances, policies, rules and regulations relating to city planning activities; prepare, check and review important technical records involving the master plan, capital improvement program, urban renewal, zoning and other technical city planning records.
	7/10 – 8/11	<b>CITY OF BENICIA COMMUNITY DEVELOPMENT DEPARTMENT</b> Benicia, CA. Associate Planner. Prepare complex staff reports for appropriate review bodies, including commissions and the City Council, and make recommendations to management staff, boards and commissions; plan, direct, coordinate and participate in the work of subordinate professional and technical employees in data collection, analysis, plan formation and implementation of a wide variety of planning, zoning, and environmental review activities; research and analyze demographic, economic, land use and other data related to planning activities; provide information to the general public and other City and State agencies regarding zoning, development and design, interpretation of planning documents, State documents, City permits and all other related activities; and represent the Community Development Department at public meetings, present planning and development matters to the City Council, Planning Commission, Historic Preservation Review Commission, Sustainability Commission, and other commissions as necessary.
	8/09 – 7/10	<b>TRUST FOR PUBLIC LAND</b> San Francisco, CA. Field Representative. Collaborate, evaluate, and select potential projects by contacting owners, nonprofit organizations and agency officials; negotiate with landowners toward acquisition of real estate for conservation purposes; analysis of resource, recreational and other public values; meet with elected officials to discuss projects in their respective districts and organize property tours; work closely with management who negotiates with public

agencies on conveyances of properties from TPL; coordinate conveyances and oversee technical preparation such as deed, contract, title, and appraisal; cultivate relationships with local land trusts and create partnerships with land trusts on projects; respond to requests for technical assistance from community groups, public agencies and existing land trusts; complete assorted administrative tasks required for a well-regulated organization; and participate in fund raising and appropriation campaigns with development staff, donors and foundations.

5/06 – 6/09

CITY OF ALAMEDA PLANNING & BUILDING DEPARTMENT  
Alameda, CA. Planner III.

Review development permit applications relating to zoning, land division, design review and historic preservation; conduct environmental reviews; undertake or direct zoning compliance activities; research planning issues; develop and present comprehensive planning studies, including General Plan studies, revised land use controls and development proposals; prepare reports, administrative decision memos and correspondence; coordinate planning activities and confer with other departments, public officials, consultants and the public; coordinate and monitor the work of consultants; provide technical advice to the City Council and various City boards and commissions; make presentations to and participate in City Council, Planning Board and other meetings as required; and direct technical and functional activities of assigned staff.

9/04 – 5/06

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
Los Altos, CA. Planner II.

Prepare and oversee development concepts and site plans for capital improvement projects; conduct and oversee landscape, environmental, architectural and engineering studies necessary to evaluate environmental issues; prepare environmental documents pursuant to CEQA; secure permits from appropriate federal, state, and local regulatory agencies; prepare and administer state and federal grant applications; prepare formal bid packages, including plans and specifications for construction projects and administer all phases of the public bid process; provide oversight of construction and repair projects; schedule and conduct inspections to ensure compliance with plans, specifications, and safety standards; negotiate contracts and change orders; coordinate development of the District's 5-Year Capital Improvement Program; work with staff to establish project budgets and overall development priorities; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; supervise subordinate Planning Department staff, and coordinate closely with other departments to provide technical expertise for non-capital construction and maintenance projects managed by District crews.

3/01 – 9/04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
Los Altos, California. Planner I.

Assist in the preparation of development concepts, site plans, and designs for capital improvement projects; conduct and oversee landscape, environmental, architectural, and engineering studies necessary to evaluate environmental issues related to public access and capital improvements; secure permits from appropriate federal, state, and local regulatory agencies; assist in the preparation of state and federal grant applications for capital projects; prepare informal and formal bid packages, including plans and specifications for construction and repair projects; provide assistance in the oversight of construction projects; schedule and conduct inspections to ensure compliance with plans, specifications and safety standards; participate in the development of the District's 5-Year Capital Improvement Program; establish individual project budgets; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; and coordinate closely with other departments to implement non-capital construction and maintenance projects managed by District crews.

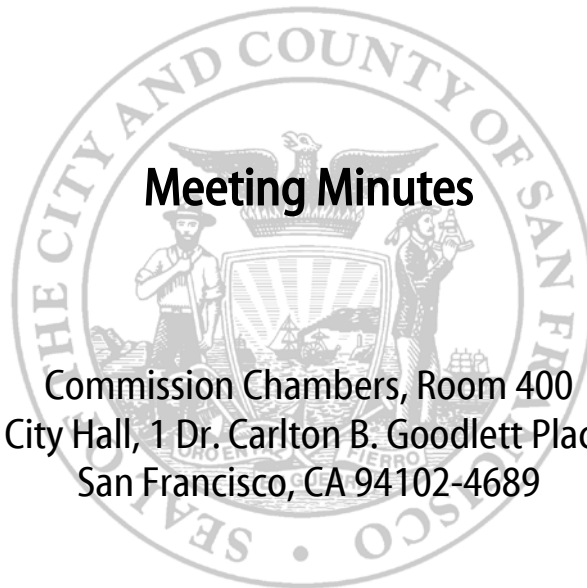
**PROFESSIONAL  
AFFILIATIONS:**

American Society of Landscape Architects (ASLA) #77493  
American Planning Association (APA)

**REFERENCES:**

Available upon request

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, October 4, 2017**

**12:00 p.m.**

## **Architectural Review Committee Meeting**

**COMMISSIONERS PRESENT:** Hyland, Pearlman

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 12:03 PM**

**STAFF IN ATTENDANCE:** Jorgen Cleeman, Rachel Schuett, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

1. [2015-004568ENV](#) (J. CLEEMAN: (415) 575-8763)  
10 SOUTH VAN NESS – located on an irregularly shaped lot bounded by Market Street, South Van Ness Avenue, and Twelfth Street, Assessor's Block 3506, Lot 004 (District 8). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to demolish the existing one- to three-story car dealership and maintenance center and construct two new 41-story (400-ft tall) mixed-use residential buildings with 984 dwelling units and 30,350 sf of ground-floor retail and/or commercial space. Also under review are preservation alternatives to a project variant that proposes to demolish the existing building and construct a new 55-story (590-ft tall) mixed use residential building with 984 dwelling units and 30,450 sf of

ground-floor retail and/or commercial space. The existing building at 10 South Van Ness Avenue has been determined individually eligible for the California Register of Historical Resources. The project site is located within the Downtown General Commercial District and is split between a 120-R-2 Height and Bulk District and a 120/400-R-2 Height and Bulk District.

*Preliminary Recommendation: Review and Comment*

SPEAKER: = Jorgen Cleeman – Staff report  
+ Adam – Project presentation  
+ Maggie Smith – Preservation alternatives  
= Rachel Schuett – Response to question  
+ Jim Abram – Response to question  
ACTION: Reviewed and Commented

Commissioner Hyland praised the variety of alternatives developed, but asked that the sponsor explore an additional alternative that concentrates more mass directly over the historic northern section of the building, similar to the massing of the proposed project variant. Combining the Full Preservation Alternative with the Project Variant might result in an option that achieves the project goals while retaining a substantial portion of the historic resources, understanding that it would impact the character-defining ballroom. Commissioner Hyland suggested that exploring this alternative might still meet the definition of a full preservation alternative under CEQA. Commissioner Hyland stated that if such an alternative were feasible, it would preserve a historic resource while coming closer than any of the other proposed alternatives to meeting the sponsor's project objectives and the City's vision for the area.

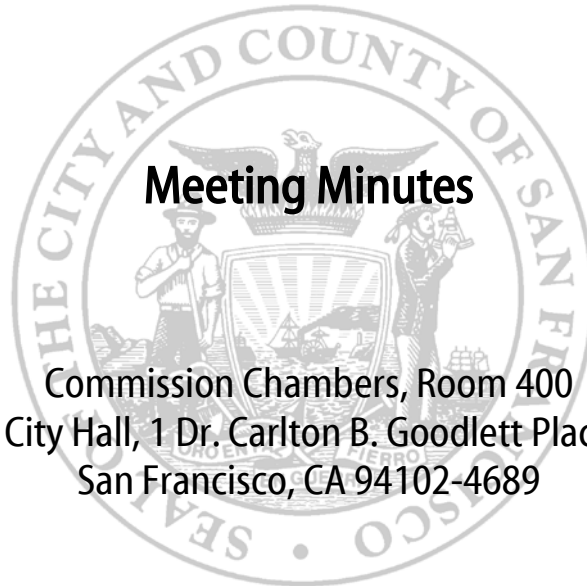
Commissioner Pearlman agreed that the subject building is more important for its cultural associations than for its architecture, and expressed a desire to see its rich cultural history fully commemorated as a component of the project, but did not concur with his colleague that an alternative that resulted in the demolition of the character-defining ballroom could qualify as full preservation. Commissioner Pearlman was open to architectural solutions that would rise over the historic building, but recognized that such solutions may pose difficulties due to site constraints.

Both Commissioners indicated that the partial preservation alternatives, which would only retain the street-facing facades of the historic resource, were not preferred.

Overall, the ARC determined that the proposed full preservation alternatives and partial preservation alternatives were satisfactory. However, Commissioner Hyland asked that the sponsor explore the implications of a full preservation alternative that concentrates more of the building mass over the historic northern section of the building.

ADJOURNMENT – 12:42 PM  
ADOPTED NOVEMBER 15, 2017

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, October 4, 2017**

**1:00 p.m.**

## **Cultural Heritage Assets Committee Meeting**

**COMMISSIONERS PRESENT:** Hyland, Matsuda

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 2:42 PM**

**STAFF IN ATTENDANCE:** Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

1.

(T. FRYE: (415) 575-6822)

CULTURAL HERITAGE ASSETS DISCUSSION – The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding hearings in December 2014. The purpose of the Committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The October hearing will include an **Informational Presentation** from the San Francisco Planning Department regarding its recent participation in San Antonio's Living Heritage Symposium. Public participation in the hearing is encouraged to provide an opportunity for members of the public to contribute ideas for the recognition and protection of cultural heritage assets in San Francisco. Please contact Tim Frye at 415-575-6822 for more information.

SPEAKER: = Tim Frye – Staff presentation  
+ Speaker – San Antonio  
+ Mike Buhler  
ACTION: None – Informational

ADJOURNMENT – 3:47 PM

ADOPTED NOVEMBER 15, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, October 4, 2017**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:45 PM**

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Allison Vanderslice, Michael Li, Rebecca Salgado, Shannon Ferguson, Tim Frye – Historic Preservation Officer, Jonas P. Ionin –Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKER:** Marvin Lambert – Zen rock garden



**B. DEPARTMENT MATTERS****1. Director's Announcements****Tim Frye, Preservation Officer:**

Director not present although the Director of Current Planning is; happy to answer any questions should you have them.

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

No formal report from the Planning Commission, however, few items, pending items, from this commission at the Board of Supervisors wanted to give you an update; first of all, although it's been some time, just to reiterate the El Ray Theatre was designated formally on July 27<sup>th</sup> when the Mayor signed that ordinance. New Era Hall is still resting at the Board of Supervisors and hasn't been scheduled for Land Use Committee yet, but as soon as it does, we will let you know. The Gaughran House, which is that single-family home on Folsom Street that you recommended landmark designation approval, is scheduled for Land Use on October 16<sup>th</sup> and Third Baptist Church, also positively recommended by this commission, is scheduled for Land Use on October 23<sup>rd</sup> and the Department will be there in representing you and the Planning Department; so those are the few items that are pending at the Board. I also wanted to make you aware as, although you've probably seen plenty of information, regarding the Pioneer Monument and the discussions at the Arts Commission about the possible removal of the monument in total or a part of the assembly. The Arts Commission prepared a wonderful case packet, or its staff prepared a wonderful packet for its commission which I'm going to forward to all of you because it has great contextual information that I think you'll need for the future. I also have a copy of the e-mail and written letters of support or opposition that they've received so far and that will be forward to you as well, well in advance of your hearing. So, to let you know this past Monday, the Commission did meet and unanimously approved a motion directing their staff to begin the process for deaccessioning and disposing of at least that one early-days section of the monument. They do acknowledge that a thorough report needs to be done. The Arts Commission has its own guidelines on how to approach this type of work. The Arts Commission staff will prepare a document and in the motion it is acknowledged that a certificate of appropriateness is required by this commission so you will see it and you'll see the report they prepare once that information is ready and they file. I also put the Arts Commission staff in touch with Donna Graves who has offered to provide some advice and support as to how to approach difficult history such as this and hopefully give them some ideas on how to at least contextualize the activities that are happening around the removal of this part of the monument, so more on that later but I wanted to let you know we will e-mail you copies of this information shortly. Also wanted to give you an update on the Bush Street Cottage Row Certificate of Appropriateness for the Zen Garden; it was part of our staff report prior to the public comment. I wanted to let you know that since the Certificate of Appropriateness was withdrawn on June 28<sup>th</sup> of this year, we did receive a revised proposal for the design and based on that revised proposal and the requirements under Article 10, it is determined no longer necessary needing a Certificate of Appropriateness by this commission. So, no need to or desire to subvert the process. As you know, there are some types of projects that require C of A and some that don't. In particular just for your reference we use Section 10005 of Article 10 of the Planning Code, sub-section 3, which states that alteration to city owned parks, squares, plaza and gardens

where the designating ordinance identifies such alterations shall be subject to the provisions of Article 10. So in that case we go to Appendix K, which outlines the requirements of the Bush Street Cottage Row District and under Section 7, subsection B, exterior changes requiring approval related to the park, it does list fences, retaining walls, windows, security gates, light fixtures, etc. and other building features giving us the indication that these are supposed to be large structural elements that would normally require a building permit because the project has been revised not to trigger a building permit and essentially be landscaping, boulders, other types of minor alterations like that, we determined it no longer qualified for a building permit or C of A; so just to give you an update on that decision. Finally, as you requested at a previous hearing from the Office of Small Business we have begun receiving bi-annual or bi-monthly reports from the Legacy Business Office and I forwarded those to the Commission Secretary forwarded those to you this morning and will continue to forward those as we receive them, so that concludes my comments unless you have any questions. Thank you.

**Commissioner Johns:**

I appreciate your willingness to get us that information about the Pioneer Monument well in advance. I think it would be a good idea given what I think will be the complexities of this situation to have, assuming this does come before us, to have the staff report and analysis two weeks before the hearing rather than just one week. If I may, a second item, on the legacy business. At times we have discussed without a great deal of focus the possibility of having some kind of a medallion or badge or mark or something which would identify the legacy businesses. I just wonder if you could look into that for a future meeting so we could move that forward.

**Commissioner Johnck:**

Regarding the Pioneer Monument, I also want to thank you for giving us the most information contextual on the subject and this is such a major issue. I think it would be helpful to have an informational hearing if possible depending on when this would be scheduled for us ahead of a vote and otherwise we are getting the actual certificate schedule for official hearing and informational hearing. We can take public comment.

**President Wolfram:**

I think that's a good idea because it may take a while for the Certificate of Appropriateness to come before us. Certainly because it is as Commissioner Johnck said would be a complex issue, it would be helpful to have information in advance.

**Commissioner Matsuda:**

I also had a question about the Pioneer Monument. The report that the Arts Commission put together, I'm sure you read it, does it contain information about case law, legal case law that they researched where similar situations have come about and how that process and procedural?

**Tim Frye, Preservation Officer:**

Not exactly, but that's something I can ask them or the city attorney to look into. It's more about the context of the history of the Pioneer Monument itself and how it was a gift to the city from James Slick, but I can connect with their city attorney to see what we can provide.

**Commissioner Matsuda:**

I think it would be helpful information for us especially if we're going to have an informational hearing meeting on that and then, secondly, Commissioner Johns asked about the legacy business project. They did, I participated as a member of the Historic Preservation Commission with the Small Business Commission and we were able to select a vendor who will be doing the branding and the marketing for them. It was unanimous that this particular artist or graphic designer would clearly understand and I think bring forward the true essence and the true respect that these legacy businesses should receive. So, hopefully you will be seeing that soon.

**Commissioner Hyland:**

I just want to add on to the comment on the legacy business item. I was going to bring this up during item 5 with comments and questions. We're having another Cultural Heritage Assets Committee hearing today after this meeting and we intend to identify some agenda items for future CHA hearings as well as bringing some of that information back to the full Commission. So having a review of the medallion or that information would be certainly worthwhile. We also want to have Richard, I forget his last name, Peria, come in and actually present the bi-monthly updates to the full commission and then we did want to agendaized an item for the full commission to look back at the last year plus so that we can evaluate and improve on the process and the details of that of the legacy business.

**President Wolfram:**

Thank you Mr. Frye for that very helpful report; one request is could you please maybe forward to the Commission the information they provided verbally about the Bush Street Cottage Row? So that we have, I know there's a member of the public was concerned about that and it would be helpful for the Commissioners to have that analysis done and perhaps also respond to his questions via e-mail with that same information. I think we can move on.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None

**4. Consideration of Adoption:**

- [Draft Minutes for ARC July 19, 2017](#)

SPEAKER: None

ACTION: Adopted

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

**5. Commission Comments & Questions****Commissioner Matsuda:**

No, just that we are starting to receive e-mails about the Pioneer Monument.

**Commissioner Hyland:**

Another item, as you know, Commissioner Johnck and I, are on the working group for the Waterfront Long-Range Update Plan and last night we had our second full working group

follow up after coming out of subcommittees. I wasn't there for the full meeting last night, but we did talk about the historic preservation aspects of the plan and we are going to invite, correct Mr. Frye, we are going to invite the Port to come and present some of the findings.

**Tim Frye, Preservation Officer:**

Yes I apologize I neglected to add that to my report. They have confirmed for November 15<sup>th</sup>.

**Commissioner Hyland:**

Excellent. Thank you.

6. [CASA SANCHEZ](#) – Resolution recognizing Casa Sanchez as the 100<sup>th</sup> business to be listed on the Legacy Business Registry and for its contributions to the City of San Francisco.  
*Preliminary Recommendation: Adopt*

SPEAKER: None  
ACTION: Adopted  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 900

#### D. REGULAR CALENDAR

7. [2014-002541ENV](#) (A. VANDERSLICE: (415) 575-9075)  
INDIA BASIN MIXED USE PROJECT – which includes 700 Innes Avenue, 900 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space locations - generally bounded by the San Francisco Bay on the northeast, Earl Street and the Candlestick Point–Hunters Point Phase I and Phase II Shipyard Development Plan areas on the southeast, Innes Avenue on the southwest, and Hunters Point Boulevard on the northwest. – **Informational Presentation** regarding the India Basin Mixed-Use Project. The San Francisco Recreation and Parks Department (RPD) and the privately owned real estate development company BUILD proposed a public-private partnership to redevelop approximately 38 acres located along the India Basin shoreline into an integrated network of new public parks, wetland habitat, and a mixed-use urban village. The mixed-use urban village would include two options: (1) a residentially-oriented project with approximately 1,240 dwelling units, 275,330 square feet of commercial space, 50,000 square feet of institutional space, and 1,800 parking spaces; or (2) a commercially-oriented option with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The project is within P (Public Use), M-1 (Light Industrial), M-2 (Heavy Industrial), and NC-2 (Neighborhood Commercial, Small Scale) Use Districts, and OS and 40-X Height and Bulk Districts. The Draft Environmental Impact Report for the project will also be at the Historic Preservation Commission for review and comment on October 4, 2017.

*Preliminary Recommendation: None - Informational*

SPEAKER: = Allison Vanderslice – Staff report  
+ Phil Ginsburg – Introduction  
+ Courtney Cash – Project presentation  
+ Nicole Avril – Project presentation  
ACTION: None – Informational

8. [2014-002541ENV](#) (A. VANDERSLICE: (415) 575-9075)  
**INDIA BASIN MIXED USE PROJECT** – which includes 700 Innes Avenue, 900 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space locations - generally bounded by the San Francisco Bay on the northeast, Earl Street and the Candlestick Point–Hunters Point Phase I and Phase II Shipyard Development Plan areas on the southeast, Innes Avenue on the southwest, and Hunters Point Boulevard on the northwest. – Commission **Review and Comment** on the Draft Environmental Impact Report (DEIR). The San Francisco Recreation and Parks Department (RPD) and the privately owned real estate development company BUILD proposed a public-private partnership to redevelop approximately 38 acres located along the India Basin shoreline into an integrated network of new public parks, wetland habitat, and a mixed-use urban village. The mixed-use urban village would include two options: (1) a residentially-oriented project with approximately 1,240 dwelling units, 275,330 square feet of commercial space, 50,000 square feet of institutional space, and 1,800 parking spaces; or (2) a commercially-oriented option with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. The project is within P (Public Use), M-1 (Light Industrial), M-2 (Heavy Industrial), and NC-2 (Neighborhood Commercial, Small Scale) Use Districts, and OS and 40-X Height and Bulk Districts.
- Note: This public hearing is intended to assist the Commission in its preparation of comments on the DEIR. Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be addressed in the Final EIR. The Planning Commission will hold a public hearing to receive comments on the DEIR on Thursday, October 19, 2017. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on Monday, October 30, 2017.**

*Preliminary Recommendation: Review and Comment*

- SPEAKER: = Michael Li – Staff report  
= Allison Vanderslice – Staff report, Historic resources
- ACTION: Reviewed and Commented
- The HPC confirms that the DEIR adequately analyzed cultural resources.
  - The HPC concurs with the findings that the proposed project does not meet the Secretary of the Interior's Standards and would result in a significant and unavoidable impact on an identified historic resource, the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape.
  - The HPC agreed that the DEIR analyzed an appropriate range of preservation alternatives to address historic resource impacts. Further, the HPC appreciated that the preservation alternatives not only avoid some or all of the identified significant impacts but also met or partially met the project objectives.
  - The HPC supports the mitigation measures presented in the DEIR. The HPC specifically supports a robust interpretation program for the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape that will interpret the significant features of the landscape and will present the history of boatbuilding at the project site and in the region.
- LETTER: 0082

9. [2016-010367COA](#) (R. SALGADO: (415) 575-9101)  
651 SCOTT STREET – located on the west side of Scott Street, Assessor's Block 1202, Lot 001A. Request for a **Certificate of Appropriateness** for the removal of two existing garage doors at the first floor of the Scott Street façade and the installation of two multi-lite wood casement windows in their place, with new surrounding brick to match the existing brick found at the base of the building. This work, along with alterations to door and window openings at the first floor at the rear façade, is connected with the addition of three accessory dwelling units at the first floor of the building in portions of the building currently serving as garage, storage, and workshop space. The subject property is located within the Alamo Square Landmark District, and is located within an RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Rebecca Salgado – Staff report  
Krista – Removal of parking  
ACTION: Approved with Conditions  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
MOTION: 0318

- 10a. [2017-005434MLS](#) (S. FERGUSON: (415) 575-9074)  
215 AND 229 HAIGHT STREET – northwest corner of Haight and Buchanan streets. Assessor's Block 0857 Lot 002 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as San Francisco Landmark Nos. 257 and 258 under Article 10 of the Planning Code, the Spanish style Woods Hall and Woods Hall Annex was rehabilitated in 2015-2016 as multiple-family housing. The subject property is within a NC-3 (Neighborhood Commercial, Moderate Scale), RM-3 (Residential Mixed, Medium Density), and P (Public) Zoning District and 85-X, 50-X and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Shannon Ferguson – Staff report  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 901

- 10b. [2017-005884MLS](#) (S. FERGUSON: (415) 575-9074)  
56 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce Park. Assessor's Block 0866, Lot 012 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval to amend an existing **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Duboce Park Landmark District under Article 10 of the Planning Code, the two-story plus basement, wood frame, single-family dwelling was originally designed in the Shingle style and built in 1899 by builder George H. Moore

and altered with smooth stucco cladding at the primary façade at an unknown date. The property is within a RH-2 (Residential-House-Two Family) Zoning District and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 902

- 10c. [2017-004959MLS](#) (S. FERGUSON: (415) 575-9074)  
60-62 CARMELITA STREET – east side of Carmelita Street between Waller Street and Duboce Park. Assessor's Block 0864, Lot 014. Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Duboce Park Landmark District under Article 10 of the Planning Code, the two-story plus basement, wood frame, multiple-family dwelling originally designed in the Edwardian style and built in 1899 was altered with smooth stucco cladding at the primary façade at an unknown date. The subject property is located within a RH-2 (Residential-House-Two Family) Zoning District and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval with Conditions*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 903

- 10d. [2017-005396MLS](#) (S. FERGUSON: (415) 575-9074)  
101 VALLEJO STREET – southwest corner of Vallejo and Front streets, Assessor's Block 0141, Lot 013 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as Landmark No. 91 (Gibb-Sanborn Warehouses) under Article 10 of the Planning Code, a contributor to the Northeast Waterfront Historic District, and individually listed on the National Register of Historic Places, the two-story plus basement, heavy timber and brick warehouse building designed in the Commercial Style and built in 1855 for merchant Daniel Gibb who also built the subject property's twin at the northwest corner of Vallejo and Front streets. Both buildings appear to be the oldest surviving warehouses in San Francisco. The subject property is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.



ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 904

- 10e. [2017-005880MLS](#) (S. FERGUSON: (415) 575-9074)  
627 WALLER STREET – south side of Waller Street between Carmelita and Pierce streets. Assessor's Block 0864, Lot 022 (District 8) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Duboce Park Landmark District under Article 10 of the Planning Code, the two-and-half-story plus basement, wood-frame, single-family dwelling was designed in the Queen Anne style and built in 1899. The subject property is located within a RTO (Residential Transit Oriented District) Zoning District and 40-X Height and Bulk District.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 905

- 10f. [2017-005887MLS](#) (S. FERGUSON: (415) 575-9074)  
940 GROVE STREET – south side of Waller Street between Carmelita and Pierce streets. Assessor's Block 0798 Lot 058 (District 5) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Alamo Square Historic District under Article 10 of the Planning Code, the two-and-half-story plus basement, wood frame, single-family dwelling was designed in the Queen Anne style by master architect Albert Pissis and built in 1895. The subject property is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 906

- 10g. [2017-005419MLS](#) (S. FERGUSON: (415) 575-9074)  
973 MARKET STREET – south side of Waller Street between Carmelita and Pierce streets. Assessor's Block 3704, Lot 069 (District 4) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the



property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Market Street Theater and Loft National Register Historic District, the seven-story plus basement steel frame building was designed by master architect Willis Polk in 1900 and the Byzantine style terra cotta façade survived the 1906 earthquake. The subject property is located within a C-3-G (Downtown-General) Zoning District and 120-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 907

- 10h. [2017-006300MLS](#) (S. FERGUSON: (415) 575-9074)  
1338 FILBERT STREET – north side of Filbert Street between Polk and Larkin streets. Assessor's Block, Lots 031, 032, 033, 034 (District 2). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as San Francisco Landmark No. 232, 1338 Filbert Cottages, it consists of four, two-story, wood frame, single family dwellings designed in a vernacular post-earthquake period style with craftsman references and built in 1907 with a 1943 addition. The subject property is located within a RH-2 (Residential – House, Two Family) and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck, Hyland  
RESOLUTION: 908

ADJOURNMENT – 2:32 PM  
ADOPTED NOVEMBER 15, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, October 18, 2017**  
**12:30 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Wolfram, Matsuda, Pearlman, Johns, Johnck  
COMMISSIONERS ABSENT: Hyland

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Stephanie Cisneros, Francis McMillen, Tim Frye – Historic Preservation Officer, Jonas P. Ionin –Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKER: Richard Rothman – Update on projects

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

**Tim Frye, Preservation Officer:**

The directors will not be attending today's hearing, but I'm happy to forward any questions should you have them.

## 2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

One item to share with you regarding 930 Grove; this is the vacant building in Alamo Square. A Notice of Enforcement did go out for the property a couple of days ago and within 15 days, fines will start accruing unless the work outlined is abated. We are under the impression that there may be a permit coming in today to address some of the work. However, I wanted to assure you that we are still keeping all options open and we are actively talking with the City Attorney's Office and will -- are still considering our options under some sort of -- court action to bring the project or the property into compliance with our Code. Certainly we'll keep you updated on that. That concludes my comments.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Consideration of Adoption:

- [Draft Minutes for HPC September 20, 2017](#)

SPEAKER: None

ACTION: Adopted

AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck

ABSENT: Hyland

## 5. Commission Comments &amp; Questions

**Commissioner Johnck:**

I have a question, the incident at Alamo Square; was that related to the email we got? Was that somebody, I don't think so, was asking about procedures, it looked like it went to everybody that asked about procedures on an agenda item. That was it. It was not on the agenda, but I was wondering was that responded to? I think you were cc'd on it?

**Commissioner Pearlman:**

It was about 3620 Buchanan Street.

**Tim Frye, Preservation Officer:**

I don't recall the e-mail but if we received it, I probably delegated it to staff to respond. I don't believe it was connected to the 930 Grove project.

6. [Historic Preservation Fund Committee](#) report by Robert Cherny

SPEAKER: None  
ACTION: None – Informational

## D. REGULAR CALENDAR

7. [2015-005890DES](#) (S. FERGUSON: (415) 575-9074)  
546-548 FILLMORE STREET, 554 FILLMORE STREET, 735 FELL STREET, 660 OAK STREET – east side of Fillmore Street, north side of Oak Street, south side of Fell Street, Assessor's Blocks/Lots 0828/021, 0828/022, 0828/022A and 0828/012 (District 5). Consideration to **Recommend to the Board of Supervisors** designation of the former Sacred Heart Church Complex which includes the former rectory, church, school and convent buildings pursuant to Article 10, Section 1004(c) of the Planning Code. Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries; with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972; as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh. 546-548 Fillmore Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District; 735 Fell Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; and 660 Oak Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from Regular hearing on July 19, 2017)

SPEAKER: + Andrew Junius – Continuance to January  
ACTION: Continued to January 17, 2018  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland

- 8a. [2017-000965DES](#) (S. FERGUSON: (415) 575-9074)  
460 ARGUELLO BOULEVARD – east side of Arguello Blvd. between Euclid Avenue and Geary Blvd., Assessor's Block 1061, Lot 049 (District 1). Consideration to **Initiate Landmark Designation** of the Theodore Roosevelt Middle School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 460 Arguello Blvd was added to the Landmark Designation Work program on June 15, 2011. Theodore Roosevelt Middle School is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. It is located in a P - Public Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKER: = Shannon Ferguson – Staff report  
+ Richard Rothman – Roosevelt & George Washington  
+ Merle Easton - Support  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck

ABSENT: Hyland  
RESOLUTION: 909

- 8b. [2016-013562DES](#) (S. FERGUSON: (415) 575-9074)  
600 32<sup>ND</sup> AVE – east side of 32nd Avenue between Geary Blvd. and Balboa Street, Assessor's Block 1574, Lot 001 (District 1). Consideration to **Initiate Landmark Designation** of the George Washington High School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 600 32nd Avenue was added to the Landmark Designation Work program on August 17, 2016. George Washington High School is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. It is located in a P - Public Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKER: Same as Item #8a.  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 910

- 8c. [2011.0690L](#) (S. FERGUSON: (415) 575-9074)  
2728 BRYANT STREET – west side of Bryant Street between 25th and 26th streets, Assessor's Block 4273, Lot 008 (District 8). Consideration to **Initiate Landmark Designation** of the Sunshine School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 2728 Bryant Street was added to the Landmark Designation Work program on June 15, 2011. The Sunshine School is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. It is located in a P - Public Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKER: Same as Item #8a.  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 911

- 9a. [2017-012394LBR](#) (S. CISNEROS: (415) 575-9186)  
3158 MISSION STREET – on the west side of Mission Street near Precita Avenue. Assessor's Block 6574, Lot 007 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. El Rio, Your Dive is a local bar and community event space founded in 1978 by Malcom Thornley and Robert

Nett and is inspired by their leather motorcycle riding lifestyle and their love for Brazil and Brazilian culture. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Stephanie Cisneros – Staff report  
+ Lynne Angel – El Rio  
+ Jaron Brown – Legacy Business Program, El Rio  
+ Ani Rivera – El Rio  
+ Kate Sorenson – El Rio  
+ Speaker – El Rio  
+ Speaker – El Rio

ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck

ABSENT: Hyland

RESOLUTION: 912

- 9b. [2017-012398LBR](#) (S. CISNEROS: (415) 575-9186)  
90 WELSH STREET – on the north side of Welsh Street near 4th Street. Assessor's Block 3583, Lot 011 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. Founded in 1973, Hwa Rang Kwan Martial Arts Center is believed to be the oldest Korean martial arts center on the West Coast and serves both youth and adults in the South of Market neighborhood and throughout San Francisco. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the SLI (SOMA Service – Light Industrial) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 913

- (D. SMITH: (415) 575-9093)  
10. [LANDMARK DESIGNATION WORK PROGRAM QUARTERLY REPORT](#) – Discussion of the HPC's Landmark Designation Work Program.

*Preliminary Recommendation: None - Informational*

SPEAKER: = Francis McMillen – Staff report  
ACTION: None – Informational

ADJOURNMENT – 1:24 PM  
ADOPTED NOVEMBER 15, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, November 1, 2017**  
**1:30 p.m.**  
**Architectural Review Committee**  
**Meeting**

COMMISSIONERS PRESENT: Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 2:49 PM

STAFF IN ATTENDANCE: Eiliesh Tuffy, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

1. [2015-010013ENV](#) (E. TUFFY: (415) 575-9191)  
30 OTIS STREET – located on the north side of Otis Street between 12<sup>th</sup> and Brady Streets, Assessor's Block 3505, Lots 010, 012, 013, 016, 018 (District 6). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: demolish the existing buildings at 74 12<sup>th</sup> St., 90-98 12<sup>th</sup> St., 14-18 Otis Street, 30-32 Otis Street, and 38-40 Otis Street to construct a new mixed-use development. The project includes a 27-story residential tower at the intersection of Otis and 12<sup>th</sup> Streets (Height: 250-ft) and 10-story building podium extensions to the west along Otis Street and to the north along 12<sup>th</sup> Street (Height: 85-ft). The Otis Street frontage will have retail on the ground floor, bicycle parking access, and an entrance to the

underground parking garage. The 12<sup>th</sup> Street frontage will include the residential building lobby and the main entrance for the City Ballet School's new dance studios and theater. The project would provide a total of 421 dwelling units, 5,590 square feet of ground floor retail space, a below-grade garage with 94 off-street parking spaces, 435 bicycle parking spaces, and 16,463 square feet devoted to the City Ballet School. The building at 14-18 Otis Street is considered to be an historic resource for the purposes of the California Environmental Quality Act (CEQA). The project site is located within a C-3-G (Downtown-General) Zoning District and 85-X and 85/250-R-2 Height and Bulk Limit.

*Preliminary Recommendation: Review and Comment*

SPEAKER: = Eiliesh Tuffy – Staff report  
+ Jessie Stewart – Project description  
+ Bob Baum – Project design

ACTION: Reviewed and Commented  
The project sponsor presented to the Committee, outlining the goal and objectives of the Project as well as a summary of each of the three Preservation Alternatives studied by the team: No Project; Full Preservation; Partial Preservation.

The Full Preservation option would result in a tall, exposed blank wall facing west due to the location of the building core. Full Preservation would also partially conflict with the ability to locate a ballet theater – which is a double-height space - on the lower floors of the building.

The Partial Preservation design would allow for a theater, and would create an L-shaped tower mass to wrap the front portion of the preserved resource.

It was noted that part of the challenges of integrating the historic resource into the new construction was the disparate floor heights between the 1920s construction and current construction standards.

There was a question about the interpretation of demolition calculations, which the Historic Preservation Officer clarified by stating that the retention of the historic resource's existing east and west party-walls – by leaving them in place and building around them – would not push the project over the demolition limits set forth in Sec. 1005(f).

Commissioner Hyland spoke to the Committee's role of reviewing the alternative design studies for their adequacy.

The team was asked whether shifting the location of the ballet studio to better fit it into the building program had been explored. The team responded that it had been studied and that – given the need for a column-free volume of a specific height, the placement of that feature was somewhat limited.

Relocation of the historic resource was raised as a potential option to be studied. It was pointed out that this option had, in fact, been explored and was listed in the packet materials as having been rejected due to



structural engineering feedback regarding the fragility of the 1920s concrete and anticipated loss of historic fabric through racking and cracking during even the most careful moving process. Unlike wood frame buildings, concrete does not perform as well under tension. The amount of reconstruction and seismic reinforcement that would be required would result in very little remaining original historic fabric left intact.

Commissioner Pearlman cited the ever-changing built environment of this intersection of streets in the “Hub” along the Van Ness corridor, stating that the history was that of change. The alternative studies reflect in various schemes a loss of up to one-third the potential new dwelling units on this site. A sense of conflict between the value of adding needed housing versus the retention of the resource was discussed.

The programming of the Project was recognized to be challenging, in no small part because of the ballet school & theater proposed to be incorporated into the over site design.

Overall the Committee agreed with the department’s analysis that the submitted Preservation Alternatives were adequate for the purposes of the California Environmental Quality Act, and for further analysis as part of the preparation of the required Draft Environmental Impact Report.

ADJOURNMENT – 3:12 PM  
ADOPTED DECEMBER 6, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, November 1, 2017**  
**12:30 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Wolfram, Hyland, Pearlman, Johns, Johnck  
COMMISSIONERS ABSENT: Matsuda

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Jenny Delumo, Desiree Smith, Rebecca Salgado, Jonathan Vimr, Tim Frye – Historic Preservation Officer, Jonas P. Ionin –Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKER:** Arnold Cohn – I want to talk about 3620 Buchanan your reference 2016-010079COA. The Board of Supervisors in 1973 passed Resolution 88 that designated 3620 Buchanan, Block 459 Lot 3, the entire area - a designated historical landmark 58. The boundaries and perimeters of the historical landmark defined in both the Resolution 88 and the recording of the Resolution in the City's official records - the entire area of Block 459 Lot 3. These documents are in your files at 1650 Mission Street fourth floor. Do not allow new proposed construction at 3620 Buchanan, because it violates Resolution 88 and may violate CEQA.

## **B. DEPARTMENT MATTERS**

### **1. Director's Announcements**

#### **Director John Rahaim:**

Two announcements today I want to share with you: one, I have asked AnMarie Rogers to be our new director of Citywide Planning, that is, as you know our policy and planning group within the Department. AnMarie has been with the Department for 18 years in different capacities. She will be taking on that role and that also necessitates some restructuring of the Department of some of the components she was overseeing, mainly the communications group and the legislative group and those two groups will now be reporting to Dan Sider as a result of her appointment. So AnMarie takes over for Gil Kelley who was in that position up until a few months ago, so that's announcement number one. Number two, I think you may be aware about three or four weeks ago the Mayor issued an executive directive to all city departments that are involved in the permitting and approvals of new housing with the goal of streamlining all of our processes related to approving new housing projects. The overall goal is to see as a city that we can maintain the current rate of producing housing, which is about 5,000 units a year, which is more than twice our historic average; just as a side note, we have been doing a lot of regional work on this issue. As a region, the region, every decade for the last five decades, has produced fewer housing units than the previous decade. We are on track now since the '70s to produce, this decade, half the number of units that the region built in the 1970s. That to me is an indication more than anything of the kind of housing crisis that we're in, so obviously not just a San Francisco issue, it is a regional and state-wide issue but the Mayor has really asked all of us, there are eight different departments involved in this request, to really think about how we may streamline our processes to approve housing projects more quickly. The directive asks for a couple of things, one is to sign a high level manager to oversee this work, in our case it will be Dan Sider with the help of Jacob Bintliff, who I think you might know, who works in the Department, who will be the point person on this and it asks us to produce a plan to meet the directive's goals by December 1<sup>st</sup>. We are working on a whole number of different options; we've had some brown bags on staff in talking to folks outside of the City about how we might be able to do things differently. We'll be preparing a plan to present to the mayor by December 1<sup>st</sup>. There is actually an informational hearing on this topic at the Planning Commission on November 16<sup>th</sup>. As we move forward, the plan won't be just to fix things it will evolve as we go forward. I am happy to share more details, I'm happy to hear any thoughts you have about the processes and how we can streamline. One of the types of projects and types of processes that keep coming up is the notion that if we can streamline how we work on smaller projects, we can spend more time on bigger projects. We are looking on a number of ways of doing that. All the departments then are being asked to streamline the approvals after entitlements as well. So it involves, of course DBI, Public Works, PUC, all the

agencies involved in issuing permits are also being asked to streamline and shorten their approval processes after entitlement. It is a pretty extensive directive; it gets into a lot of details about timeframes depending on the size of the project and so on. Happy to share the actual directive with you or it is on the mayor's website as well. Happy to hear thoughts from you and have more discussion in the coming weeks.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

No formal report from the Planning Commission, however, this morning your Mills Act Contracts that you reviewed and endorsed earlier this year were at the Government Audit and Oversight Committee this morning and I was in attendance with planner Shannon Ferguson, and it was quite a lengthy hearing and there were a number of things that came up at that hearing that I wanted to make you aware of. The Committee had a lot of questions, and I think it will necessitate maybe a larger conversation by this Commission at a future date. There were two properties in the Duboce Park area that had previously had owner move in evictions from quite some time ago; that did concern the Committee. The Supervisor Peskin brought up the notion that many properties that were inquiring about a Mills Act Contract had already had a substantial amount of rehabilitation work completed, so they were having a hard time seeing the relationship between needing the property tax savings and any unresolved work at the site. The Committee was also concerned about sort of a larger Planning Department policy and that is if any property is actively trying to abate an outstanding enforcement issue, we will generally continue to process some permits and applications because they are actively pursuing to resolve that enforcement. There is one project that currently is under enforcement, but the property won't -- or the issue won't be formally abated for a couple months. They were concerned about approving anything until that enforcement issue had been fully resolved. The Committee then also had a lot of concerns about or sort of rhetorical questions about, should the City be affording property owners of substantial means a substantial property tax in addition? The Department did convey that this is one of the only financial incentives we can offer historic properties and that as there is a lot of ongoing maintenance and repair that has to occur on historic properties that this is also one of the primary incentives to encourage landmark designations as we saw in the Duboce Park Landmark District several years ago. So with that, the Committee decided to -- they did not endorse all of the Mills Act Contracts with a positive recommendation to the full board. So I'm just going through the eight just to give you an update where they are because we will be back at the Committee next week. For 55 Laguna Street, the Teacher's College, they believe there is an enforcement action on part of the new construction related to this site. They would like us to confirm if they are the same property owner as the historic buildings and therefore have continued that item to the call of the chair. The property at 56 Potomac has an outstanding C of A for a large rear horizontal addition. Supervisor Peskin is concerned that that sort of diminishes or could diminish the integrity of the resource and would rather see this Commission weigh in on that project before considering another Mills Act Contract so they continued 56 Potomac to the call of the chair. 60-62 Carmelita Street there was also a concern about--this is the property that had one of the potential Ellis Act Evictions associated with it and also has a C of A for a new garage that this commission approved. Peskin also raised the issue maybe that garage was not the most appropriate change to the front façade of this property and also continued that to the call of chair. The Committee approved 101 Vallejo Street which is one of the oldest warehouse buildings in the Jackson Square or I believe Northeast Waterfront Landmark District so that one will

move forward next week. 627 Waller Street which was subject to an Ellis Act Eviction but before the current owners had the property and the current owner was there to sort of state his case and explain some of the work that needed to be done so the Committee agreed to issuing or endorsing a contract but they'd like it to be a 10 year contract only. As you know Mills Act is a revolving contract in perpetuity until the city or owner terminates that contract. This one will be a strict 10 year limitation for that property tax savings. 940 Grove, which was the large corner house adjacent to Postcard Row, was also moved forward with a positive recommendation and there is still discussion on limiting that contract also to a 10 year contract. Then finally, the Mills Act Contract for Filbert Street Cottages, which you know, attempted to get a contract last year as well, the Committee decided to table that again for the second year so it doesn't appear that they will be eligible for applying again the following year; the main reason the Committee gave was that there are several condos for sale in that complex for an excess of \$12 million so they didn't feel that a property tax savings was warranted there. So that concludes my comments on that committee; happy to answer any questions should you have them. In addition Supervisor Kim, who chairs the committee, did ask for a full list of all current Mills Act Contracts within the city which we are providing them. They're likely going to have a larger discussion, whether it's at the committee level or otherwise, so we will keep you updated when that is scheduled and that concludes my report unless you have any questions. Thank you.

**Commissioner Pearlman:**

I do have a question. Did they say why they wanted to limit the 10 year limit on the particular properties? It seems to me that the time you need the money to improve a building is later on, not -- I mean 940 Grove is recently restored and repaired so, yes, they'll get the benefit 10 years but they're not going to don't need to do very much work until after 10 years. What is the point ultimately?

**Tim Frye, Preservation Officer:**

That is a good question. For 940 Grove in particular, Supervisor Breed did mention or recognize that the owner has done substantial amount rehabilitation to that building and is also adjacent to 930 Grove which is our vacant property that we referred to the City Attorney Office and the empty lot where there was a C of A for new construction which still continues to be a large hole. The Supervisors feel strongly that this building and that this property or the work this property owner has done is helping to anchor sort of a blighted corner that still are needed some change and assistance. So I believe she wanted to recognize that, at least that's what her comments reflected. It does bring up a larger question--a policy question of whether or not San Francisco wants to treat the Mills Act differently than other cities in California is more of an investment tool rather than strictly as preservation incentive because there were a number of questions from the Committee about where are the property owners that do need the savings to pour back into the building right now, not a number of projects that have already been completed.

**Commissioner Pearlman:**

Typically, of course, the number one the values of the houses, of course, are so much more here than most any other place in the state. Also, that, you know, someone who can afford a \$1 million house isn't buying a big historic house that needs a lot of work. These houses tend to be bigger, tend to need a lot of work, and they tend to be expensive. It seems like as a policy I appreciate it as a policy, but to retain these older tending to be bigger buildings, it seems like we shouldn't lose sight of that in the argument about do wealthy

people need a tax break? That seems to be a side argument. It seems to be a political argument relative to the preservation argument.

**Commissioner Johnck:**

I would be concerned, based on your report Tim, that there is abuse of the Mills Act. I am surprised at least in my experience on the commission, I don't recall the Board really dingling our decisions on Mills Act; there may be a few, but I guess to me and these are political or external, but if there is abuse involved, I think it would be important for us to get a grip on this so maybe we should have another discussion about it. As you say, some information about what other communities is doing about Mills Act or whatever. I would like to have greater alignment between our commission and Planning and the Board.

**President Wolfram:**

I would recommend since we don't have this on our agenda today, I recommend that we calendar something for this discussion and also because these property owners are spending a lot of time putting together the paperwork. Maybe we could calendar this was a separate item for a future hearing.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC October 4, 2017](#)
- [Draft Minutes for HPC October 4, 2017](#)
- [Draft Minutes for CHA October 4, 2017](#)
- [Draft Minutes for HPC October 18, 2017](#)

SPEAKER: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck  
ABSENT: Matsuda

5. Commission Comments & Questions

**Commissioner Johnck:**

I have a question of John Rahaim; John on the streamlining, that is quite a challenge and particularly when you said increase up to 5,000 a year which is double or triple, are you saying – I guess my question is to get a grip on this and I may have some ideas based on my experience and other environmental permit processes in general, as it applies to housing I don't know how it would work but we'll see. My question pertains to what's the rate now? Maybe you said that.

**Director John Rahaim:**

I think the goal the Mayor has set is to get 5,000 units a year actually built. I mean we have a permit at close to 50,000 units most of which are not yet being built. If you recall back in 2014, he set a goal of building 30,000 units by 2020 which averages 5,000 a year and we

have exceeded that goal; the city has built about over 17,000 in the last three years. The point of the directive is kind of to see, to put processes in place to actually make that the norm into the future. The idea is to catch up for this latent demand and really for this serious crisis we are in as a region. The goal is to push the envelope to get them not only approved but permitted and actually built. We're at 5,000; historically the average was something like 1800 or 1900 so substantially it is higher than we have been in the past.

#### D. REGULAR CALENDAR

6. [2013.1535ENV](#) (J. DELUMO: (415) 575-9146)  
450-474 O'FARRELL STREET/532 JONES STREET PROJECT – on the block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – Commission **Review and Comment** on the Draft Environmental Impact Report (DEIR). The proposed project would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 237,353-sf mixed-use building. The church façade at 450 O'Farrell Street would be retained as part of the proposed project. The proposed development would include up to 187,640 sf of residential space (with 176 dwelling units), 6,200 sf of restaurant and retail space, and 13,595 sf of religious institution space. Up to 41 parking spaces would be provided within a 21,070-sf, one-level subterranean parking garage with access off of Shannon Street. The project site is located in a Residential-Commercial, High Density (RC-4) District, the North of Market Residential Special Use District No. 1, an 80-T-130-T Height and Bulk District, and the Uptown Tenderloin National Register Historic District.

**Note: This public hearing is intended to assist the Commission in its preparation of comments on the DEIR. Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be addressed in the Final EIR. The Planning Commission will hold a public hearing to receive comments on the DEIR on Thursday, November 30, 2017. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on Monday, December 11, 2017.**

*Preliminary Recommendation: Review and Comment*

- SPEAKER: = Jenny Delumo – Staff report  
= Mike Buhler – Project objectives  
= Courtney Damkroeger – Adaptive reuse of religious institutions  
= Richard Hack – Membership: I have lived at 535 Geary Street for 31 years. The Church at 450 O'Farrell appears to have less than 10 congregants, and neighbors have seen no signs of any activity. Chapter 5 of the draft EIR, "Other CEQA Considerations," says the project will result in increased traffic, noise, and emissions; sunlight being completely cut off at neighborhood buildings; effects on air quality, and contamination of soil and groundwater. Many residents of 565 and 535 Geary are dismayed. Some have moved. There will be no road in and out, and no on-site loading spaces. (Initial Study, p. 9.) They want to get by with two parking spaces on O'Farrell, but that is certain to cause a big mess for the 38 Geary and other traffic. The housing units will not be affordable. The virtually infinite demand to reside here cannot be dented by this project.  
= David Cincotta
- ACTION: Directed staff to draft a Comment Letter:

- The HPC concurred with the conclusions in the Draft EIR that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified individual historic resource at 450 O'Farrell Street. The HPC commented that the Fifth Church of Christ, Scientist is an important structure in the Uptown Tenderloin National Register District and that it is highly unfortunate that the building will be removed.
- The HPC stated that the project sponsors' Objectives should be further defined and be less subjective.
- The HPC agreed that the alternatives analyzed are adequate but the HPC generally disagreed with the assessment that the alternatives do not meet Objective #3 (*Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years*) as this objective is too vague and overly subjective; the HPC generally agreed that the project objectives should be less qualitative.
- Two HPC members provided input to the project team to provide massing diagrams for the preservation alternatives from, at minimum, the same vantage point as the proposed project massing diagram. In addition, the direction was to provide the same level of detail in the graphics as the proposed project, if possible.
- The HPC agreed that the full preservation alternative was the preferred alternative as it avoids significant impacts to the historic resource by retaining the majority of character defining features and allows the building to continue to convey its significance while also allowing for adaptive use and new construction to accommodate many of the project objectives.

AYES: Wolfram, Hyland, Pearlman, Johns, Johnck  
 ABSENT: Matsuda  
 LETTER: 0083

7. [2017-011910DES](#) (D. SMITH: (415) 575-9093)  
**DIAMOND HEIGHTS SAFETY WALL** – consideration to **Initiate Landmark Designation** of the Diamond Heights Safety Wall, located on an easement along Diamond Heights Boulevard at Clipper Street, Assessor's Block 7504, Lots 011-015, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Diamond Heights Safety Wall was designed by Bay Area artist and architect, Stefan Alexander Novak. It is significantly associated with the Diamond Heights Redevelopment Project and is an important visual landmark for the Diamond Heights neighborhood. The property was nominated for Landmark Designation through a community-sponsored Landmark Application, submitted to the Department on May 1, 2017. It is located in a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKER: = Desiree Smith – Staff report  
 + Bob Pollum – Landmark initiator  
 + Bettsy Eddy – Support  
 + Dave Manin – Support



+ Evalyn Rose - Support  
ACTION: Initiated  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck  
ABSENT: Matsuda  
RESOLUTION: 914

8. [2017-003492PTA](#) (R. SALGADO: (415) 575-9101)  
235 GEARY STREET – located on the south side of Geary Street, Assessor's Block 0314, Lots 013, 013A, 014, 015 (District 3). Request for a **Major Permit to Alter** for the removal of the existing non-historic first-floor storefront systems that flank the main entrance to the building on Geary Street and the construction of five projecting storefront bays and three new entrances with illuminated marquees in the existing openings, for the addition of approximately 175 square feet of floor area. The subject property is a Category V Unrated Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Rebecca Salgado – Staff report  
+ Charin Jackson – Project presentation  
+ Alisa Skags – Preservation presentation  
+ Claude Embeau – Outreach  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck  
ABSENT: Matsuda  
MOTION: 0319

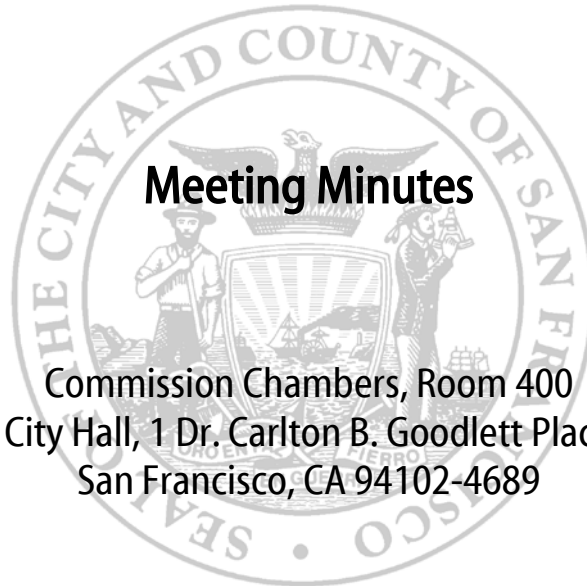
9. [2017-008122PTA](#) (J. VIMR: (415) 575-9109)  
101 POST STREET – south side, between Grant Avenue and Kearny Street; Assessor's Block 0310, Lot 001 (District 4) – Request for **Major Permit to Alter** for exterior alterations including the replacement of existing stone tile cladding with a running bond brick veneer; replacement of the existing canopy with a glass and steel canopy; removal of non-historic vertical lighting components; and insertion of a new entry at the Post Street façade to provide access to an ATM vestibule. The subject property is a Category V (Unrated) building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-O (Downtown-Office) Zoning District and 80-130-F Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Jonathan Vimr – Staff report  
+ William Chung – Project presentation  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck  
ABSENT: Matsuda  
MOTION: 0320

ADJOURNMENT – 2:44 PM  
ADOPTED DECEMBER 6, 2017

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, November 15, 2017  
1:30 p.m.  
Cultural Heritage Assets Committee  
Meeting**

**COMMISSIONERS PRESENT:** Hyland, Matsuda

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 2:51 PM**

**STAFF IN ATTENDANCE:** Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

1. (T. FRYE: (415) 575-6822)

[CULTURAL HERITAGE ASSETS DISCUSSION](#) – The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding hearings in December 2014. The purpose of the committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The November hearing will include a presentation from the San Francisco Office of Small Business regarding Legacy Business Registry and Preservation Fund. Public participation in the hearing is encouraged to provide an opportunity for members of the public to contribute ideas for the recognition and protection of cultural heritage assets in San Francisco.

SPEAKER: = Desiree Smith – Staff presentation  
+ Rick Carrillo – Legacy Business Program update  
ACTION: Reviewed and Commented

ADJOURNMENT – 3:39 PM

ADOPTED DECEMBER 6, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, November 15, 2017**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM**

**STAFF IN ATTENDANCE:** Natalia Kwiatkowski, Rebecca Salgado, Ali Kirby, Desiree Smith , Pilar LaValley – Acting Senior Preservation Planner , Jonas P. Ionin –Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKER:** Arnold Kohn – 3620-40 Buchanan Street, landmarked area, including the garden

**B. DEPARTMENT MATTERS**

1. Director's Announcements

None

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Pilar LaValley, Acting Senior Planner:**

The only announcement I have is that the Land Use and Transportation Committee for the landmark designation for 2731-2735 Folsom Street, the Gaughran House to the full Board of Supervisors with a positive recommendation, and that Supervisor Peskin signed onto co-sponsor that designation that was originally sponsored by Ronin.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Commission Comments & Questions

**President Wolfram:**

I have one disclosure on item number six, under the consent calendar, that that -- the owner of that project is a client of my firm but we're not involved in that project, so the city attorney advised that I disclose that.

**Commissioner Hyland:**

I just wanted to bring the advance calendar for the Cultural Heritage Asset Committee to the Commission's attention. If you haven't reviewed it, review the various topics that we're laying out for the next year or at least through the end of March, we have topics; so if there's any question or additional topics that we think would be appropriate for us to add to the agenda, let us know.

5. [Proposed 2018 Hearing Schedule](#)

SPEAKER: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda

**D. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2017-008660COA](#)

(R. SALGADO: (415) 575-9101)

920 NORTH POINT STREET – located at the southwest corner of North Point Street and Polk Street, Assessor's Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for the creation of a new opening in the north façade of the historic Chocolate Building at Ghirardelli Square to accommodate a visible mechanical duct and vent at the Coagulating Room building, which is adjacent to the Chocolate Building. The duct will be attached to the west façade of the Coagulating Room building at the recessed second floor, and will terminate in a vent at the roof of the Coagulating Room. The work also includes modifications to an existing entry vestibule and the installation of new signage and lighting at the property's Polk Street façade. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Pilar LaValley – Staff report  
= Claire Dowling – Lights for the sign  
+ Dave Hardy  
ACTION: After being pulled off of Consent; Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
MOTION: 0321

## E. REGULAR CALENDAR

- 7a. [2016-006250COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
959-961 VALENCIA STREET – located on the east side of Valencia Street, Assessor's Block 3609, Lot 032 (District 9). Request for a **Certificate of Appropriateness** for the reconstruction of the rear portion of the existing building and expansion into the existing side yard, addition of decks at side, changes to the front façade, and an interior remodel to the existing two-story-over-basement, two-unit building. The subject property is located within the Article 10 Liberty-Hill Landmark District, the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Natalia Kwiatkowski – Staff report  
+ Leonne Grime – Project presentation  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
MOTION: 0322

- 7b. [2016-006250VAR](#) (N. KWIATKOWSKA: (415) 575-9185)  
959-961 VALENCIA STREET – located on the east side of Valencia Street, Assessor's Block 3609, Lot 032 (District 9). Request for **Variance** from rear yard requirements pursuant to Section 134 of the Planning Code for the reconstruction of the rear portion of the existing building located within the required rear yard. The subject property is located within the Article 10 Liberty-Hill Landmark District, the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk Limit.

SPEAKER: Same as Item 7a.  
ACTION: After hearing and closing public comment;  
ZA indicated an intent to Grant

- 8a. [2017-007117COA](#) (R. SALGADO: (415) 575-9101)  
370 LEXINGTON STREET – located on the west side of Lexington Street, Assessor's Block 3609, Lot 059 (District 9). Request for a **Certificate of Appropriateness** for the demolition of an existing one-story wood-framed rear addition and the construction of a slightly larger one-story wood-framed rear addition in its place that extends to the rear property line. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RTO-M (Residential Transit Oriented-Mission) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve*
- SPEAKER: = Rebecca Salgado – Staff report  
+ Ernie Sealand – Project presentation  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
MOTION: 0323
- 8b. [2017-007117VAR](#) (R. SALGADO: (415) 575-9101)  
370 LEXINGTON STREET – located on the west side of Lexington Street, Assessor's Block 3609, Lot 059 (District 9). Request for a **Variance** from rear-yard requirements pursuant to Section 209.4 of the Planning Code for the demolition of an existing one-story wood-framed rear addition and the construction of a slightly larger one-story wood-framed rear addition in its place that extends to the rear property line. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RTO-M (Residential Transit Oriented-Mission) Zoning District and 40-X Height and Bulk Limit.
- SPEAKER: Same as Item 8a.  
ACTION: After hearing and closing public comment;  
ZA indicated an intent to Grant
9. [2013.0254H](#) (A. KIRBY: (415) 575-9133)  
56 MASON STREET – located on the southeast corner of Mason Street at Eddy Street, Assessor's Block 0341; Lot 008 (District 6). Request for **Minor Permit to Alter** for window restoration, partial window replacement and the replacement of two non-historic storefront systems. The subject building is a Category IV (Contributing) building in the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code. It is located within a RC-4 (Residential-Commercial High Density) Zoning District and 80-T-120-T Height and Bulk limit.  
*Preliminary Recommendation: Approve with Conditions*
- SPEAKER: = Ali Kirby – Staff report  
+ Speaker – Project presentation  
= Sue Hestor – Court decision  
- Laura – Eviction, low-income housing  
+ Alexandra Goldman – SRO's, supply of affordable housing  
- Joe Wilson – Request for hearing  
- Eric Markoo – Opposed  
- Donnelle Boyd – Opposed  
- Reginald – Illegal eviction  
- Jesse Johnson – Eviction  
- Dorian Robbs – History of building  
+ Otter Duffy – Eviction

- Avi Silva – Eviction  
- Jessica Layman – Senior and disabled  
- Freddy Martin – Eviction  
- Chanise Valencia – Homelessness crisis  
+ Alex Berleue – Response to question  
ACTION: Approved with Conditions; and directed staff to convey to the Planning Commission, Board of Supervisors and the Mayor’s Office their concerns for tenant evictions.  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
MOTION: 0324

- 10a. [2017-013491LBR](#) (D. SMITH: (415) 575-9093)  
479 CASTRO STREET – on the east side of Castro Street between 17<sup>th</sup> and 18<sup>th</sup> streets. Assessor’s Block 3582, Lot 103 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Cliff’s Variety is a hardware, home goods, variety, and fabric store serving the Castro District since 1936. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Castro Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Desiree Smith – Staff report  
+ Terri Aston-Bennett – Cliff’s Variety  
+ Marji Retneck – Tommaso’s  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
RESOLUTION: 915

- 10b. [2017-013496LBR](#) (D. SMITH: (415) 575-9093)  
1042 KEARNY STREET – on the east side of Kearny Street between Broadway and Nottingham Place. Assessor’s Block 0163, Lot 021 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Since 1935, Tommaso’s Ristorante Italiano has served home-style Neapolitan cuisine, wood-fired pizzas, and other Italian dishes passed down from generation to generation. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Broadway Neighborhood Commercial NCD (Neighborhood Commercial) Zoning District and 65-A-1 Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
RESOLUTION: 916

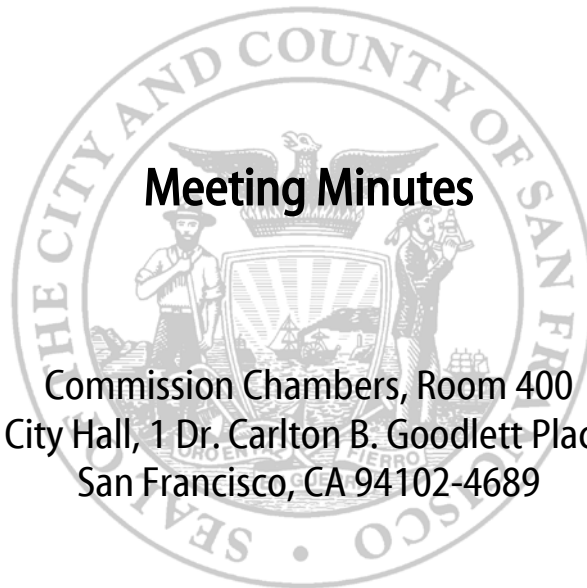


11. (M. PAEZ: (415) 705-8674)  
[WATERFRONT LAND USE PLAN](#) – **Informational Presentation** from Port of San Francisco staff on the Waterfront Land Use Plan. More information about the process to update the Plan may be found here: <http://sfport.com/waterfront-plan-update>. [Waterfront Land Use Plan 1997-2014 Review](#).  
*Preliminary Recommendation: None – Informational*

SPEAKER: = Mark Paez – Waterfront Plan  
ACTION: None – Informational

ADJOURNMENT – 2:39 PM  
ADOPTED DECEMBER 6, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, December 6, 2017**

**11:30 a.m.**

## Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:33 AM

STAFF IN ATTENDANCE: Natalia Kwiatkowska, Jonathan Vimr, Tim Frye – Historic Preservation Officer,  
Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

1. [2017-009220COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
DPW TOILET AND KIOSK REPLACEMENT – located at Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, Jackson Square Landmark District, Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. **Review and Comment** before the Architectural Review Committee on the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots owned and operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 6 public toilets and 34 kiosks are located within the boundaries of Article 10 and Article 11 landmarks, landmark districts, and conservation districts.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Natalia Kwiatkowska – Staff report  
+ Edgar Lopez, DPW Architect – Project presentation  
+ Boris Stramor – Project Presentation  
+ Francois Neon – Project presentation  
+ Julia Dawson – Response to questions

ACTION: Reviewed and Commented

**Recommendations on Overall Relationship**

The ARC concurs with the staff determination that the proposed contemporary design, although not faux historic, does not improve on the relationship with the adjacent landmarks and surrounding districts. The current proposal reads utilitarian and not unique to San Francisco. Commission Hyland suggested some ideas to explore as this design evolves further, he stated: “there’s an opportunity to really define the base, cap, and a body of the design, which I think this lacks, and the shape, footprint”.

- The ARC stated they are open to a contemporary design; however, the Project Sponsor should further evolve this design and define the base, body, cap, shape, and footprint of the structures to better relate the structures to their context.
- The ARC finds that the proposed design worsens the relationship with the Coit Tower and Civic Center specifically. The public toilets at Coit Tower and Civic Center should receive special treatment to better relate to the adjacent landmarks and surrounding districts.

**Recommendations on Form and Massing**

The ARC concurs with the staff determination that the rounded shape is in greater conformance with the *Standards* than the proposed rectangular form and massing. Commission Pearlman expressed that the rounded shape reduces the perception of the volume, he stated: “I agree with the notion, that by making them rectilinear, it does completely change the way you see them, because any curved surface, of course there’s the sense of going around the corner, the sense that this is actually smaller than it actually is because of that shape”.

- Further, the ARC finds that the round shape is more compatible with adjacent landmarks and surrounding districts due to the apparent smaller massing that allows the structures to fit better and compliment the surrounding resources.
- The ARC finds that the public toilets at Coit Tower and Civic Center specifically should remain rounded in form and massing to relate to their context.

**Recommendations on Materials and Color**

The ARC disagrees with staff’s determination to recommend the proposed gray color for all of the locations. Commission Hyland expressed a desire to change the material and color of the proposed structures, he stated: “I think the stainless steel is probably not the direction, something a little

more baked enamel, whether it's the green or the brown, or some combination".

- The ARC finds that a medium to darker color be more appropriate for the proposed public toilets and kiosks.
- Also, the ARC finds the proposed stainless steel material to be incompatible and the Project Sponsor will need to select alternate materials that better relate to the adjacent landmarks and surrounding districts.

### **Recommendations on Reversibility**

The ARC concurs with staff's determination that the proposed public toilets and kiosks are reversible and overall supports the project.

### **Site Specific Recommendations**

#### **Recommendations on Coit Tower**

The ARC concurs with staff's determination that relocating the public toilet farther away from the Coit Tower would bring the project in greater conformance with the *Standards*.

- The ARC recommends moving the existing public toilet or applying a special treatment to the design in this specific location in addition to retaining a rounded shape.

#### **Recommendations on Washington Square Park**

The ARC concurs with staff's determination and supports a single-stall public toilet at Washington Square Park. Commission Hyland asked whether the public toilet was necessary in this location. The Project Sponsor explained that the public toilet is necessary since the recently expanded public toilet at the northwest corner of the park is closed during the night.

- The ARC recommends the public toilet at Washington Square Park remain a single-stall toilet.

#### **Recommendations on Civic Center**

The ARC concurs with staff's determination that the size of the public toilet at Civic Center Plaza should not increase, since any larger structure would overwhelm the open space and compete with the recently approved Civic Center Kiosk to be located adjacent to the existing public toilet. Commission Pearlman pointed out the Civic Center Kiosk project includes large mechanical vent tubes, which feature a rounded shape and design that respects and compliments the surrounding district. Commission Pearlman recommended that the public toilets at Civic Center and Coit Tower receive special treatment to seem as updated designs instead of new replacement structures when they're changed so "#1: it won't be so impactful, and #2: it will be compatible with the elements that are there in the plaza".

- The Project Sponsor should apply a special treatment to the design in this specific location in addition to retaining a rounded shape to bring the project further into conformance with the Standards.

The Project Sponsor expressed a desire to propose two single-stall toilets in two separate structures instead of the proposed larger, double-stall public toilet. Although the ARC finds that the replacement public toilet should not increase in size, the ARC is open to two, single-stall toilets instead of one larger, double-stall toilet.

The Project Sponsor should explore other locations along the perimeter of the plaza if adding a second, single-stall public toilet that will not overwhelm the open space or compete with pedestrian axis corridors.

2. [2014.0914E](#) (J. VIMR: (415) 575-9109)  
1033 POLK STREET – located on the west side of Polk Street between Post and Cedar Streets, Assessor's Block 0694, Lots 003 (District 3). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: demolish the existing building and construct a new mixed-use development. The project includes an 8-story residential tower with ground level commercial space at the intersection of Polk and Cedar Streets (Height: 98-ft). The Polk Street frontage will have retail on the ground floor, bicycle parking access, and an entrance to residential lobby and elevator. The project would provide a total of 19 dwelling units, 445 square feet of ground floor retail space, and 19 bicycle parking spaces. The building at 1033 Polk Street is considered to be an historic resource for the purposes of the California Environmental Quality Act (CEQA). The project site is located within a RC-4 (Residential-Commercial, High Density) Zoning District, 130-V Height and Bulk District, the Van Ness Special Use District, and the Lower Polk Alcohol Restricted Use Special Use District.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jonathan Vimr – Staff report  
 + Speaker – Project presentation  
 + Speaker – Project presentation  
 = David Silverman – Point of clarification

ACTION: Reviewed and Commented  
 At the ARC meeting, the Department and Sponsor requested ARC's feedback on the adequacy of the proposed preservation alternatives and district compatible project design being developed to address the anticipated significant impact to 1033 Polk Street. Department Preservation staff has prepared a summary of the ARC comments.

Although the Commissioners had some concerns regarding the full preservation and partial preservation alternatives, they felt that each was largely satisfactory. In their discussion of the district compatible alternative, however, the Commissioners called for a variety of changes that would result in an improved analysis and a better preservation alternative. Specifically, Commissioner Hyland noted that the subject building could withstand being incorporated into a taller, vertical addition without any substantial setbacks; although the resulting significant impact would nonetheless remain. Commissioner Pearlman commented that while the proposed district compatible design has appropriate massing, scale, and proportions, its compatibility is diminished by the architectural base. The ARC recommended that to improve the district

compatible design, the project sponsor should consider retaining the east and south facades of the existing building, designing a horizontal break, and completing the vertical project behind and above out to the property lines. This would allow the project to better respond to and reflect the surrounding context as was done with the mixed-use development at 1601-1637 Market Street. The Commissioners noted that such a design would constitute a demolition but result in an improved solution that retains the character-defining features of the historic building's facades and better relates to the surrounding context.

ADJOURNMENT – 12:44 PM  
ADOPTED FEBRUARY 7, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, December 6, 2017**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:49 PM**

**STAFF IN ATTENDANCE:** Desiree Smith, Jeanie Poling, Jorgen Cleeman, Shannon Ferguson, Jonathan Vimr, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

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- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** Richard Rothman – 900 Chestnut at the BoS, demolition

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Director John Rahaim:**

I think that Mr. Frye was going to report on the item that the gentleman just spoke about. I have two things to talk about; one just to mention that we included you on our response to the Mayor's Executive Directive via email last week; be happy to answer any questions on that. It has a number of items related to our preservation work so if you have any thoughts about that, happy to hear them. We had a hearing at the Planning Commission and we'll be updating that plan every quarter and reporting to the Planning Commission every quarter, so if you would like it have a hearing or have any questions answered, be happy to do that. Secondly, you've probably have seen there's potential for a couple of ballot measures coming up in June that directly, very directly relate to our work. One is a ballot measure being put forward to make affordable housing and teacher housing completely ministerial, meaning we would approve it without CEQA review, without extensive review and the second reported in the paper today is a ballot measure related to Prop M office allocation that relates to Central SOMA. Bring it up for two reasons: one is as a reminder to everyone, us, and you and staff, that because these are even potential ballot measures, we cannot take a public position on these. Secondly, we'll probably do our own analysis of these because they very much relate to our work and affect our work in the Department so in the coming weeks if they do get put on the ballot, if the signatures are gathered appropriately, we'll make a report to you and the Planning Commission on those. Thank you. That concludes my presentation.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

A few items to share with you as Director Rahaim mentioned a short report on the Board of Supervisors appeal hearing yesterday. The appeal was for conditional use authorization to merge two lots or allow two units in an RH1 Zoning District to merge into a single lot. The Board upheld the decision to merge the lots or the CU with a vote 10-1 with Supervisor Fewer against. Essentially this is a through lot, 950 Lombard, 841 Chestnut; there's a property facing each frontage; the 841 Chestnut property, which is a 1908 Willis Polk House, was demolished without benefit of Planning Department review. Although there is a substantial settlement that was incurred as part of this Notice of Enforcement, about \$400,000, which will go into Preservation and Enforcement with the Department. I'm happy to forward you the case report that the Department prepared on the appeal if that helps provide more information or if there is an item in particular you would like to have a hearing about in the future. Essentially, there was a good number of members of the public in support of denying the appeal, largely from the preservation community, stating that the funds should be diverted to the Historic Preservation Fund Committee or the remaining cottage on the 950 Lombard side should be landmarked or there should be some other measure to ensure preservation at that site and that projects like this or issues like this do not occur in the future. Again, happy to have a conversation about it should you desire. It was largely related to a property owner decided to move forward without any benefit of city review, so I'm not sure if there was any measures we could have put into place to prohibit them from doing this illegal demolition. The second item I wanted to mention to you is this morning; planning staff and I were at the Government Audit and Oversight Committee for the remaining Mills Act contract. The Committee decided to hear two contracts: 973 Market Street and then 55 Laguna site. So there are two remaining contracts or contract applications in the Duboce Landmark District that the Committee has decided not to hear this year, so we'll be working with those applicants on just discussing



their options. However, one of them is – has an Ellis Act associate with it, it seems that the Board of Supervisors is moving into a policy direction that will discourage granting Mills Act Contracts to those properties has an Ellis Act in the past. The other one was not heard primarily because a C of A is pending for a large horizontal and vertical addition at the rear of that property and the Committee felt that they would like to hear what this Commission has to say before granting the contract. The two that they heard, they had a number of questions about the outstanding violations at that site, which we're happy to report, have been abated. One was an illegal office use at the 55 Laguna site and the other one was nine residential units at 973 Market that were listed on Airbnb illegally by the lease holder. The Committee still has some concerns and I mentioned some of these the last time we had a hearing. They are concerned over the lack of correlation between rehabilitation costs and the credit that granting a contract after work has already been completed, which also shows a lack of demonstrated need for the credit, among other issues. As you know, we're going to schedule a hearing in February to discuss any ideas that this Commission or the Department may have on revamping the program to better align with the Board of Supervisors, sort of overall policies and goals, and make sure that the incentive stays intact. More on that once we get closer to that hearing; just wanted to let you know they did—oh one other thing, the two contracts that they did grant, they also granted them just for 10-year periods. So it won't be the rolling contracts that we've seen in the past. That concludes my comments unless you have any questions.

**Commissioner Hyland:**

Mr. Frye, can you give us a little background on the Mills Act. How many years have we been doing this; it's not been that long relative to other cities.

**Tim Frye, Preservation officer:**

No. We have -- the city adopted the program, I believe, in the late '90s, '96 or '98. We currently only have 25 active contracts. The program was sort of revamped about five years ago to reduce the application cost and to streamline the process a little bit more to encourage use of it. However, like Los Angeles, who has well in excess of 700 contracts, or San Diego that has over 1,200, we definitely are on the low side in terms of statewide applications. The program does offer the local jurisdiction a lot of flexibility on how it decides to implement the program, so that's what we will be looking at after talking to the city attorney's office in coming back to you with some ideas about how we can, again, better align with everybody's intentions for using it as a preservation incentive.

**C. COMMISSION MATTERS**

**3. President's Report and Announcements**

**President Wolfram:**

I would like to report that we are planning a Historic Preservation Commission holiday gathering for Commissioners and Preservation Staffs. The plan now is to hold it about 5:00 P.M. on the 20<sup>th</sup> of December, which is after our hearing on that date, at one of our recent legacy businesses that we have recommended, the Café du Nord on Market Street. We can send out details with the exact address via email. Hope you can all come.

**4. Consideration of Adoption:**

- [Draft Minutes for ARC November 1, 2017](#)

- [Draft Minutes for HPC November 1, 2017](#)
- [Draft Minutes for HPC November 15, 2017](#)
- [Draft Minutes for CHA November 15, 2017](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

**Commissioner Johnck:**

Fellow commissioners and actually this is to staff too, but this is a little continuation of this issue with the Mills Act, so just to confirm we are having a hearing in February for review; for instance, you're going to bring back the matter of the Certificate of Appropriateness that was outstanding? One example?

**Tim Frye, Preservation Officer:**

We're going to explore what are the options are for the outstanding contracts; right now they are at the Board. I'm not sure if we can do anything. We may have to cancel those applications. Our hope is to come to your first hearing in February with some recommendation because that will give us time to incorporate any edits you find necessary into the next year's cycle; which the deadline is May 1 for our new applications to come in so we think between February and May we can bring something to the Board for adoption if you do decide to change the program. If there are some policy changes we can make without legislating amendments to the code, we'll naturally pursue that first.

**Commissioner Johnck:**

On a related matter, too, I've been following the potential demise of the federal historic tax credits with the House bill completely eliminating them while the Senate bill maintains the historic tax credits but changes the time period which you can receive credit for the expenditure. Which apparently, under the existing federal law, the credit you can take immediately within the first year, but the amendment to the law in the Senate bill extends it out five years, which is a problem, I mean, it's a further disincentive, so I'm interested if there is an update what you have, Tim, or any other one on this. I know several letters have gone into our centers about this and trying to maintain the existing program.

**Tim Frye, Preservation Officer:**

Commissioner, the only thing I have to report, you know, other than us following the news as closely probably as you are, is that Mayor Lee did sign on to a letter urging the Senators and the President to retain the tax credit. He signed on with a number of other Mayors from across the country, but if you'd like to discuss that further or if the full commission would, we're happy to agendize something, perhaps in the new year, to discuss those issues and then at that time, we can -- excuse me -- reach out to the state to see if they have anything, any information they can provide us.

**Commissioner Johns:**

Last night at a party, I had a discussion with the President of the Arts Commission and the upshot of it all was that both he and I thought it would be very useful for the Arts Commission and for this Commission, at least for me, if each Commission had a better

understanding of what the other one does; with specific reference to things like we're going to come up with later on today. There may be other times when the Arts Commission approves the installation of some art project in a historic district and so I don't know exactly the proper way to do it but I think it would be very useful. He suggested, well maybe we have a joint meeting. I don't know if that is the way to do it. Or maybe we could have someone report to us so we could better understand their role and we could then maybe retal -- I mean reciprocate and have someone explain to them what we do. So, we were both clear on our roles and didn't anticipate or expect the other Commission to do something, which they consider to be outside of their purview.

**Jonas Ionin, Commission Secretary:**

In the past when there have been requests to have joint meetings between Commissions: between the Historic Preservation Commission possibility the Planning Commission or the Planning Commission and the Department of Building and Inspection; we've often sometimes met with the officers at an officer's meeting of the two commissions. But what has come out of those sometimes is a presentation from staff to each of the respective commissions so that a member of the Arts Commission staff could come and make a presentation here and vice versa.

**President Wolfram:**

That seems like the most effective way; I think the joint hearing tends to be a bit cumbersome.

**Commissioner Johns:**

If there is some way that we could do that --

**Jonas Ionin, Commission Secretary:**

We could certainly put the wheels in motion and send an invitation. I'm sure they would be willing to oblige and put the item on the agenda.

**Commissioner Pearlman:**

I just wanted to add to Commissioner Johns' comments. At the ARC today, we looked at the JC Deco designs for the new bathrooms and kiosks and what we found out was that the Arts Commission had unanimously -- not unanimously, they had approved the designs that Commissioner Hyland and I were very, very skeptical about, to say the least. So, it is a very interesting and I think very important to have this discussion because there is a chasm between our view of how this design affected the historic districts that they're located in and the approval from the Arts Commission. So, I heartily endorse that.

**Commissioner Hyland:**

Sorry, we're a chatty group today. Today Commissioner Johnck and I are part of the Waterfront Long Range Update Plan and part of the working group for that and I believe tonight will be potentially our last hearing as the working group. So, if any of you are following that, I know the -- I think it is just the last commission hearing, the Port was here and presented their draft report. But it will be moving into stage three or phase three, whatever they're calling it, which is public engagement and public comment. So, I think --

**President Wolfram:**

So you will no longer be -- ?

**Commissioner Hyland:**

I believe the working group will no longer be assembled. That is my understanding. We'll report back next week. Yeah.

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2013.0384U (D. SMITH: (415) 575-9093)  
**AFRICAN AMERICAN HISTORIC CONTEXT STATEMENT – Consideration to adopt, modify, or disapprove** the African American Citywide Historic Context Statement. Partially funded by the Historic Preservation Fund Committee, the context statement documents the history of African Americans in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations.  
*Preliminary Recommendation: Adopt the Historic Context Statement*  
(Continued from Regular hearing February 17, 2016, April 6, 2016, May 4, 2016, October 5, 2016 and February 15, 2017, December 6, 2017)  
**(Proposed for Indefinite Continuance)**

SPEAKERS: = Desiree Smith – Indefinite continuance  
ACTION: Continued Indefinitely  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

**E. REGULAR CALENDAR**

7. [2016-010340ENV](#) (J. CLEEMAN: (415) 575-8763)  
**500 TURK STREET** – northwest corner of Turk Street and Larkin Street, (Assessor's block/lot 0741/002) – Commission Review and Comment on the **Draft Environmental Impact Report (DEIR)**. The proposed project would demolish an existing one- to two-story, 20- to 30-foot-tall, 7,315-square-foot concrete tire and automobile service building and construct an eight-story, 79-foot-tall, 106,000-square-foot building that would contain 107 affordable residential units and one manager's unit. Constructed in 1935, the building is individually eligible for listing on the California Register.  
**Note: This public hearing is intended to assist the Commission on its preparation of comments on the DEIR. Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be responded to in the final EIR. The Planning Commission will hold a public hearing to receive comments on the DEIR on Thursday, January 11, 2018. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on Friday, January 16, 2018.**  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jeanie Poling – Staff report  
Jorgen Cleeman  
ACTION: Reviewed and Commented

- The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746.
- The HPC noted an error on page 121, which contains Figure VI-5. As captioned and referenced in the text, Figure VI-5 should have shown a conceptual site plan for the partial preservation alternative. As printed in the DEIR, however, Figure VI-5 showed a conceptual site plan for the full preservation alternative. The HPC asked that this error be corrected.

AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 LETTER: 0084

8. [2014.1050L](#) (D. SMITH: (415) 575-9093)  
1610 GEARY BOULEVARD – between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023 (District 5). Consideration to adopt a Resolution to recommend to the Board of Supervisors **Landmark Designation** of 1601 Geary Boulevard, historically known as Peace Pagoda and Peace Plaza, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Peace Pagoda and Peace Plaza were designed by master architect, Yoshiro Taniguchi and are significantly associated with the history and identity of the Japantown community. The HPC initiated landmark designation of the subject property on June 21, 2017. It is located in a Neighborhood Commercial, Moderate Scale (NC-3) zoning district and a 50-X Height and Bulk district.  
*Preliminary Recommendation: At the request of the Japantown Task Force, Adopt a revised Recommendation for Approval to include only Peace Pagoda in the Article 10 designation.*  
 (Continued from regular hearing of August 16, 2017 and September 20, 2017)

SPEAKERS: = Desiree Smith – Staff report  
 + Karen Kai – Support for landmarking  
 + Speaker – Endorsement  
 ACTION: Adopted a Motion of Intent to Recommend Approval of both the Pagoda and Plaza and Continued to December 20, 2017.  
 AYES: Wolfram, Hyland, Johnck, Johns, Pearlman  
 RECUSED: Matsuda

9. [2017-013035DES](#) (S. FERGUSON: (415) 575-9074)  
236-246 1<sup>ST</sup> STREET – Consideration to **Initiate Landmark Designation** of the Phillips Building, Assessor's Block 3736, Lot 006 (District 6), as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is architecturally significant as a distinctive example of the Art Deco style, specifically the Mayan Deco substyle, and is the largest Art Deco style loft building in San Francisco; and is significant for its association with master architects Henry H. Meyers and George R. Klinkhardt. The property at 234-246 First Street is located within the C-3-O(SD) – Downtown Office (Special Development) Zoning District and 200-S Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: = Shannon Ferguson – Staff report  
 + Sara Hahn – Sponsor support  
 ACTION: Initiated with direction to Staff  
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

RESOLUTION: 917

- 10a. [2017-000965DES](#) (S. FERGUSON: (415) 575-9074)  
460 ARGUELLO BOULEVARD – east side of Arguello Blvd. between Euclid Avenue and Geary Blvd., Assessor's Block 1061, Lot 049 (District 1). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Theodore Roosevelt Middle School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 460 Arguello Blvd was added to the Landmark Designation Work program on June 15, 2011. Theodore Roosevelt Middle School is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. It is located in a P - Public Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shannon Ferguson – Staff report  
+ Richard Rothman  
+ Michael Levin – Support  
+ J.D. Beltran – Murals and frieze  
+ Mike Buhler – State historical building code  
+ Karen Kai – Rosa Parks' front gates  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 918

- 10b. [2016-013562DES](#) (S. FERGUSON: (415) 575-9074)  
600 32<sup>ND</sup> AVENUE – east side of 32<sup>nd</sup> Avenue between Geary Blvd. and Balboa Street, Assessor's Block 1574, Lot 001 (District 1). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the George Washington High School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 600 32<sup>nd</sup> Avenue was added to the Landmark Designation Work program on August 17, 2016. George Washington High School is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. It is located in a P - Public Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 919

- 10c. [2006.1465L](#) (S. FERGUSON: (415) 575-9074)  
2728 BRYANT STREET – west side of Bryant Street between 25<sup>th</sup> and 26<sup>th</sup> streets, Assessor's Block 4273, Lot 008 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Sunshine School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 2728 Bryant Street was added to the Landmark Designation Work program on June 15, 2011. The Sunshine School is significant

for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. It is located in a P - Public Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 920

11. [2017-011911COA](#) (J. VIMR: (415) 575-9109)  
99 GROVE STREET – south side, between Polk Street and Larkin Street; Assessor's Block 0812, Lot 001 (District 6) – Request for a **Certificate of Appropriateness** for the proposed installation of a neon-lit artwork spanning the brick portion of the western façade and a small portion of the southern façade of the Bill Graham Civic Auditorium. Components include transformers, conduit, and neon tubing. The subject property is a contributory building within the Article 10 Civic Center Landmark District, and is located within a P (Public) Zoning District and 80-X Height and Bulk District. Historically known as the Exposition Auditorium, the subject building was originally designed by architecture firm Howard, Meyer, Reid in the Beaux-Arts style as part of the 1915 Panama-Pacific International Exposition.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Jonathan Vimr – Staff report  
+ Speaker – Project presentation  
+ J.D. Beltran – Support  
+ Jim Haas – Support  
+ Michael Levin – Bill Graham Civic Auditorium Panama Pacific Pan Am Auditorium  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
MOTION: 0325

- 12a. [2017-014616LBR](#) (S. CISNEROS: (415) 575-9186)  
2222 MARKET STREET – on the north side of Market Street between Sanchez Street and Noe Street. Assessor's Block 3560, Lot 031 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Beck's Motor Lodge is family-owned and –operated motel that has been serving the Castro neighborhood for 59 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and



success. The subject business is within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Stephanie Cisneros – Staff report  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 921

- 12b. [2017-014618LBR](#) (S. CISNEROS: (415) 575-9186)  
800 DIVISADERO STREET – on the east side of Divisadero Street at the corner of Fulton Street. Assessor's Block 1180, Lot 013 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. For 43 years, Eddie's Café has been serving comfort food to the residents and visitors of the Western Addition in its diner-influenced atmosphere. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the NCT (Divisadero Street Neighborhood Commercial Transit) Zoning District and 65-A Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 922

- 12c. [2017-014645LBR](#) (S. CISNEROS: (415) 575-9186)  
5006 MISSION STREET – on the west side of Mission Street between Seneca Avenue and Italy Avenue. Assessor's Block 6968, Lot 009 (District 11). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Little Joe's Pizzeria is a 59-year-old Excelsior/Outer Mission establishment that has been serving up an array of Italian and Mexican dishes in a vintage Italian-restaurant setting. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the NCD (Excelsior Outer Mission Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 923

- 12d. [2017-014705LBR](#) (S. CISNEROS: (415) 575-9186)  
155 MAIN STREET – on the east side of Main Street between Howard Street and Mission Street. Assessor's Block 3717, Lot 011 (District 6). Consideration of adoption of a resolution



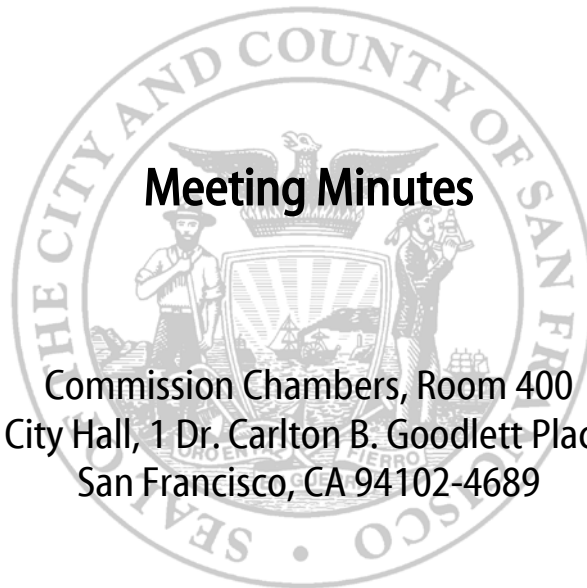
recommending Small Business Commission approval of a **Legacy Business** application. For 32 years, One Twenty for Hair has been providing affordable, high quality salon services and products to the Downtown/Financial District neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the C-3-O (SD) (Downtown-Office (Special Development)) Zoning District and 300-S Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 924

ADJOURNMENT – 2:54 PM  
ADOPTED JANUARY 17, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, December 20, 2017  
12:00 p.m.  
Cultural Heritage Assets Committee  
Meeting**

**COMMISSIONERS PRESENT:** Hyland, Matsuda

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 12:02 PM**

**STAFF IN ATTENDANCE:** Tim Frye – Historic Preservation Officer, Shelley Caltagirone, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. COMMITTEE MATTERS**

1. Committee Comments & Questions

None

**B. REGULAR**

2. 

(T. FRYE: (415) 575-6822)

CULTURAL HERITAGE ASSETS DISCUSSION – The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding hearings in December 2014. The purpose

of the Committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The December hearing will include an **Informational Presentation** from the San Francisco Planning Department regarding the purpose and functions of cultural heritage districts. This discussion is intended to prepare the committee and public to review draft legislation that would establish a cultural heritage district program at the January 17, 2018 hearing. Public participation in the hearing is encouraged. The Committee welcomes written comments as well as public testimony. Please contact Shelley Caltagirone at 415-558-6625 or [shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org) for more information.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Shelley Caltagirone – Staff presentation  
+ Speaker – Cultural District and evolution  
+ Carolyn Goosen  
Aria Said  
Paul Herrera  
Speaker  
Emma Gabriel  
Speaker  
Joseph Atticus  
Rachel Ryan  
Brad Chapin  
Terry Beswick  
Eric Arguello  
Moises Garcia  
ACTION: None – Informational

ADJOURNMENT – 12:50 PM  
ADOPTED FEBRUARY 7, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, December 20, 2017**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:55 PM**

**STAFF IN ATTENDANCE:** Desiree Smith, Jenny Delumo, Shannon Ferguson, Tim Frye – Preservation Officer,  
Jonas P. Ionin –Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** David Silverman – Historic Resource evaluation

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

A few items to share with you; one in regards to the outstanding Mills Act applications, the Full Board voted on the outstanding applications. It appears that 215-229 Haight Street, formerly 55 Laguna was approved and we're currently processing that contract; 973 Market as well, 940 Grove, and 627 Waller, and then 101 Vallejo Street. I will point out that 55 Laguna, 973 Market, and 627 Waller all have tenure limitations on those contracts, decided by the Government Audit and Oversight Committee. So those will be making their way through the assessor/recorder's office before the end of the year and then I did want to point out or remind you that there were two contracts that the Committee decided to essentially table or not take an action on and, therefore, we are working with those project sponsors on the next steps. One was 60-62 Carmelita, which I mentioned the Committee had a question about owner move-in eviction and then decided to not take a recommendation on that item; and then 56 Potomac Street, where there's an outstanding Certificate of Appropriateness for a vertical and horizontal addition. We're scheduling a special hearing at the request of President Wolfram on the Mills Act process and application procedures and policies for one of your February hearings and we will prepare some materials and some recommendations based on the committee's thoughts on this previous cycle, so that's coming up. Second, I did want to mention 56 Mason, which was a request for hearing from November regarding window placement in a Category 1 building in the Kearny-Market-Mason-Sutter Conservation District. You heard the item and upheld the department's decision on that Permit to Alter and now there has been a DR filed on that application, so it will be going to the Planning Commission in the New Year. That concludes my comments unless you have questions.

**Commissioner Pearlman:**

On 56 Mason, is that the one that there was a lot of community concern about?

**Tim Frye, Preservation Officer:**

That is correct.

**President Wolfram:**

This is in response to the member of the public who spoke about the CEQA question. I'm wondering if we could have potentially an update of where we are with the citywide survey because I think is—logic of the citywide survey is to address those kinds of concerns about historic resources.

**Tim Frye, Preservation Officer:**

Yup, we could schedule that in the New Year.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

**President Wolfram:**

I have no formal report or announcement, but I would like to inform the members of the public we will be hearing item eight, the Peace Pagoda and Peace Plaza Landmark Designation, as the first item in the regular calendar, so that will be before item six.

## 4. Commission Comments &amp; Questions

**President Wolfram:**

I have one disclosure which is that on item five, 920 North Point Street, the project sponsor there is client of my firm for other projects, but I'm not involved in this project.

**D. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

5. [2017-011162COA](#) (R. SALGADO: (415) 575-9101)  
920 NORTH POINT STREET – located at Polk Street between Beach Street and North Point Street, Assessor's Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for the installation of mechanical louvers in existing window openings at the north façade of the historic Woolen Mill Building at Ghirardelli Square. The louvers will match the material and finish of the existing windows at this façade. The proposal also includes the installation of new signage and lighting at the Woolen Mill building's east façade, modifications to non-historic infill in existing historic and non-historic openings at the north, south, and east facades of the Woolen Mill Building, and related exterior landscape alterations at the Lower Plaza. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
MOTION: 0327

**E. REGULAR CALENDAR**

6. [2015-011274ENV](#) (J. DELUMO: (415) 575-9146)  
150 EUREKA STREET – on the block is bounded by 18th Street to the north, Eureka Street to the east, 19th Street to the south, and Douglass Street to the west (Assessor's Block 2692, Lot 007) – Commission **Review and Comment** on the Draft Environmental Impact Report (DEIR). The project site is currently developed with a two-story approximately 29-foot-tall wood-frame building, which most recently housed the Metropolitan Community Church of San Francisco. The proposed project would demolish the existing church building and construct two four-story buildings each with a total of two residential units, for a total of four residential units on the site. The two buildings would total approximately 14,441

gross square feet in size and would not exceed 40 feet in height. Each building would include a four-car garage and two class 1 bicycle parking spaces, for a total of eight vehicle parking spaces and four class I bicycle parking spaces. The project site is located in a Residential House-Two-Family (RH-2) District and 40-X Height and Bulk District.

**Note:** This public hearing is intended to assist the Commission in its preparation of comments on the DEIR. Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be addressed in the Final EIR. The Planning Commission will hold a public hearing to receive comments on the DEIR on Thursday, January 18, 2018. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on Tuesday, January 23, 2018.

*Preliminary Recommendation: Review and Comment*

- SPEAKERS: = Jenny Delumo – Staff presentation  
+ David Silverman – Appropriate scope of a walking tour for a four unit building
- ACTION: Reviewed and Commented
- The HPC concurred with the conclusions in the Draft EIR
  - The HPC agreed that the alternatives analyzed are adequate and felt that the architect and sponsor have been honest in their assessment.
  - The HPC has concerns about the practical implementation of the mitigation measure M-CR-1b (Interpretive program). The Commission felt the development of a full walking tour as outlined in the mitigation measure was generally not a reasonable or practical measure for the size of the project, and requested that a plaque or other interpretive display be used to note the existing property's history. In addition, the Commission discussed working with existing tour(s) in the neighborhood to add this site.
- LETTER: 0085

7. [2017-011910DES](#) (D. SMITH: (415) 575-9093)  
DIAMOND HEIGHTS SAFETY WALL – south side of Diamond Heights Boulevard at Clipper Street, Assessor's Block 7504, Lot 011 (District 8). Consideration to **Recommend to the Board of Supervisors** Landmark Designation of the Diamond Heights Safety Wall as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Diamond Heights Safety Wall is the notable work of Bay Area artist and architect, Stefan Alexander Novak, is an important visual landmark for the Diamond Heights neighborhood, and is significantly associated with the Diamond Heights Redevelopment Project, which dramatically reshaped the area into a neighborhood characterized by postwar Modernist master planning and Bay Area regional Modernist design. The property was nominated for Landmark Designation through a community-sponsored Landmark Application, submitted to the Department on May 1, 2017. It is located in a Residential-House, Two-Family (RH-2) zoning district and 40-X Height and Bulk district.

*Preliminary Recommendation: Approve*

- SPEAKERS: = Desiree Smith – Staff report
- ACTION: Approved

AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 RESOLUTION: 926

8. [2014.1050L](#) (D. SMITH: (415) 575-9093)

1610 GEARY BOULEVARD – located between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023 (District 5). **Consideration to adopt a Resolution** to recommend to the Board of Supervisors Landmark Designation of the Peace Pagoda and Peace Plaza at 1601 Geary Boulevard, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Peace Pagoda and Peace Plaza were designed by master architect, Yoshiro Taniguchi and are significantly associated with the history and identity of the Japantown community. The HPC initiated landmark designation of the subject property on June 21, 2017. It is located in a Neighborhood Commercial, Moderate Scale (NC-3) zoning district and 50-X Height and Bulk district.

*Preliminary Recommendation: Approve*

**Note: On August 16, 2017, after hearing and closing public comment, the Commission Continued to September 20, 2017 by a vote of +5 -0 (Matsuda recused; Hasz absent).**

**On September 20, 2017, without hearing, Continued to December 6, 2017 by a vote of +6 -0. On December 6, 2017, Adopted a Motion of Intent to Recommend Approval and Continued to December 20, 2017 by a vote of +5 -0 (Matsuda recused).**

SPEAKERS: = Desiree Smith – Staff report  
 + Kaley Lloyd, Aide to Supervisor Breed – Pagoda and Peace Plaza  
 = Alice Kowahatsu  
 = Sandy Morry – Pagoda now, Plaza later  
 + Karen Kai – Separating the Pagoda from the Plaza does not make sense  
 - John Osaki – The Community is not ready to designate the Plaza  
 - Judy Yamaguchi

ACTION: Approved

AYES: Wolfram, Hyland, Johnck, Johns

ABSENT: Pearlman

RECUSED: Matsuda

RESOLUTION: 925

9. [2015-015453SRV](#) (S. FERGUSON: (415) 575-9074)

EUREKA VALLEY HISTORIC CONTEXT STATEMENT – Consideration to **adopt, modify or disapprove** a Motion to adopt the Eureka Valley Historic Context Statement was developed to provide a framework for consistent, informed evaluations of historic resources in the Eureka Valley/Castro neighborhood. The context statement documents the development history of the neighborhood and calls out influential themes, geographic patterns, and time periods in the district's history. The context statement also identifies key associated historic property types, forms, and architectural styles and their character-defining features, and a detailed discussion of potential areas of significance, criteria considerations, and integrity thresholds. The study period for the Eureka Valley Historic Context Statement dates from just before permanent European settlement in the region to 1976. The Eureka Valley Historic Context Statement study area encompasses all or a portion of twenty-nine city blocks roughly bounded by 16th, Market, and 17th streets on the north, Sanchez and Church streets on the east, 20th and 21st streets on the south, and Douglass Street on the west.

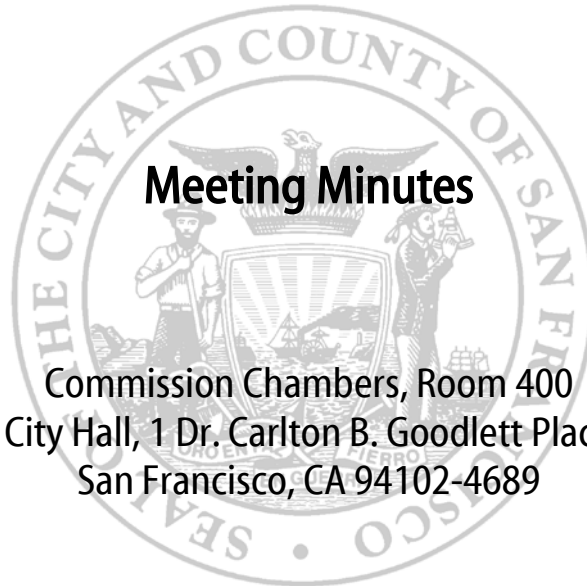
*Preliminary Recommendation: Adopt*



SPEAKERS: = Shannon Ferguson – Staff report  
+ Susan Duttweiler – Support  
+ Mark Ryser – Support  
ACTION: Adopted  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
MOTION: 0326

ADJOURNMENT – 2:38 PM IN HONOR OF MAYOR ED LEE  
ADOPTED FEBRUARY 7, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, January 17, 2018**

**12:00 p.m.**

## Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:01 PM

STAFF IN ATTENDANCE: Natalia Kwiatkowska, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. COMMITTEE MATTERS

1. Committee Comments & Questions

None

### B. REGULAR

2. [2015-016239ENV](#) (N. KWIATKOWSKA: (415) 575-9185)  
1170 HARRISON STREET – located on the north side of Harrison Street, between Berwick Place and 8<sup>th</sup> Street; Assessor's Block 3755, Lot 029 (District 6) – Request for **Review and**

**Comment** by the Architectural Review Committee regarding the proposal for alterations and additions to an existing one-story, industrial building and conversion to a three-story, office building located in a WMUG (WSOMA Mixed Use-General) Zoning District and 55-X Height and Bulk District. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The subject property is listed on the Historic Preservation Commission's Landmark Designation Work Program and is seeking use of Planning Code Section 803.9 to allow office uses in historic buildings.

*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Natalia Kwiatkowski – Staff report  
+ Speaker – Project presentation

**ACTION:** Reviewed and Commented

#### **Recommendations on Vertical Addition**

The ARC concurs with the staff determination that the proposed vertical addition, although minimally visible from the public right-of-way, would partially remove some of the character-defining features of the building, including a portion of the roof and trusses. The ARC expressed that a 25 foot setback of the one-story vertical addition was sufficient to visually separate the addition from the historic building while removing a portion of the roof monitor and trusses, provided that the new design is further evolved to better reflect the removal of the roof monitor. Further, Commission Pearlman clarified that since the secondary monitor was never used as a light monitor, it's a vestigial element, and therefore, less impactful in terms of the current use, he stated: "if it were all about bringing light into a factory building, that's a little bit different than venting, and obviously venting is an important part of it from a historical standpoint, but it's less impactful in terms of the current use, because it's not like you're flooding the space with light, which was the idea of light monitors in industrial buildings".

- The ARC recommends an alternate option for the project, a hybrid between the preferred option by the Project Sponsor and one of the options recommended by the Department, which results in a one-story vertical addition setback a minimum 25 feet from the front building wall, measuring approximately 60 feet in width by 53 feet in depth.
- Further, the ARC stated that the proposed vertical addition should address the removal of the roof monitor in an architectural matter that's reflected in the design.

#### **Recommendations on Other Scopes of Work**

The ARC stated that overall; the proposed project meets the Standards. The Project Sponsor expressed a desire to provide a smaller setback of the inserted second floor from the Berwick Place elevation than the five foot setback recommended by staff. Commissioner Hyland expressed that he would prefer to see some gap between the historic façade and the inserted new floor and requested detailed drawings showing the face and finish of the floor, he stated: "the drawings as shown right now do not address that detail, whatever that detail is, I would prefer to see some gap, a foot or two, and detail it so it's clear that it's not altering the perception of the windows from the outside".

- The ARC stated they are open to a smaller setback of the second floor from the Berwick Place façade; however, the Project Sponsor should further evolve the design and detail the drawing so that the inserted floor is not interrupting the window.

#### **Recommendations on Harrison Street Elevation**

The ARC concurs with staff's determination and is supportive of the proposed restoration and alterations to the Harrison Street elevation. The Project Sponsor did not provide detailed drawings to demonstrate the proposed work for the ARC. Department staff will undertake a complete analysis per the applicable Standards as part of the environmental review and review of the building permit application per Planning Code Section 803.9, which will require a future HPC hearing.

- The ARC will provide feedback at a future hearing when presented with detailed drawings.

#### **Recommendations on Berwick Place Elevation**

The ARC concurs with staff's determination and is supportive of the proposed restoration and alterations to the Berwick Place elevation. The Project Sponsor did not provide detailed drawings to demonstrate the proposed work for the ARC. Department staff will undertake a complete analysis per the applicable Standards as part of the environmental review and review of the building permit application per Planning Code Section 803.9, which will require a future HPC hearing.

- The ARC will provide feedback at a future hearing when presented with detailed drawings.

ADJOURNMENT – 12:33 PM  
ADOPTED MARCH 7, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, January 17, 2018**

**12:30 p.m.**

## Regular Meeting

COMMISSIONERS PRESENT: Wolfram, Hyland, Pearlman, Johnck, Matsuda  
COMMISSIONERS ABSENT: Johns

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning Department, Deborah Landis, Rebecca Salgado, Shannon Ferguson, Desiree Smith, Frances McMillen, Shelley Caltagirone, Michael Christensen, Tim Frye – Preservation Officer, Jonas P. Ionin –Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: David Silverman – 150 Eureka

**B. DEPARTMENT MATTERS**

1. Director's Announcements

None

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

None

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC September 20, 2017](#)
- [Draft Minutes for HPC December 6, 2017](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman

ABSENT: Johns

5. Commission Comments & Questions

**President Wolfram:**

I think I would like to follow up on the public comment that the speaker made so that we could get a report on that project on the 150 Eureka.

**Jonas Ionin, Commission Secretary:**

I will certainly relay that to staff.

**Commissioner Pearlman:**

I was hoping Mr. Frye was here. I sent, I asked Jonas to send around an article that was in the Chronicle about the historic houses, a number of houses that were illegally torn down and it's a very interesting problem because, you know, so often we hear these stories and it's so far out of the hands of the architect, the engineers, the planning staff, because it is, you know, an owner, typically a developer who takes it upon themselves to make some decisions in the field. I know that the fines often are, you know, not commensurate with the problem. I was just wondering if, you know, especially when it is a historic building, you know, if we could have a further conversation, if it's something we can schedule a conversation about, how to address this. I don't know if the staff is specifically already looking at -- thank you.

**Director Rahaim:**

Sorry, this isn't technically on your agenda, we shouldn't have a conversation about it but the Planning Commission has raised that exact same issue and we are looking at more

robust ways to make sure there is, number one, better communication between us and DBI on these issues and, number two, what we can do to try to address some of the particular players involved in some of these decisions where this has, frankly, happened repeatedly. So, we are working with the City Attorney's Office and Planning Commission and happy to work with you as well on future discussions about how to best address this, as this has become an issue that a number of people have asked us to start working on more robustly.

**President Wolfram:**

Maybe we can have it as a staff report in a subsequent hearing to know what's going on and we can ask questions about it.

**Director Rahaim:**

Happy to. Absolutely.

**Commissioner Pearlman:**

Yeah because the 841 Chestnut was an interesting one; that is the Willis Polk House where they came back and said the house was so deteriorated. Well that should have come up in a historic report. You know, that it was that deteriorated and could have been discussed as to whether that was appropriate to them, do more work or less work relative to that. So, thank you, I appreciate that. I do have one other thing. I'm giving a talk on February 2<sup>nd</sup> to the Alliance of Monterey-Area Preservationists in Pacific Grove, on, generally what we're doing here in San Francisco for preservation and then more specifically about the Hibernia Bank building. If anyone's down in the area, please join us. It's on -- I can give you more information --

**President Wolfram:**

Actually, I can add to that, I'm going to be on a CPS Panel next Friday about -- it's about CEQA review and the Commission's perspective; Historic Preservation Commission's perspective on the CEQA and how we are involved in it. I'll be speaking with many other speakers that day, next Friday, it's at Pier One.

6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None  
ACTION: Continued to February 7, 2018  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns

**D. REGULAR CALENDAR**

7. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **Informational Presentation** of the Department's proposed revenue and expenditure budget in FY 2018-2019 and FY2019-2020, including grants, capital budget requests, and staffing changes;

high-level work program activities for the department in FY 2017-2018 and FY2018-2019; and proposed dates where budget items will be discussed during the budget process.

*Preliminary Recommendation: None – Informational*

SPEAKERS: John Rahaim – Presentation introduction

Deborah Landis – Staff presentation

Tim Frye – Preservation budget

ACTION: None – Informational

8. [2015-005890DES](#) (S. FERGUSON: (415) 575-9074)  
546-554 FILLMORE, 735 FELL STREET, 660 OAK STREET – east side of Fillmore Street, north side of Oak Street, south side of Fell Street, Assessor's Blocks/Lots 0828/021, 0828/022, 0828/022A and 0828/012 (District 5). Consideration of **Landmark Designation** for the former Sacred Heart Church Complex which includes the former rectory, church, school and convent buildings pursuant to Article 10, Section 1004(c) of the Planning Code. Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries; with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972; as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh. 546-548 Fillmore Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District; 735 Fell Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; and 660 Oak Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on October 18, 2017)

SPEAKERS: Mark Loper – Request for continuance

Merle Easton – Public suggest for the landmarking

Robert Pritchard – Support for landmarking

ACTION: Continued to March 21, 2018

AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman

ABSENT: Johns

9. [2017-007097COA](#) (R. SALGADO: (415) 575-9101)  
3639 20<sup>TH</sup> STREET – located on the south side of 20<sup>th</sup> Street, Assessor's Block 3608, Lot 068 (District 8). Request for a **Certificate of Appropriateness** for the removal of a portion of the roof at the rear of the building, to accommodate the construction of a roof deck. The proposed project also includes the in-kind replacement of the historic window sashes and the non-historic garage door and secondary entrance door at the 20<sup>th</sup> Street façade; modifications to existing window and door openings at the side and rear elevations; removal of select existing skylights and the installation of new skylights; the removal of a non-historic rear deck; modifications to the rear yard; and related interior alterations. The subject property is located within the Article 10 Liberty-Hill Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*



SPEAKERS: = Rebecca Salgado – Staff report  
 + Blake Evans – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
 ABSENT: Johns  
 MOTION: [0328](#)

10. [2017-015688FED](#) (S. FERGUSON: (415) 575-9074)  
1 TELEGRAPH HILL BOULEVARD – south side of Telegraph Hill Blvd. within Pioneer Park, Assessor's Block/Lot 0086/012, (District 3). – Request for **Review and Comment** on amendment of the nomination of Coit Memorial Tower to the National Register of Historic Places. This nomination amends the 2008 National Register nomination in order to document Coit Memorial Tower at the national level of significance under National Register Criterion C in the area of art, and under Criteria Consideration F, Commemorative Properties. Coit Memorial Tower is associated with the extraordinary permanent exhibition of federally funded art created through the Public Works of Art Project (PWAP). The fresco, entitled *Aspects of Life in California, 1934* is the single largest PWAP project in the country and possesses exceptional value in interpreting the themes of the Great Depression and New Deal idealism. Financed by and named in honor of Lillie Hitchcock Coit, Coit Memorial Tower is exceptionally significant apart from the value of the person memorialized by the monument. 1 Telegraph Hill Blvd. is located in a P-Public Zoning district and OS (Open Space) Height and Bulk district.  
*Preliminary Recommendation: Adopt a Resolution in support of amending the National Register of Historic Places nomination.*

SPEAKERS: = Shannon Ferguson – Staff report  
 + Catherine Petrin – Sponsor presentation  
 + Robert Cherny – Support  
 ACTION: Adopted a Resolution supporting an amendment to the National Register of Historic Places nomination  
 AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
 ABSENT: Johns  
 RESOLUTION: [927](#)

11. [2017-015684FED](#) (D. SMITH: (415) 575-9093)  
3543 18<sup>TH</sup> STREET – south side of 18th Street at Lapidge Street, Assessor's Block 3588, Lot 082 (District 8). Request for **Review and Comment** on the nomination of the property to the National Register of Historic Places for its association with second wave feminism, one of the late twentieth century's most consequential social movements and as a location where the struggle for women's rights was linked to additional community struggles, including those of marginalized racial/ethnic communities, LGBTQ people, immigrants, and others. The period of significance is 1978 to 1994, which captures the beginnings, formation, and consolidation of The Women's Building, culminating with the creation of the major mural project, Maestrapeace, which visually communicates the organization's mission of supporting and celebrating women across time and around the world. 3543 18th Street is located within a RTO-M - Residential Transit Oriented- Mission zoning district and 55-X Height and Bulk district.  
*Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.*

SPEAKERS: = Desiree Smith – Staff report  
+ Donna Graves – Sponsor presentation  
+ Rohna Guy – Support  
ACTION: Adopted a Resolution supporting the nomination to the National Register of Historic Places  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [928](#)

12. [2017-015656FED](#) (F. MCMILLEN: (415) 575-9076)  
220 GOLDEN GATE AVENUE – north side of Golden Gate Avenue between Leavenworth and Hyde streets, in Assessor's Block 0345, Lot 031 (District 6) – Request for **Review and Comment** on the nomination of the San Francisco Central YMCA to the National Register of Historic Places at the local level of significance under National Register Criterion A in the areas of social history and education, and under Criterion C in the area of architecture. The San Francisco Central YMCA is significant for its role as the lead branch of the San Francisco YMCA and as a major provider of social services, educational and recreational opportunities to City residents. The property is also significant for its association with Golden Gate University, which evolved out of educational programs offered by the YMCA and operated at the site until 1967. Designed by the McDougal Brothers and completed in 1910, the building is a distinctive example of Renaissance Revival style architecture. 220 Golden Gate Avenue is located within a C-3-G (Downtown-General) Zoning District and 80-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.*

SPEAKERS: = Frances McMillen – Staff report  
+ Speaker – Sponsor presentation  
ACTION: Adopted a Resolution supporting the nomination, with revisions, to the National Register of Historic Places  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [929](#)

- 13a. [2017-016394LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1663 MISSION STREET – east side of Mission Street between Plum and 12th streets. Assessor's Block 3514, Lot 030 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The AIDS Legal Referral Panel (ALRP) is a 501(c)(3) nonprofit organization that has been serving the AIDS/HIV community in San Francisco for Castro neighborhood for 35 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT-3 (Neighborhood Commercial Transit) Zoning District and an 85-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Bill Hirsch – Support

+ Janna Cordero – Support  
+ Michael Gaston – Support

ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [930](#)

- 13b. [2017-016397LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
4073 24th STREET – on the south side of 24th Street between Castro and Noe streets. Assessor's Block 6507, Lot 020 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Noe Valley Bakery has been serving the Noe Valley community for 29 years, continuing a 94 year tradition of bakeries at the site. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (24th Street – Noe Valley Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 13a.  
ACTION: Adopted a Recommendation for Approval, as modified by Staff  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [931](#)

- 13c. [2017-016398LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2095 JERROLD AVENUE – on the south side of Jerrold Avenue between Toland and Selby streets. Assessor's Block 5984A, Lot 004 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The San Francisco Market Corporation was founded 55 years ago to govern the Wholesale Produce Market, which has operated in the City for nearly 150 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Excelsior Outer Mission Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 13a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [932](#)

- 13d. [2017-016399LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2120 CHESTNUT STREET – on the north side of Chestnut Street between Pierce Street and Mallorca Way. Assessor's Block 0486A, Lot 018 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business**

application. Lucca Delicatessen has been operated continuously by the Bosco family for the past 89 years serving the Marina District and City by providing Northern Italian foods. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-2 (Neighborhood, Commercial, Small-Scale) Zoning District and 80-E Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 13a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns  
RESOLUTION: [933](#)

14. [2014-001272DVA](#) (R. SUCRE: (415) 575-9108; M. CHRISTENSEN: (415) 575-8742)  
PIER 70 MIXED-USE PROJECT – east side of Illinois Streets between 20th and 22nd Streets – Assessor’s Block 4052 Lot 001 (partial), Block 4111 Lot 004 (partial), Block 4110 Lots 001 and 008A, and Block 4120 Lot 002 (District 10) – **Informational Presentation** on Phase 1 Submittal of the Pier 70 Mixed-Use Project. On December 15, 2017, the Board of Supervisors approved the Disposition and Development Agreement (DDA) associated with the Pier 70 Mixed-Use Project. The Pier 70 Mixed-Use Project includes new construction of market-rate and affordable residential uses, commercial use, retail, arts, and light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. The Pier 70 Mixed-Use Project is located within the Union Iron Works Historic District, which is listed in the National Register of Historic Places.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Michael Christensen – Staff report  
+ Speaker – Project presentation  
+ Speaker – Project presentation  
ACTION: None – Informational

15. (M. PAEZ: (415) 705-8674)  
ALCATRAZ EMBARKATION SITE AT PIERS 31-33 – **Informational Presentation** from the Port of San Francisco and the National Park Service on a proposal for site improvements to establish ferry excursion facilities to service Alcatraz Island within portions of Piers 31 – 33 and the bulkhead wharf, contributing resources within the Embarcadero Historic District. Site improvements include but are not limited to expansion of berthing facilities, a visitor contact station, café and site furnishings. More information about the project may be found here:  
<https://parkplanning.nps.gov/documentsList.cfm?parkID=303&projectID=41352>  
*Preliminary Recommendation: None – Informational*

SPEAKERS: None  
ACTION: Continued to February 21, 2018  
AYES: Wolfram, Hyland, Johnck, Matsuda, Pearlman  
ABSENT: Johns

16. (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)  
[LANDMARK DESIGNATION WORK PROGRAM AND DRAFT CULTURAL HERITAGE WORK PROGRAM](#) QUARTERLY REPORTS – Discussion of the HPC's Landmark Designation Work Program and the draft Cultural Heritage Work Program.  
*Preliminary Recommendation: None - Informational*

SPEAKERS: = Desiree Smith – Staff report  
= Shelley Caltagirone – Staff report  
ACTION: None – Informational

ADJOURNMENT – 3:46 PM  
ADOPTED FEBRUARY 7, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, February 7, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM**

**STAFF IN ATTENDANCE:** John Rahaim – Director of Planning Department, Deborah Landis, Rebecca Salgado, Shannon Ferguson, Shelley Caltagirone, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

No formal Planning Commission report, but one item to share with you, just an update on 930 Grove, our vacant property in the Alamo Square Landmark District. Supervisor Breed's office is now organizing a meeting with the community members, the property owner and the various departments just to get everybody on the same page about a timeline and in securing the building and getting work started. We've been actively pursuing with the city attorney's office a resolution to some outstanding work and we're working with them closely to get an application to the point where it's ready to bring before this Commission for the issuance of a certificate of appropriateness. Likely at the next hearing I'll have an update based on this meeting with Supervisor Breed's office but want to let you all to know we're working hopefully towards a swift and positive conclusion to this issue. That concludes my report, unless you have any questions. Thank you.

**President Wolfram:**

I have a question about a related parcel. What's happened with the parcel facing Alamo Square?

**Tim Frye, Preservation Officer:**

The vacant parcel?

**President Wolfram:**

Is it still...? Yeah.

**Tim Frye, Preservation Officer:**

My understanding is the permits are still active. There were some revisions that were moving through Department of Building Inspection but we can do a little more research and give you an update at the next hearing on that site, as well. Our understanding is the project is still moving forward.

**President Wolfram:**

It's been several years since we approved that.

**Tim Frye, Preservation Officer:**

That is correct.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Wolfram:**

I would like to take this opportunity to congratulate Director Rahaim on his ten year anniversary and say how much we appreciate him and that's my only announcement today.

4. Consideration of Adoption:

- [Draft Minutes for ARC December 6, 2017](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

- [Draft Minutes for CHA December 20, 2017](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

- [Draft Minutes for HPC December 20, 2017](#)

SPEAKERS: None  
ACTION: Adopted as Amended  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

- [Draft Minutes for HPC January 17, 2018](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

None

6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None  
ACTION: Wolfram – President; Hyland – Vice-President  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.



## E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. [2017-014443PTA](#) (R. SALGADO: (415) 575-9101)  
335 POWELL STREET – located on the west side of Powell Street, Assessor's Block 0307, Lot 001 (District 3). Request for a **Major Permit to Alter** for a reduction in the property's overall building envelope area through the removal of a non-historic one-story addition located in a light well at a 1924 addition to the property. The proposed project also includes the rehabilitation of the remaining historic window openings and façade cladding that were previously covered by the non-historic addition. The proposed work also includes the installation of mechanical units on the flat roof of the 1924 addition. 335 Powell Street, historically known as the St. Francis Hotel, is a Category I Significant Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
MOTION: [0329](#)

## F. REGULAR CALENDAR

8. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2018-2019 and FY2019-2020, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = John Rahaim – Introduction  
= Deborah Landis – Staff presentation  
= Tim Frye – Response to questions  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [934](#)

- 9a. [2018-001173LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
63 BLUXOME STREET – south side of Bluxome Street between 4th and 5th streets in the South of Market neighborhood. Assessor's Block 3786, Lot 019 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Babylon Burning Screen Printing is a screen printing shop specializing in bulk production that has served San Francisco for 38 years. The Legacy

Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a WMUO (Western SoMa Mixed Use-Office) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Dennis Juarez – Slim’s  
+ Mike Lynch – Babylon Burning Screen Printing  
+ Tina Beard – The Lab  
+ Miley Cyber – Mindful Body  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [935](#)

- 9b. [2018-001174LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2876 CALIFORNIA STREET – on the north side of California Street between Broderick and Divisadero streets in the Marina neighborhood. Assessor’s Block 1025, Lot 018 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Mindful Body is a wellness business that has served San Francisco for 24 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [936](#)

- 9c. [2018-001176LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2095 CLEMENT STREET – on the north side of Clement Street between 2nd and 3rd Avenues in the Inner Richmond neighborhood. Assessor’s Block 1431, Lot 019 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Plough and Stars is an Irish pub and live music venue that has served San Francisco for 43 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Inner Clement Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

RESOLUTION: [937](#)

- 9d. [2018-001181LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
333 11<sup>TH</sup> STREET – on the northeast side of 11th Street between Folsom and Harrison streets in the South of Market neighborhood. Assessor's Block 3520, Lot 028 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Slim's is a live music nightclub that has served San Francisco for 30 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a WMUO (Western SoMa Mixed Use/Office) Zoning District and 55-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [938](#)

- 9e. [2018-001258LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2948 16<sup>TH</sup> STREET – on the north side of 16th Street between Capp Street and S. Van Ness Avenue in the Mission neighborhood. Assessor's Block 3553, Lot 014 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Lab SF is a not-for-profit arts organization and performance space that has served San Francisco for 34 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a PDR-1-G (Production, Distribution & Repair - 1- General) Zoning District and 68-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [939](#)

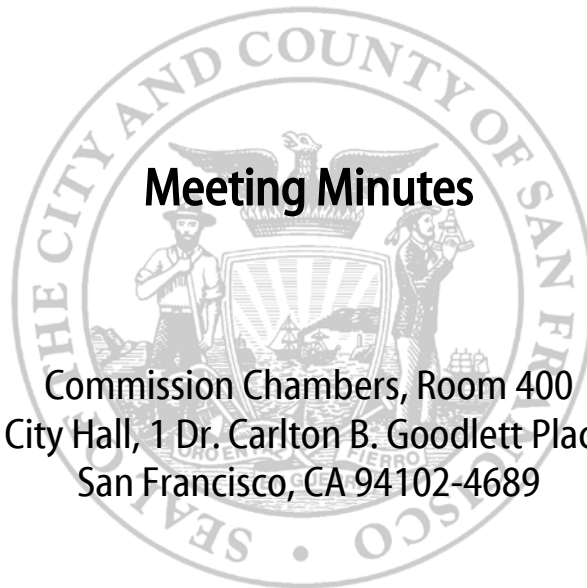
10. [2016-004157OTH](#) (S. FERGUSON: (415) 575-9074)  
MILLS ACT PROGRAM – **Review and Comment** on proposed Mills Act Program modifications based on a November 1, 2017 discussion of the Government Audit and Oversight Committee and as directed by Historic Preservation Commission President Wolfram. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes.  
*Recommendation: Review and Comment*

SPEAKERS: Same as item 9a.  
ACTION: Continued to February 21, 2018

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

ADJOURNMENT – 1:25 PM  
ADOPTED FEBRUARY 21, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, February 21, 2018  
11:30 a.m.  
Architectural Review Committee  
Meeting**

**COMMISSIONERS PRESENT:** Hyland, Pearlman

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:34 AM**

**STAFF IN ATTENDANCE:** Eiliesh Tuffy, Stephanie Cisneros, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. COMMITTEE MATTERS**

1. Committee Comments & Questions

None

**B. REGULAR**

2. [2016-014360PTA](#) (E. TUFFY: (415) 575-9191)  
433 MASON STREET – located on the west side of Mason Street, between Geary and Post streets (District 3). **Review and Comment** by the Architectural Review Committee regarding the proposed demolition of a 4-story parking structure to build a new 211-room

hotel in the Kearny-Market-Mason-Sutter Conservation District. The subject lot is L-shaped, with 50 feet of frontage on Mason Street and 60 feet of frontage on Derby Street (a narrow dead-end street measuring 17.5 feet in width). The lot is zoned for C-3-G (Downtown General Commercial) use and 80-130-F height and bulk. Currently the property is developed with a parking garage that was constructed in 1959 and has been identified as a non-contributing building within the district.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Eiliesh Tuffy – Staff report  
= Michael – Project presentation  
ACTION: Reviewed and Commented

## DEPARTMENT RECOMMENDATIONS AND ARC COMMENTS

Comment was requested on the following:

- Overall Massing, Composition and Scale of the new, mid-block construction
- Architectural detailing of the primary elevation
- Architectural detailing of the secondary, rear tower
- Preliminary materials & palette
- Department staff recommendations

### 1. COMPOSITION, MASSING & SCALE

**Recommendation #1:** *At the base of the Derby Street – West Wing, department staff recommends continuing the horizontal line created by the upper edge of the 2-story recessed base across the remainder of the facade in some fashion – perhaps with a slight change in material below that line -- to visually anchor the base of the Derby Street elevation.*

#### ARC Comments:

- The Committee agreed that greater attention to the base of the Derby Street elevation in particular was needed in preparation of review by the Historic Preservation Commission.

**Recommendation #2:** *Reduction in height of the rooftop mechanicals to the minimum amount necessary for operation and the design treatment of the elevator core walls could allow the higher portion of the hotel tower to read as a background building when viewed from the public right-of-way and focus more attention on the hotel's primary Mason Street facade.*

#### ARC Comments:

- The Committee discussed from which street-level vantage points the project would present the greatest public visibility, with the sponsor stating from the intersection of Mason and Geary. Based on the public visibility that the project will have, as viewed from the surrounding right-of-ways, the Committee did not feel that a reduction in height of the mechanical core at the roof level was crucial unless it was required by the Urban Design Guidelines of general Planning Code requirements.

**Recommendation #3:** *The metal canopies and the 4-foot parapet at the elevator cores could be removed to minimize the height and visibility of those utilitarian features.*

**ARC Comments:**

- See comment for Recommendation #2, above.

**Recommendation #4:** *Regularizing the visual breaks in the east-facing tower facade, perhaps with recessed niches that mimic the fenestration pattern and spacing on the visible portion of that elevation.*

**ARC Comments:**

- The Committee felt this could be a positive design treatment for the team to explore.

## 2. MATERIALS AND COLORS

**Recommendation #1:** *Department staff recommends non-reflective and high-quality, durable materials for the building's exterior cladding.*

**ARC Comments:**

- The detailing of the Mason Street facade materials was identified as a point of great importance in the review of the project.
- The Committee members advised the project team to look at textural qualities of historic materials in the district, pointing out how stone reads as very flat compared to brick.
- Material edges at rough openings should not be visible. Rather, facade materials should be detailed with finished returns of generous proportion.

**Recommendation #2:** *Honed stone, rather than polished stone finishes should be used for all exterior masonry cladding.*

**ARC Comments:**

- The Committee agreed that honed stone is a preferred finish, to adhere to Preservation Design Guidelines which call for matte and non-reflective finishes for exterior building elements.

**Recommendation #3:** *The proposed stucco samples have a highly textured surface that is uncharacteristic of stucco finishes in the district – which tend to have a smooth finish. The Sponsor has informed staff that the samples used for the material board are for general reference only, and that traditional stucco is intended for use on the higher tower portion of the building.*

**ARC Comments:**

- The Committee was informed of the “for-reference” material presented for the ARC meeting and, in response, a comment was made that the color and texture should go with the rest of the building in terms of the overall color palette and durability of materials used.

**Recommendation #4:** *Final material boards should be submitted to Planning for review prior to the Historic Preservation Commission hearing.*

**ARC Comments:**

- The Committee agreed final material samples would be needed for staff and HPC review.

### 3. DETAILING AND ORNAMENTATION

#### Roofline and Cornices

**Recommendation:** *Department staff determined the proposed painted/powder-coated metal cornice on the Mason Street facade is generally compatible with the features of the district in its material and finish. However, the photos provided in the visual compatibility analysis of other cornices in the district demonstrate how the underside of the cornices that are most visible to pedestrians typically have a higher level of detail that creates greater variation of light and shadow to the ornamental building cap. Therefore, staff recommends greater surface variation on the underside of the cornice through the introduction of a repeating three-dimensional contemporary yet compatible ornamental motif: bas-relief, high-relief, or possibly a combination of the two.*

**ARC Comments:**

- Greater articulation of both the upper and lower cornices on the Mason Street elevation was discussed, with a desire to see further study of adding ornament to the underside to provide more movement to them. Additional profile details (various layers and banding) in general were thought to be needed to refine the boxed-cornice appearance.
- The height of the Mason Street elevation's lower cornice, as presented in the rendering versus the elevation drawing were noted to appear slightly inconsistent, and in need of correction for accuracy across the set.
- Lowering the cornice at the base of the Mason Street elevation was thought to be a means of improving the overall proportions of the building base and ground floor storefront.

#### Ground Floor Building Base Treatment

**Recommendation:** *Department staff finds the Mason Street hotel entrance awning to have a more industrial aesthetic than is characteristic of the district's period of significance, and would recommend further study of this detail prior to review by the Historic Preservation Commission.*

**ARC Comments:**

- The Committee was supportive of the hotel awning's contemporary design aesthetic, saying that it served as a good contrast, helps give the entrance some life, and that canopies can animate a building.



**ARC Comments:**

- The Committee pointed out that the current ratio of solid-to-void at the ground floor could benefit from an expanded storefront glazing system to better match historic storefront proportions.
- Following the point made above, a comment was made that the stone could be detailed to articulate the retail storefront proportions.

3. [2018-002022COA](#) (S. CISNEROS: (415) 575-9186)  
**SFDPW REPLACEMENT OF PATH OF GOLD LIGHT STANDARDS** – located on Market Street from the Embarcadero to Octavia Boulevard (District 3, District 5, and District 6). **Review and Comment** by the Architectural Review Committee regarding the proposal to remove, replace, partially restore, and realign 236 of the 327 existing Path of Gold Light Standards (City Landmark No. 200) located in the public right-of-way. The project proposes to remove and replace the landmarked light standards with larger components of the same style and design to accommodate new transportation infrastructure along Market Street. The project also proposes to restore and reinstall the existing trident top light fixtures and light globes. Additionally, the light standards will be realigned at various locations to accommodate the widening of Market Street for new bicycle lanes.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Stephanie Cisneros – Staff report  
 = Simon Bertrang – Project presentation

ACTION: Reviewed and Commented

1. **Project Options.** The Commissioners concurred with the Department that Option C be pursued given that this option will incorporate the existing proportions of the Path of Gold Light Standards into the new lights structures. Option A and B do not appear to be compatible with the Landmark due to the fact that the decorative base will become overwhelmingly enlarged and/or “stretched” as a result of the project.
2. **Better Market Street Project Area.**
  - Commissioner Pearlman asked if all 327 light standards could be included within the scope of work, and if so, then the Project Sponsor should revise the scope to include all existing lights. Commissioner Pearlman also proposed that a Master Plan or similar study be developed to address the ultimate replacement of all lights. The commitment to such a plan or study should be presented to the full Historic Preservation Commission as part of the Certificate of Appropriateness.
  - Commissioner Hyland recommended that all 327 existing light standards be included as part of the work and that a conditions assessment of the 91 outstanding lights located from Octavia Boulevard to Castro Street be produced as part of the Certificate of Appropriateness and included as a Condition of Approval. Commissioner Hyland also expressed concern around the 91 outstanding light standards that are not included as part of the proposed project, but may need replacement at a later date, that the manner in which the replacement is completed may not done

so in a similar fashion as the other 236 lights and/or may be completed in a haphazardly way. He is concerned is that there is no way of knowing what the replacement for these would look like and that they may be completed in a haphazard manner.

3. **Ongoing Maintenance Plan.** The Commissioners concurred with the Department that an ongoing maintenance plan be prepared as part of the Certificate of Appropriateness and approved as a Condition of Approval for all 327 existing light standards, regardless if all would be replaced as part of this proposal presently or at a later date.
4. **General.**
  - Commissioner Pearlman expressed concern with regard to the proposed project meeting the Secretary of the Interior's Standards and that Staff's analysis be detailed to clarify that the light standards do not contain original materials (except for the trident tops) as they were replaced in the 1970s.
  - Commissioner Pearlman asked the Project Sponsor to revise the measurements as shown in the plan(s) to be consistent with typical fractions of an inch rather than a decimal.

ADJOURNMENT – 12:24 PM

ADOPTED MAY 16, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, February 21, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:40 PM**

**STAFF IN ATTENDANCE:** Jonathan Vimr, Eiliesh Tuffy, Tim Frye – Preservation Officer,  
Jonas P. Ionin –Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** Michael Levin – Albert Samuels Clock

### **B. DEPARTMENT MATTERS**

1. Director's Announcements

**Tim Frye, Preservation Officer:**

The Director will not be joining us this afternoon. However, I'm happy to forward any questions you may have to him so he can answer them at a future hearing.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

Two items to share with you: one, Supervisor Breed's office arranged a community meeting regarding 930 Grove Street. Last week, planning staff was present along with DBI, the Precinct Police Chief, City Attorney's Office and the project architect and property owner. The primary purpose of the community meeting was to address or respond to ongoing security concerns at the vacant property and planning staff outlined the status of the pending building permit and C of A for Supervisor Breed and the concerned neighbors. Of the COA I wanted you to be aware is it's pending to be scheduled -- or it is going to be scheduled for the hearing on April 4<sup>th</sup>; however, we are asking for a few additional items for your packets and the owners will be looking into more frequent security patrols at the site in the interim between now and April 4<sup>th</sup> but just wanted to make you aware that is on your advanced calendar. Then second, just a reminder that a request for Discretionary Review before the Planning Commission was filed on the application for window restoration at 56 Mason Street, which was heard before this body and approved at your November 15<sup>th</sup> hearing. The DR hearing will be heard on March 1<sup>st</sup> and staff has included the HPC's comments and concerns in the staff report as well as the transcript of the hearing for the Planning Commission's review. So that concludes my update and happy to answer any questions, should you have them.

**Commissioner Hyland:**

On 930 Grove, was there any agreement to put any current security measures into place?

**Tim Frye, Preservation Officer:**

They do have some security measures in place, as part of an interim agreement, such as motion sensor lights and on-site security patrol, but apparently there have been -- there's still activity around the site - people trying to break in, set fires. So, they have agreed to make those more frequent to address those matters in the interim.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Wolfram:**

The announcement I'd like to make today is the appointment of members of the Architectural Review Committee. I'd like to continue the appointment of Commissioners Hyland and Pearlman and add Commissioner Johnck to that committee.

4. Consideration of Adoption:

- [Draft Minutes for February 7, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

**Commissioner Johnck:**

I'd just like to give a brief mention of a wonderful tour that I went on with the Port of San Francisco Central Waterfront Advisory Committee of the Pier 70 Historic core. I know the Commission has expressed an interest in having an update on how the progress is going on the restoration. We had a presentation on the historic core as distinguished from the balance of the development, which is also very exciting. But Jim Maza, who's a major assistant to Eddie Orton and another gentleman Everado, led us through the spectacular site, was building 113 and I just have to say, was astounded on the brilliance of the work that they have done to maintain the integrity of the structure of the historic structure inside a brand-new facility that is already leased out and it was stunning. Some of the materials that they used, it was beautiful flooring that they've put in, but all throughout, you felt like you were really walking through the, you know, 100-year-old facility, but yet with modern equipment and computers and everything. We also went into a couple of the other buildings, the one building that we did not go into, which is being restored by Restoration Hardware and Nibbi Brothers, that is the beautiful Bethlehem steel office building on the corner of Illinois and 20<sup>th</sup>. Which one?

**Commissioner Pearlman:**

Building 1.

**Commissioner Johnck:**

That is building 1, that's correct and because they were still a work in progress was there, but I just want to let the Commission know that they, Eddie Orton and the group are doing a spectacular job. At some point, they can come back and present to the Commission, but I was very pleased and they were pleased to have a representative from the Commission to tour the site.

**President Wolfram:**

Thank you. Thank you for attending that.

**Commissioner Matsuda:**

Just a disclosure about the numerous e-mails that I'm sure all the Commissioners received about agenda item number seven and then also one for agenda item number nine. One e-mail for agenda item number seven from Sasha Harris Cronin, provided a really good documentation or an attachment from the Human Rights Commission dated August 2007 that I thought was very helpful for our discussion today.

D. REGULAR CALENDAR

6. [2017-013417COA](#) (J. VIMR: (415) 575-9109)  
294 PAGE STREET – on the east side of Laguna Street between Page and Lily streets. Assessor's Block 0839, Lot 017 (District 5). Request for a **Certificate of Appropriateness** to paint a mural measuring approximately 25' by 15' on the northern (Lily Street) elevation of a rear ancillary structure. Historically known as the Dietle Residence, the structure is a heavily ornamented two-story over basement wood frame building designed in the Victorian Stick style. Local architect Henry Geilfuss designed and completed the structure

in 1878 (virtually rebuilding it in 1885) for Charles Dietle, a “prize bootmaker.” The wood clad, one-story ancillary structure was added to the rear of the building sometime between 1886 and 1913. The subject property is San Francisco Landmark No. 48, and is located within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: Jonathan Vimr – Staff report  
 + Madeline Barkbar – Urban Forestry response to questions  
 = Speaker – What the mural is going to look like  
 ACTION: Approved  
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 MOTION: [0330](#)

7. [2017-015491COA](#) (E. TUFFY: (415) 575-9191)  
**PIONEER MONUMENT (FULTON STREET RIGHT-OF-WAY)** – in the Fulton Street R.O.W., between Hyde and Larkin streets. Between Assessor’s Block 0353 and Block 0354 (District 6). Request for a **Certificate of Appropriateness** to alter the existing Pioneer Monument by removing the “Early Days” sculpture to off-site storage. The monument is located within the boundaries of the Civic Center Landmark District, which is designated in Appendix J of Article 10 of the San Francisco Planning Code. Dedicated in 1894 and sculpted by the artist Frank H. Happersberger, the monument was determined to be a character-defining feature of the district as part of the Civic Center Historic District Cultural Landscape Inventory (adopted Sept. 2015). The site is located in a P (Public) Zoning District and an 80-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Eiliesh Tuffy – Staff report  
 + Lisa Cummings – Project presentation  
 + Patrick Flanigan – Offensive nature of the statue  
 + Michael Burns – Inclusion, diversity, represents an insulting, offensive monument  
 + Michael Levin – Support and recommendation to be placed in a museum  
 + Malayka Clark – Native history  
 + Marie DeLamora – SF history of colonization  
 + Ramon Quintero – Support of removal  
 + Jamie Veloria  
 + Danny Leonard – Democracy in America  
 ACTION: Approved with Conditions as amended to include a plaque detailing why the statue was removed.  
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 MOTION: [0331](#)

8. (M. PAEZ: (415) 705-8674)  
**ALCATRAZ EMBARKATION SITE AT PIERS 31-33 – Informational Presentation** from the Port of San Francisco and the National Park Service on a proposal for site improvements to establish ferry excursion facilities to service Alcatraz Island within portions of Piers 31 – 33 and the bulkhead wharf, contributing resources within the Embarcadero Historic District. Site improvements include but are not limited to expansion of berthing facilities,

a visitor contact station, café and site furnishings. More information about the project may be found here:

<https://parkplanning.nps.gov/documentsList.cfm?parkID=303&projectID=41352>

*Preliminary Recommendation: None – Informational*

(Continued from Regular hearing on January 17, 2018)

SPEAKERS: = Mark Paez – Port presentation

= Steve Haller

ACTION: None – Informational

9. [2016-004157OTH](#) (S. FERGUSON: 415-575-9074)  
**MILLS ACT PROGRAM – Review and Comment** on proposed Mills Act Program modifications based on a November 1, 2017 discussion of the Government Audit and Oversight Committee and as directed by HPC President Wolfram. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period.  
*Recommendation: Review and Comment*  
(Continued from Regular hearing on February 7, 2018)

SPEAKERS: None

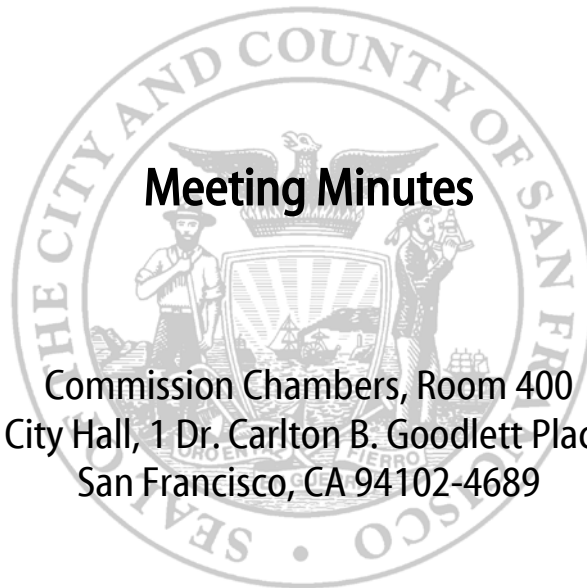
ACTION: Continued Indefinitely

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

ADJOURNMENT – 2:40 PM

ADOPTED AS CORRECTED MARCH 7, 2017

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, March 7, 2018**

**1:00 p.m.**

## Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Wolfram, Pearlman, Johnck

COMMISSIONERS ABSENT: Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 1:17 PM

STAFF IN ATTENDANCE: Eiliesh Tuffy, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. COMMITTEE MATTERS

#### 1. Committee Comments & Questions

##### Commissioner Pearlman:

We welcome Commissioner Johnck for her first committee meeting today. We figured she's jumping in for a deep and challenging project.



**B. REGULAR**

2. [2016-016161PTA](#) (E. TUFFY: (415) 575-9191)  
120 STOCKTON STREET – located on the east side of Stockton Street, between O’Farrell and Geary streets (District 3). **Review and Comment** by the Architectural Review Committee regarding the proposed façade remodel and 1-story vertical addition to a Category V building in the Kearny-Market-Mason-Sutter Conservation District. The existing, seven-story building was constructed in 1974 as a single-tenant department store. A preliminary historic resource evaluation report identifies the building as a structure under 50 years in age that is not individually eligible for listing on the California Register of Historical Resources. The project would convert the existing building for multi-tenant uses including: Retail, Restaurant, and Office. The exterior alterations are to be reviewed for compatibility with the features of the Conservation District. The corner lot has 137.5 feet of frontage on Stockton Street, 220 feet of frontage on O’Farrell Street, and 42.5 feet of frontage along Security Pacific Place (a narrow dead-end street measuring 34 feet in width). The lot is zoned C-3-R (Downtown Retail) with 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Eiliesh Tuffy – Staff report  
+ Dan Blatteis – Project presentation  
+ Bob Perry – Design presentation  
+ Speaker – Destination retail  
ACTION: Reviewed and Commented

**DEPARTMENT RECOMMENDATIONS AND ARC COMMENTS****1. Massing and Composition**

**Recommendation #1:** The Department recommends that the project team explore additional articulation of the façade, with two options presented below, to help create stronger vertical and horizontal breaks in its overall composition.

a) Due to the overall length of the O’Farrell Street elevation, which measures 220 feet, the addition of clearer vertical breaks along that expanse in particular would create discreet segments in greater conformance with the character-defining features of the district. A literal interpretation of staff’s recommendation would be to carry some of the relief of pronounced vertical breaks down to the building base in a manner that emphasizes either the building’s central bay(s) or end bays.

**ARC Comments:**

The Committee did not feel that additional vertical breaks were needed in the overall design of the façade, citing other historic buildings with lengthy street frontages that presented a uniform and regularized façade design.

b) The two- or three-part vertical composition could be further enhanced by creating more pronounced horizontal breaks at the termination of the building base and again at the building’s parapet wall. Sheet 11 of the ARC packet includes an image of the historic Macy’s building’s lower cornice. Rather than an open railing at the 3<sup>rd</sup> floor, perhaps an extension of the terra cotta cladding material could be explored to help add heft to the visual termination of the building base. Similarly, the top edge of the roofline parapet,

which has an angled return to the window glazing below, could be modified to create a more pronounced shadow line in greater conformance with historic upper-cornice building terminations. The storefront glazing systems could also be installed with a greater setback to create a deeper return at the ground floor piers to help visually anchor the building.

#### **ARC Comments:**

The Committee supported staff's recommendation, with the following commentary:

#### **Base**

Commissioner Wolfram referred to the Barney's store immediately south of the project site (shown on Page 11 of the sponsor's packet), noting that the adjacent historic building has a strong base, and that in comparison the design of the base in the project proposal felt flimsy. The narrow corner was thought to contribute to that feeling. While the base reads as flush to the property line, the upper floors exhibit more push & pull. More articulation of the solid elements of the base was felt to be needed.

Commissioner Johnck spoke in favor of the overall approach to redesign because a new design would be a vast improvement over the existing structure, but noted that the current design felt top-heavy.

Commissioner Pearlman's following comment was that he believed the 1<sup>st</sup> floor needed more relief, which would also help counter the "spindly-ness" of the base. Having more three-dimensional piers would help. The corner was mentioned as needing to be more massive, since typically you see double-columns at historic building corners.

#### **Terrace Railing**

Commissioner Wolfram agreed with staff's recommendation, observing that the 3<sup>rd</sup> floor railing perhaps could serve as a belt course. The option of a perforated railing was looked upon favorably.

Commissioner Pearlman did not feel the comparison of the recessed corner to the height of neighboring blade signs was a compelling argument, and commented on the arbitrariness of the cut. He suggested making the guardrail three-dimensional and perhaps pushing it out like a cornice.

Page 11 of the sponsor's ARC packet was referred to, as it showed the strong horizontal break created by the lower cornice on the Barney's building next door.

Elevating the parapet of the base above the terrace level was discussed, with a comment that the top edge should be heavier. Right now the parapet and railing relationship was felt to be a hybrid.

#### **Vertical Building Termination**

Commissioner Pearlman noted that photos included in the sponsor's visual compatibility study left off the tops of historic buildings in the district, and that currently the design goes off into space.

How the building is capped was felt to need more work. It was suggested that, because the building currently has no cap – which is a standard feature of the district – the roof parapet could be of the same material and depth but with a slightly different height. The existing sloping sides could perhaps come further forward in a cantilever. The treatment could be subtle, but the top finish of the building needs some recognition.

**Recommendation #2.** The Department recommends additional massing studies be provided to determine if the vertical addition creates visible rooftop features that are incompatible with the district. As proposed, the project would amount to 51.7% roof coverage through enclosed vertical massing. The remaining 48.3% of open area cited in the packet would be partially covered by pergola structures adjacent to the rooftop restaurant. The proposed setbacks for the rooftop restaurant along the Stockton Street elevation are 20' to the pergola and 27'-5" to the new building wall. Along the O'Farrell Street elevation, the proposed setbacks are 12' to the pergola and 20'-7 1/4" to the new building wall.

**ARC Comments:**

The Committee did not find issue with the massing of the rooftop addition. The narrowness of the streets in relation to the building scale was felt to make it highly unlikely that the vertical addition would be visible. Commissioner Pearlman notes that, even if a small portion of the rooftop addition could be seen it would read as very distinct.

**2. Scale**

**Recommendation.** The Department recommends a reduction of scale at the building's pedestrian-facing ground floor level. Refinement of the storefront system's human-scale details will need to be further developed in advance of the project's review by the Historic Preservation Commission. The packet's inclusion of the framed storefront portals within the ground floor display windows at Barney's – while approved prior to the district's current design guidelines – is successful in its creation of a horizontal datum line set lower down in the structural bay, achieving that human scale.

**ARC Comments:**

Barney's (77 O'Farrell St.), as illustrated on Page 11 of the sponsor's packet, was again cited by the Committee members in discussions about the scale of ground floor elements. The storefronts of the new façade design require more scalable elements, rather than unobstructed glass up through the 2<sup>nd</sup> floor. The 2<sup>nd</sup>-level mullions were felt to lend verticality to the fenestration at the base. A visible edge to the storefront frame was desired in the detailing of how the storefront system holds the glass.

Awnings were discussed as one of the potential means of adding refinements of a human scale, which could also serve as a signage attachment point.

**3. Materials and Colors**

**ARC Comments:**

The proposed use of clear glass and a light-colored terra cotta cladding for the new façade is compatible with the character-defining materials and colors found throughout the district.

**4. Detailing and Ornamentation.**

**Recommendation.** The Department recommends further study of the intermediate horizontal breaks in the building base. The 3rd floor railing should be better integrated into the design of the terra cotta cladding at that location and the storefront systems should incorporate a lower horizontal datum point, such as a break between the main display area and a transom level to help achieve a more human-scaled design at the pedestrian level.

**ARC Comments:**

Some of the comments regarding architectural details were addressed in the Committee's discussion about the building base and 3<sup>rd</sup> floor railing. Please refer to those sections for comment.

The storefronts of the new façade design require more scalable elements, rather than unobstructed glass up through the 2<sup>nd</sup> floor.

**5. Signage.**

While not part of this review, tenant branding and signage will be reviewed at the staff level for design and transparency requirements as part of the creation of a comprehensive signage program for the building.

ADJOURNMENT - 2:21 PM

ADOPTED APRIL 18, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, March 7, 2018**  
**12:30 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Wolfram, Pearlman, Johnck, Matsuda, Johns  
COMMISSIONERS ABSENT: Hyland

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:37 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Natalia Kwiatkowska, Shelley Caltagirone, Tim Frye –  
Preservation Officer, Jonas P. Ionin –Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

I have a number of announcements to share with you this afternoon. One is in regards to your pending designation – individual designations for Washington High School, Roosevelt Middle School and Sunshine School. Last night, we attended the Board of Education meeting and presented on the proposed designations. Our designation included information reminding the Board that local landmark designation has no regulatory or financial effect on the schools because the schools are located on State property and we reassured the Board that the Department and the City, as a whole, respects the Board and the Community's process in determining the appropriate treatment for the murals at George Washington High School that are under scrutiny at the moment. We also restated that landmark designation at the local levels are intended to be a positive experience to acknowledge the architectural character of the three schools and they were all in history. We then provided some information on the next steps once the documents are forwarded to the Clerk of the Board of Supervisors. SF Heritage, Donna Graves and Robert Churney, were also in attendance and provided some public comments, but several board members still expressed concern over the landmark designations. They believe it convolutes the Board's process and to move forward with projects would complicate not only what is formally decided for the murals at Washington High School but are also concerned that just the labels of landmark designation may be used by the community to object to future alterations to these properties. With that, they also acknowledged that they believe they are very good stewards of the properties, and they don't see any reason for local landmark designation if it truly isn't only an honorific distinction. They were concerned also about the landmark designation reports not reflecting the District's perspective on those school's history and they seemed a bit concerned that the City could designate their properties without their permission or significant involvement of the School Board, but I would like to remind you that we've been attending meetings with their Buildings and Grounds Committee since 2015 on these three pending designations. So in conclusion, while it wasn't an action item it was only an informational item, they did unanimously come to a conclusion that they are not supportive of landmark designation at this time. However, we do have your decision – your unanimous decision to move forward with local designation, pending at the Board of Supervisors. This is primarily an update, but I will keep you updated once we start briefing with the individual Supervisors on the next steps.

Also, this past Monday, the Diamond Heights Safety Wall was heard at the Land Use Committee at the Board of Supervisors. Only Supervisors Tang and Safai were present, but the applicant, Bob Pullman, from the Diamond Heights Community Association, was there in support of the designation. One member of the public, who is a member of the Libertarian Party, testified against the designation but that was the only negative public comment that was received. The Supervisors however, did have questions about the ownership, which as you know has been sort of an ongoing issue because it was a

Redevelopment Agency property. We were able to locate some documents from the former Redevelopment Agency from the late 1960's that does indicate a conveyance to the city for its maintenance and ownership in the future, and so, once we confirmed that with the Department of Real Estate, we provided that information to the Committee Members after the hearing and now we're working with DPW just to iron out a few more details including whether or not the Arts Commission will formally accept the Safety Wall as part of the City's art collection. The full Board hearing is scheduled for Tuesday and I'll certainly keep you updated on the results from that hearing.

56 Mason, which as you know, is a Category 4 building in the KMMS Conservation District was heard at the Planning Commission on March 1<sup>st</sup>. As you recall, it was to replace some street facing windows of a residential hotel. Members of the TNDC and the Glide Foundation and other members of the community voiced concerns over the potential loss of residential units at this property, so the Commission took DR and approved the project, basically upholding the Historic Preservation Commission's decision on your scope of work, but added that conditions that the original tenants be offered a tenancy at the previous rental rate, that those tenants be served with a first right of refusal, and asking that the Department report back to the Commission upon occupancy that are subject to rent control. I will point out that the Department is going to provide the Planning Commission with an overview of SROs in San Francisco. There will be a memo provided and we will provide that memo to this Commission, as well, for your information.

The one troubling item that occurred after the hearing that has been brought to our attention, apparently, in the Sunday New York Times, there was an article titled "Dorm Living for Professionals Comes to San Francisco", and it does cite that this property is being converted to market-rate group housing, which apparently is legal under the Code. This is likely going to continue to be an issue, but we'll certainly keep you updated on the results of the project. Then, finally, the Department was present at History Days at The San Francisco Mint last weekend. As always, there was a huge turnout, and a lot of interest and support for the Planning Department being there in support and representation of the Historic Preservation Commission, so we're always happy to participate, but wanted to let you know it was a great turnout. That concludes my comments unless you have any questions.

**Commissioner Matsuda:**

Thank you. It was a busy week. What do you do in situations regarding the situation of George Washington High School and what should the Commission do?

**Tim Frye, Preservation Officer:**

That's a great question. I think the first thing we will do is brief the Supervisors on the outcome of the meeting and I understand that the Board of Education staff will do the same. If the Board of Supervisors or Members of the Board choose not to sponsor the designations, the Department would become the Sponsor and then, at that time, we will work with you and decide on maybe what's the best course of action. These are fairly unique landmark designations, in that our ordinances usually outline a regulatory framework for permit and design review. As these are honorific because they're State property, perhaps we can work with the City Attorney on something that would make the Board of Education feel a bit more comfortable, but we can report back to you once we have more information and maybe some tempers subside after last night's hearing.

**Commissioner Johnck:**

I had a similar concern about the Board of Education's decision, and I guess what was surprising, particularly in light of your comment that you've been meeting with the Building and Grounds Committee since 2015, so it seems there was a disconnect in the process of communicating up or was the Building and Grounds Committee there? Somehow it seemed like something was lost in the last couple years, which is unfortunate.

**Tim Frye, Preservation Officer:**

The only major change was the original facility's manager, Dave Golden, retired during this time and so new leadership was in place. However, we were still having very productive meetings regarding the designation and as you know, there are about five public school properties that are currently designated under Article 10.

**President Wolfram:**

Thank you. I'm just curious about the School Board's perspective, the comment about the report not including the school board's perspective. What's exactly missing?

**Tim Frye, Preservation Officer:**

We're not clear about what exactly they meant by that. Some of them had felt that they didn't have enough time to read the full reports – there were three lengthy reports that are received a week in advance but we will certainly follow up with them on that and that will be one of the issues we hopefully touch on when we meet with them again.

**Commissioner Pearlman:**

I wanted to ask a question. So if it's only an honorary type of essentially a title, when they would go to do work, would it go through the same processes of -- ?

**Tim Frye, Preservation Officer:**

The State is its own permitting agency.

**Commissioner Pearlman:**

Right.

**Tim Frye, Preservation Officer:**

It did seem from the conversation that there is concern that, again, that there is sort of a public perception that as a local landmark that the state should be held to a higher standard and that was something that they weren't comfortable with because it may make it difficult for them to make changes to these buildings in the future. We offered, you know, technical support and this Commission's ARC is support to help address some of these concerns if they were to arise and we cited previous experience with the IM Scott School, Mission High School, Balboa High School, etc. and it did not seem to go anywhere.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Wolfram:**

I would like to announce today that I would like to re-appoint Bob Cherny to the Preservation Fund Committee, we have to make that appoint every year. If there's no



objection I would like—I don't think I need a motion, I could just make that appoint as President. I will notify the Fund Committee and Mr. Cherny, as well.

4. Consideration of Adoption:

- [Draft Minutes for ARC January 17, 2018](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman  
 ABSENT: Hyland

- [Draft Minutes for HPC February 21, 2018](#)

SPEAKERS: None  
 ACTION: Adopted as Corrected  
 AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman  
 ABSENT: Hyland

5. Commission Comments & Questions

None

D. REGULAR CALENDAR

6. [2017-013035DES](#) (S. FERGUSON: (415) 575-9074)  
246 1<sup>ST</sup> STREET (PHILLIPS BUILDING) – west side of First Street, Assessor's Block 3736, Lot 006 (District 6). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Phillips Building as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 234-246 First Street is architecturally significant as a distinctive example of the Art Deco style, specifically the Mayan Deco substyle, and is the largest Art Deco style loft building in San Francisco; and is significant for its association with master architects Henry H. Meyers and George R. Klinkhardt. 234-246 First Street is located within the C-3-O(SD) – Downtown Office (Special Development) Zoning District and 200-S Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Shannon Ferguson – Staff presentation  
 = Tim Frye – Response to questions  
 ACTION: Approved  
 AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman  
 ABSENT: Hyland  
 RESOLUTION: [940](#)

- 7a. [2016-012813COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
31-33 LIBERTY STREET – located on the south side of Liberty Street, Assessor's Block 3608, Lot 100-101 (District 8). Request for a **Certificate of Appropriateness** and Variance for the replacement of the existing unpermitted two-level deck at rear, replacement of the existing foundation, infill of the existing light well at ground level, replacement of the existing windows and doors at ground level of the west façade, and an interior remodel to

the existing three-story, two-unit building. The subject property is located within the Article 10 Liberty-Hill Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

SPEAKERS: = Natalia Kwiatkowska – Staff report  
+ Brent Hatcher – Project presentation  
ACTION: Approved  
AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hyland  
MOTION: [0332](#)

- 7b. [2016-012813VAR](#) (N. KWIATKOWSKA: (415) 575-9185)  
31-33 LIBERTY STREET – located on the south side of Liberty Street, Assessor's Block 3608, Lot 100-101 (District 8). Request for **Variance** from rear yard requirements pursuant to Section 134 of the Planning Code for the addition of a two-level deck located within the required rear yard. The subject property is located within the Article 10 Liberty-Hill Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

SPEAKERS: Same as Item 7a.  
ACTION: Acting ZA indicated an intent to Grant

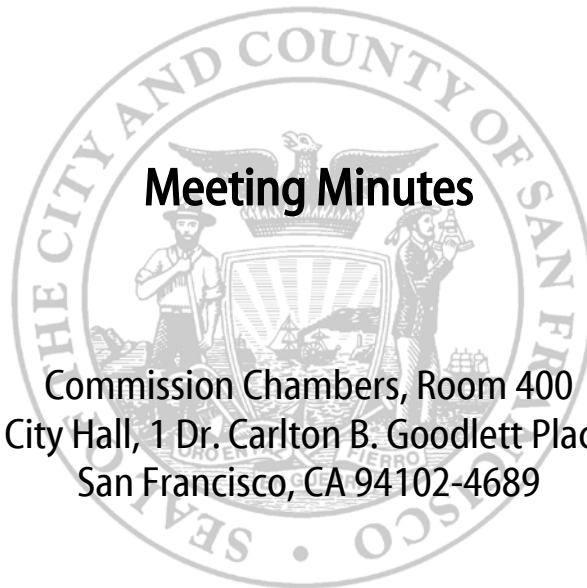
8. [2018-002342LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1750 GEARY BLVD – north side of Geary Blvd between Fillmore and Webster streets in the Japantown neighborhood. Assessor's Block 0701, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Kabuki Springs and Spa is a Japanese bathhouse and spa that has served San Francisco for 50 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Japantown NCD (Neighborhood Commercial) Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Shelley Caltagirone – Staff report  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hyland  
RESOLUTION: [941](#)

ADJOURNMENT - 1:13 PM  
ADOPTED MARCH 21, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, March 21, 2018**

**11:30 a.m.**

## Architectural Review Committee Meeting

**COMMISSIONERS PRESENT:** Hyland, Pearlman, Johnck

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:48 AM**

**STAFF IN ATTENDANCE:** Allison Vanderslice, Justin Greving, Alexandra Kirby, Maia Small, Tim Frye –  
Preservation Officer Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. COMMITTEE MATTERS**

#### **1. Committee Comments & Questions**

##### **President Pearlman:**

I would just like to welcome Ellen Johnck to the Committee.

##### **Commissioner Johnck:**

Alright.

##### **Commissioner Hyland:**

We have done that already but –

**Commissioner Johnck:**

That's okay I'll take two.

**President Pearlman:**

Oh is this your second meeting? I missed the last one.

**Commissioner Johnck:**

Yes this is my second meeting. That's alright.

**President Pearlman:**

Alright thank you I think I'm okay with that.

## **B. REGULAR CALENDAR**

2. [2017-011878ENV](#) (A. VANDERSLICE: (415) 575-9075)  
POTRERO POWER STATION MIXED-USE PROJECT (1201 ILLINOIS STREET) – irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, Assessor's Blocks/Lots 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018, (District 10). - **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in the Draft Environmental Impact Report for the project. The project site is located in San Francisco's Central Waterfront neighborhood, south of the recently approved, but not yet constructed, Pier 70 Mixed-Use Project. The project proposes to demolish the California Register of Historical Resources individually-eligible resources and contributors to the California Register of Historical Resources-eligible Third Street Industrial Historic District. Station A, Meter House, and Compressor House are determined to be both individually eligible for the California Register and District contributors. The Gate House and Unit 3 are District contributors. The Proposed Project is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. The proposed project would redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of new uses. The project is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Allison Vanderslice – Staff presentation  
+ Kristen Hall – Project presentation  
+ Christina Dykas – Preservation alternatives  
+ Maia Small – Height and zoning  
**ACTION:** Reviewed and Commented

### **ARC COMMENTS**

#### **Adequacy of the Alternatives Summary**

- The ARC concluded that the heights and uses proposed for the new construction on the site in the Full Preservation Alternative should be reevaluated for their ability to accommodate additional housing.
- The ARC determined that the partial preservation alternatives explored were adequate; however, additional information on how the retained facades of Station A, the Meter House and the Compressor House would be incorporated into the project in Partial Preservation Alternative 4 was requested.
- Commissioners were appreciative of the work that was done to develop the five preservation alternatives. Commissioner Pearlman greatly appreciated the work done to evaluate the other alternatives that were considered but rejected. Commissioner Johnck was glad that the preservation alternatives were brought to ARC review early on in the environmental review process.

### **Full Preservation Alternative**

- All commissioners stated that Full Preservation Alternative should be revised to include more residential units. Commissioner Hyland suggested that one way to achieve additional units was to further increase heights of new construction on the site and Commissioner Pearlman suggested upzoning other parcels on the site to achieve more residential development.
- Commissioner Hyland wondered if the Full Preservation Alternative could accommodate 3,000 housing units and whether development of this many units could help fund rehabilitation of the retained historic structures.
- Commissioner Hyland recommended that the Gate House on Block 11 be detached more from the new construction because the new building overshadows it.

### **Partial Preservation Alternatives**

- Commissioner Johnck stated that Partial Preservation Alternative 4 (façade retention) does not at this point provide sufficient information on how the facades are treated and how the additions to the buildings will be added to make a judgement regarding impacts to the historic resources. Commissioner Hyland and Commissioner Johnck questioned the ability of Partial Preservation Alternative 4 to reduce project impacts. Commissioner Pearlman acknowledged that this alternative would not meet the Secretary of the Interior's Standards, but if it was sensitively designed then this alternative could convey the history of the power plant.
- In response to Partial Preservation Alternative 3 (Rehabilitation of the Meter House and Compressor House), Commissioner Pearlman raised concerns about removing Station A, as it is the most visible building at

the project site, and the building that he believes most strongly conveys the history of the power plant. Commissioner Pearlman felt that retention of the Meter House and Compressor House would not be enough to convey their history without Station A.

- Commissioner Pearlman was not certain that the partial retention of some of the buildings, as proposed in the Partial Preservation Alternatives, would result in less than significant with mitigation (LSM) determination for the Third Street Industrial District as currently outlined in the Preservation Alternatives impact analysis.

### Project Comments

- Commissioner Hyland stated that he was disappointed that there does not seem to be an attempt to retain the historic buildings in the proposed project. Given the size of the project site, Commissioner Hyland felt that more of the site's historic resources should be incorporated into the project.
- Commissioner Johnck said that, from the perspective of recent approvals at Pier 70, elsewhere in the Central Waterfront, and at Mission Bay, the proposed demolition of historical resources at the Potrero Plant site is not acceptable.

3. [2015-014028ENV](#) (J. GREVING: (415) 575-9169)  
3333 CALIFORNIA STREET – Located on a 10.25 acre site bounded to the north and south by California Street and Euclid Avenue and to the east and west by Presidio/Masonic avenues and Laurel Street, Assessor's Block 1032, Lot 003 (District 1). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: demolish the existing surface parking lots and Service Building and partially demolish and adaptively reuse the existing Main Building for residential use and the construction of 13 new mixed-use buildings with heights ranging from three to six-stories. The project would provide a total of 558 dwelling units, 49,999 square feet of office space, 54,117 square feet of retail space, 14,690 square feet for child care, and 895 off-street parking spaces. A project variant with no proposed office space is also under consideration that would provide a total of 744 dwelling units, 48,593 square feet of retail space, 14,650 square feet for child care, and 971 off-street parking spaces. The building at 3333 California Street is considered to be an historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RM-1 (Residential – mixed, low density) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Justin Greving – Staff presentation  
 + Don Bryke – Project presentation  
 + Maggie Smith – Preservation alternatives  
 ACTION: Reviewed and Commented

### ARC COMMENTS

## 1. Adequacy of the Preservation Alternatives

- Commissioner Johnck emphasized the importance of the landscape as a natural feature on the site and as an integral component of the design, not just as a pretty park but also as a component of healthy living. Johnck said the alternatives looked okay, but emphasized the importance of looking at the designed landscape as an important character-defining feature of the resource. She requested more explanation of how the Full Preservation and Partial Preservation Alternatives addressed retention of the landscape features.
- Commissioner Pearlman agreed with Commissioner Johnck that the alternatives analysis lacked sufficient detail in how the character-defining landscape features would be affected by the different alternatives. Pearlman emphasized the importance of Eckbo, Royston, and Williams, and especially Garrett Eckbo as an important Modern Landscape Architect. Commissioner Pearlman mentioned the unique resource type that 3333 California presents as a suburban campus located within a dense urban setting and emphasized the importance of how the site was viewed and experienced from surrounding public viewpoints, i.e. the streets surrounding the site. The best views of the landscape and building were considered to be from Masonic and Bush streets, while these features were not discernible from California Street viewpoints. Commissioner Pearlman noted that Full and Partial Preservation Alternative 2 appeared to retain more of these important suburban landscape elements. He explained that any development along Euclid and Masonic would affect the relationship of the building to the landscape.
- Commissioner Hyland thought that Partial Preservation Alternative 2 went too far in removing character-defining features and wondered if the Full Preservation Alternative could increase density by allowing for additional height in the buildings along California Street. Commissioner Hyland noted the project incorporated a square footage of office space that was significantly smaller than any office space allotted in the alternatives and recommended converting some of this office space to housing in the alternatives to get the number of residential units closer to those in the proposed project. Commissioner Pearlman also mentioned that the alternatives could reduce the square footage of office space so as to bring the number of units of housing closer to those in the proposed project.
- The Commissioners agreed that the alternatives were adequate but the analysis could be improved by demonstrating and exploring in more detail how the landscape architecture of the resource would be affected by each different alternative. The Commissioners also encouraged the project sponsor to look into reducing the square footage of office space in the alternatives so as to allow for more

housing on the site. The Commissioners thought the alternatives could incorporate additional housing on the site by increasing the height of the buildings along California Street.

## 2. Project Comments

- Commissioner Hyland mentioned there are few Mid-Century Modern gems in San Francisco and urged the project sponsor to look into incorporating more preservation of the historic resource within the proposed project.
- Commissioner Pearlman stated that the proposed base project did not adequately address the character-defining landscape features.
- Commissioners Pearlman and Hyland wondered if it would be possible in the base project to create a walkway underneath the building instead of cutting it in half entirely as they felt this would be more sensitive to the historic resource.

4. [2015-005890DES](#) (A. KIRBY: (415) 575-9133)  
554 FILLMORE STREET – east side of Fillmore Street between Fell and Oak streets, Assessor's Blocks/Lots 0828/022 (District 5) – **Review and Comment** before the Architectural Review Committee on proposed plans for reuse of the former Sacred Heart Church Building. The Church Building is part of the Sacred Heart Parish Complex which includes the former rectory, church, school and convent buildings and is currently proposed for Article 10 individual landmark designation. 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Ali Kirby – Staff presentation  
 + Charles Blois – Project presentation  
 + Robert Lum Pritchard – Project and protection plan  
 = Mark Riser - Interest

ACTION: Reviewed and Commented

### ARC COMMENTS

1. **Fenestration.** The project proposes to insert vertical lightwells within the interior volume of the church that would provide light and air to the proposed new units. These would be illuminated via inserting skylights at the roof, clear glazing in the existing stained glass window openings and adding vertical slot windows immediately above that would cut into the brick entablature of the church at the north and south side facades to meet Building Code. Additionally, the rose windows at the transepts would be replaced with clear glazing.
  - **Slot Windows.** Staff determined that the proposed new slot windows on the north and south facades were not compliant with the *Standards* and recommended exploring alternatives.

The Commissioners concurred with the Department that the proposed slot windows on the north Fell Street elevation were not appropriate. Commissioner Pearlman was not opposed to the



new windows on the south elevation; however, Commissioner Hyland concurred with staff, stating that they did not seem to be an appropriate alteration to the exterior at either facade.

Commissioner Pearlman commented that possible reorientation of the interior programming may remove the need for non-compatible new slot window openings that would meet Building Code.

- **Stained glass.** The Department recommended retention of the stained glass windows in place, particularly on the north façade due to its high degree of visibility. If removal is necessary for light and air, staff recommended installation of a patterned glass to reference the original treatment.

Commissioner Pearlman concurred with the Department that the stained glass windows, if removed, should be replaced with clear glazing with tracery to reference the existing stained glass. He additionally agreed that retaining the original stained glass for interpretation on site was a desirable approach.

2. **Roof.** The proposed fifth floor (existing attic space) would feature a single four-bedroom unit spanning the area of the attic. Six new balconies would be carved into the roof and the campanile and side access space would both be used as additional open space for the unit. As proposed, the project would remove approximately 20% of the existing roof structure for terraces and skylights.

The Department recommended reducing the number of proposed roof terraces, as the upper unit does not require additional Useable Open Space per Section 135 of the Planning Code. The intent of this recommendation was to reduce the overall removal of original fabric at the roof while maintaining adequate access to light and air for the unit.

The Commissioners expressed that, because the roofline is minimally visible from the public right of way, the proposed new inset roof decks were not problematic.

3. **Interior programming.** As proposed, the narthex would be converted to a lobby for the residential and group housing units and the west portion of the nave below the choir loft would be retained, and limited public access would be provided. The nave would be divided into four levels with three new floor plates extending from the eastern most wall of the choir loft to the rear of the sanctuary; floor diaphragms would act as seismic stabilizers. A central light court would run through the center to provide visual access to the central mural on the ceiling of the nave. The first floor, located at the original floor level of the nave, would include an egress stair and elevator immediately at the interior entry, and a main entry door would access

four group housing units and two residential units to the rear with common space between. The second floor would include a similar plan layout although the elevator and egress stair would connect directly to the choir loft. The third and fourth floors would include ten group housing units each, with a common area to the rear (east) extending into the sanctuary space. Lastly, the fourth floor would feature an additional eight group housing units with common area at the rear (east). Neither the third nor fourth floors would extend over the choir loft, although no visual access would be provided via the units or circulation. New walls would interrupt the coved ceiling and murals at numerous points.

Staff recommended that new floors, if proposed, should be inserted in a smaller portion of the interior in order for the character-defining features, including the historic volume and decorative details to be retained, and that the new floor plates relate more sensitively to the existing character-defining features of the interior.

- Commissioner Hyland expressed that the proposed programming of 45 net new units may be too dense for the context of the project and recommended exploring fewer floorplates to better celebrate the volume of the interiors and provide more visual access to the choir loft and chancel. He noted that this may also eliminate the need for the proposed fenestration.
4. **Campanile.** The project proposes to rehabilitate and stabilize the campanile of the church by inserting shear walls and laterally supporting the structure with ties and new shear walls at the south façade in the baptistery.

The Department supported the proposed restoration and stabilization of the campanile via shear walls and bracing as the proposal appears to be the least invasive and most sensitive treatment of the structure.

The Commissioners concurred that this was the best option for stabilizing and retaining the structure.

ADJOURNMENT – 1:15 PM

ADOPTED MAY 16, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, March 21, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 1:23 PM**

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Shelley Caltagirone, Natalia Kwiatkowska, John Rahaim, Steve Wertheim, Desiree Smith, Matt Snyder, Tim Frye – Preservation Officer, Jonas P. Ionin –Commission Secretary

**SPEAKER KEY:**

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- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS****1. Director's Announcements****Tim Frye, Preservation Officer:**

No formal director's announcement for this afternoon but I am happy to forward any questions or comments you may have for him for another hearing.

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

A few items to share with you; no formal Planning Commission report, however, a few items at the Board of Supervisors. One, New Era Hall on Market Street near the intersection of Church and Market Street, has finally made it through the landmark designation process at the Full Board. That was heard last week and I believe had its final reading and now moves on to a signature from the Mayor. The Diamond Heights Safety Sculpture also was heard at the Land Use Committee. There was some question from the Department of Public Works and the Committee members regarding the ownership of the structure. Staff was able to confirm that, in fact, the Redevelopment Agency had gifted the property to the City and that it's under DPW's jurisdiction. However, we're going to have a meeting in the next couple weeks with DPW and the community members that submitted the landmark designation just to talk about next steps. Our understanding is Department of Public Works would like a structural engineer to go out and look at the sculpture and really figure out if there are any immediate issues that need to be addressed sooner rather than later. Once that meeting takes place, then we have more information on the structural integrity of the Safety Wall, it will likely move to the Full Board for a vote.

Also, I wanted to update you on one remaining Mills Act application. This morning I was at the Government Audit and Oversight Committee for 60-62 Carmelita Street. This is a contributing building to the Duboce Park Landmark District and one of the remaining Mills Act applications that was postponed last November due to concerns from the Committee over the Owner Move-In Eviction that had previously taken place at that location. The Department was able to provide the Committee members with additional information and also to demonstrate that the Owner Move-In Eviction did not involve tenants that were of a protected class. The property owners in addition to Supervisor Sheehy's office were in attendance at the Committee meeting this morning. The Committee members felt satisfied with the level of information we provided regarding the Owner Move-In Eviction. They did state that they would prefer to receive that information as part of their case packet for future Mill's Act contract consideration. I'm not sure how it will be used in the deliberations, but that is something we will work with the City Attorney on those future applications, but ultimately, they forwarded a positive recommendation to support that Mill's Act contract and that will move forward to the Board of Supervisors next week.

Then finally, just to give you a heads-up that this week a member of the public filed an appeal on the Certificate of Appropriateness for the removal of the Early Days Sculpture from the Pioneer Monument. That will move to the Board of Appeals and that's scheduled for April 18<sup>th</sup> where the Department will present on the Commission's action. Based on our quick reading of the appeal documentation, the appellant does not believe that removing

the Early Days Sculpture meets the Secretary of Interior Standards. That's something we will prepare a case report for and we're happy to share that with you, if you're interested.

**Commissioner Pearlman:**

Thanks, a question about that.

**Tim Frye, Preservation Officer:**

Sure.

**Commissioner Pearlman:**

I thought that the path was from the Historic Commission to the Board of Supervisors.

**President Wolfram:**

It went back to the Arts Commission.

**Tim Frye, Preservation Officer:**

The Arts Commission has to move through a formal process to –

**Commissioner Pearlman:**

No what I meant in terms of appeal. I thought appeals of our decisions –

**Tim Frye, Preservation Officer:**

Only when they are coupled with a Conditional Use Authorization or another entitlement; if there's no other entitlement involved, it goes directly to the Board of Appeals.

**Commissioner Pearlman:**

Okay thank you.

**Tim Frye, Preservation Officer:**

Commissioners, that concludes my comments unless you have any questions.

**Commissioner Matsuda:**

I have just one question. We had Mill's Act revisions or discussion on our agenda and it was continued. Is that going to come back soon?

**Tim Frye, Preservation Officer:**

It is. We're currently working with the City Attorney's Office on some revised language for you to consider. Once we have that ready we will bring that back to you, hopefully in the next couple of months I believe.

## **C. COMMISSION MATTERS**

### **3. President's Report and Announcements**

**President Wolfram:**

I would like to announce today that I'm delighted to welcome our new Commissioner, Kate Black, to the Commission. Welcome and we're glad to have you.

**Commissioner Black:**

I am very happy to be here.

## 4. Consideration of Adoption:

- [Draft Minutes for HPC March 7, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

## 5. Commission Comments &amp; Questions

**Commissioner Matsuda:**

I have a comment. I think it was last week that I'm sure that I wasn't the only one, probably all the Commissioners got a number of emails regarding SB-827 by Senator Wiener. I was wondering if Mr. Frye, if you can provide us with any information or insight you have on that.

**Tim Frye, Preservation Officer:**

Commissioners, I believe the Planning Commission has received a couple informational items on those State Bills and we're happy to either have an informational hearing here or just forward you our case reports. Happy to do either and we can schedule that through the Department contacts.

**Commissioner Matsuda:**

What's the status of that legislation?

**Tim Frye, Preservation Officer:**

That I am not sure of at this moment.

**President Wolfram:**

Why don't we, I think it would be helpful to schedule an informational presentation to talk about the impact that the Department might see with regards to historic resources.

**Tim Frye, Preservation Officer:**

Sure.

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2015-005890DES (S. FERGUSON: (415) 575-9074)  
546-554 FILLMORE, 735 FELL STREET, 660 OAK STREET – east side of Fillmore Street, north side of Oak Street, south side of Fell Street, Assessor's Blocks/Lots 0828/021, 0828/022, 0828/022A and 0828/012, (District 5). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the former Sacred Heart Church Complex which includes the former rectory, church, school and convent buildings pursuant to Article 10, Section 1004(c) of the Planning Code. Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries;

with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972; as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh. 546-548 Fillmore Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height And Bulk District; 735 Fell Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; and 660 Oak Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height And Bulk District.

**(Proposed Continuance to April 18, 2018)**

SPEAKERS: +Andrew Junius – Indefinite continuance  
ACTION: Continued Indefinitely  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

## E. REGULAR CALENDAR

7. [2018-003341LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
5267 3<sup>RD</sup> STREET – east side of 3rd Street between Underwood Avenue and Van Dyke Avenue in the Bayview neighborhood. Assessor's Block 5385, Lot 003 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. The Jazz Room is a music venue and bar that has served San Francisco for 56 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a NC-3 (Neighborhood Commercial District, Moderate Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelly Caltagirone – Staff report  
+ Theo Ellington – Jazz Room  
+ Earl Shaddix – Jazz Room  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [942](#)

8. [2015-009647COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
3<sup>RD</sup> STREET BRIDGE – also known as the Francis “Lefty” O’Doul Bridge, located between King and Channel Streets (District 6). Request for a **Certificate of Appropriateness** for repair and rehabilitation of the existing bridge consisting of: repair and replacement of steel bridge members and the fender pile system, repair of the concrete piles and steel stairway, replacement of the existing deck, and repainting and recoating. The subject bridge is designated as San Francisco Landmark No. 194 per Article 10 of the Planning Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Natalia Kwiatkowska – Staff report  
+ Thomas Reittman – Project presentation  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

MOTION: [0333](#)

- 9a. [2011.1356M](#) (S. WERTHEIM: (415) 558-6612)  
CENTRAL SOMA PLAN – AMENDMENTS TO THE GENERAL PLAN – Review and Comment on General Plan Amendments to add the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.  
*Preliminary Recommendation: Adoption*

SPEAKERS: + John Rahaim – Introduction  
+ Steve Wertheim – Plan presentation  
+ Katherine Petrin – Two positive aspects of the plan  
+ Mike Buhler – Support  
+ Speaker – Support  
+ Jon Lau – Mint restoration project

ACTION: Adopted a Resolution Recommending the Planning Commission and Board of Supervisors Approve Amendments to the GP, Administrative Code, Planning Code and Zoning Map as amended to include:  
1. Increasing the contribution for rehabilitation of the Old Mint building to at least \$50M; and  
2. Increasing the funding for cultural heritage tangible and intangible programming efforts to at least \$50M.

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

RESOLUTION: [943](#)

- 9b. [2011.1356T](#) (S. WERTHEIM: (415) 558-6612)  
CENTRAL SOMA PLAN – AMENDMENTS TO THE ADMINISTRATIVE CODE AND THE PLANNING CODE – Review and Comment on Administrative Code and Planning Code Amendments to give effect to the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.  
*Preliminary Recommendation: Adoption*

SPEAKERS: Same as Item 9a.

ACTION: Same as Item 9a.

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

RESOLUTION: [943](#)

- 9c. [2011.1356Z](#) (S. WERTHEIM: (415) 558-6612)



CENTRAL SOMA PLAN – AMENDMENTS TO THE ZONING MAP. **Review and Comment** on Zoning Map Amendments to the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

*Preliminary Recommendation: Adoption*

SPEAKERS: Same as Item 9a.

ACTION: Same as Item 9a.

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

RESOLUTION: [943](#)

- 10a. [2017-004023DES](#) (D. SMITH: (415) 575-9093)  
228-248 Townsend Street – north side of Townsend Street between Lusk and Clyde streets, Assessor's Block 3787, Lot 018 (District 6). As part of the Central SoMa planning effort, consideration to **Initiate Landmark Designation** of the New Pullman Hotel as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The New Pullman Hotel is significant as the city's only hotel that catered specifically to African American railroad workers, including Pullman porters and maids, during the early to mid-twentieth century. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. The property is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 228-248 Townsend Street is located in the SLI – SOMA Service – Light Industrial Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: = Desiree Smith – Staff report

= Speaker – Clyde and Crooks

= Katherine Beckwith – No notice

ACTION: Initiated Landmark Designation

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

RESOLUTION: [944](#)

- 10b. [2017-002874DES](#) (S. FERGUSON: (415) 575-9074)  
457 BRYANT STREET – south side of Bryant Street, Assessor's Block 3775, Lot 085 (District 9). As part of the Central SoMa planning effort, consideration to **Initiate Landmark Designation** of the former Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is significant as one of the early extant union halls in San Francisco and played an important role in the growth of organized labor in the city, and is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 457 Bryant Street is

located in a SLI – SOMA Service – Light Industrial Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: Same as Item 10a.  
ACTION: Initiated Landmark Designation  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [945](#)

- 10c. [2017-004129DES](#) (F. MCMILLEN: (415) 575-9076)  
500-504 FOURTH STREET – south side of Fourth Street, Assessor's Block 3777, Lot 001 (District 9). As part of the Central SoMa planning effort, consideration to **Initiate Landmark Designation** of the Hotel Utah as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Hotel Utah is associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco and is significant as a rare remaining example of the numerous residential hotels constructed in SoMa during the late nineteenth and early twentieth centuries. Hotel Utah is also significant for its Edwardian style architecture, a style commonly employed in the design of residential hotels of the period. 500-504 Fourth Street is located in a SLI – SOMA Service – Light Industrial Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: Same as Item 10a.  
ACTION: Initiated Landmark Designation  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [946](#)

- 10d. [2017-010250DES](#) (F. MCMILLEN: (415) 575-9076)  
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT – Assessor's Block 3787 Lots 005, 014, 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, 152-159 (District 9). As part of the Central SoMa planning effort, consideration to **Initiate Landmark District Designation** of the Clyde and Crooks Warehouse Historic District as an Article 10 Landmark District pursuant to Section 1004.1 of the Planning Code. The Clyde and Crooks Warehouse Historic District is representative of 19th century development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the 19th century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The buildings exemplify early 20<sup>th</sup> century methods of construction and materials and the return of South of Market's function as the industrial center of the city following the earthquake and fire. The Clyde and Crooks Warehouse Historic District is located in a SLI – SOMA Service – Light Industrial Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: Same as Item 10a.  
ACTION: Initiated Landmark Designation  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [947](#)

- 10e. [2017-010156DES](#) (F. MCMILLEN: (415) 575-9076)  
MINT-MISSION CONSERVATION DISTRICT – Assessor’s Block 3704, Lots 003, 010, 012, 013, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor’s Block 3725, Lots 087, 088 (District 4). As part of the Central SoMa planning effort, consideration to **Initiate Conservation District Designation** of the Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area’s role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in a C-3-G-Downtown General Zoning District and 90-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: None  
ACTION: Continued to April 18, 2018  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

- 10f. [2018-002775DES](#) (F. MCMILLEN: (415) 575-9076)  
KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT – Assessor’s Block 3705, Lots 021, 023, 039, 054 (District 4). As part of the Central SoMa planning effort, consideration to **Initiate Change in Designation** of an unrated building, 55 5<sup>th</sup> Street, Assessor’s Block 3705 lot 039, to a Category IV (Contributing) resource pursuant to Section 1106 of the Planning Code; and Initiate a Change in the Boundary of the Kearny-Market-Mason-Sutter Conservation District to include 55 5<sup>th</sup> Street, Assessor’s Block 3705 lot 039; 67-99 5<sup>th</sup> Street, Assessor’s Block 3705 lots 021, 023; and 898 Mission Street, Assessor’s Block 3705 lot 054 pursuant to Section 1107 of the Planning Code. The Kearny-Market-Mason-Sutter Conservation District is located in a C-3-G-Downtown General Zoning District and 90-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: Same as Item 10a.  
ACTION: Initiated Landmark Designation  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [948](#)

11. 2007.0946CWP (M. SNYDER: (415) 575-6891)  
CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PROJECT – The Candlestick Point Hunters Point Phase II development project consists of Candlestick Point, which generally encompasses the former Candlestick Park Stadium and parking lot, the Candlestick Point State Recreational Area, the Alice Griffith Housing development site. The Hunters Point Shipyard Phase II site encompasses roughly 402 acres and includes all of Hunters Point Shipyard except for the portions referred to as “Hilltop” and “Hillside”. **Informational Presentation** on proposed revisions to the Project including the re-envisioning of the Hunters Point Shipyard, including plans on preserving the site’s historic resources. The resultant Project would consist of approximately 10,672 units, 4,265,000 of R&D/Office use, 790,000 gsf of regional retail, 432,000 gsf of neighborhood retail and maker space, along with new schools, public facilities, artist studios, and visitor

uses. The Project also includes establishing new streets and development blocks along with approximately of 338 acres of parks and open space. The Hunters Point Shipyard portion of the site is within the Hunters Point Shipyard Redevelopment Project Area, the Hunters Point Shipyard Special Use District and the HP Height and Bulk District.

*Preliminary Recommendation: None – Informational*

SPEAKERS:       = Matt Snyder – Staff presentation  
                      + Speaker – Project presentation  
                      + Ben Treunel – Design presentation  
                      + Stacy Carter – Preservation of existing buildings  
                      + Scott Maddison – Endorse D4D changes

ACTION:           None – Informational

ADJOURNMENT – 4:07 PM

ADOPTED APRIL 4, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, April 4, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM**

**STAFF IN ATTENDANCE:** Alexandra Kirby, Marcelle Boudreaux, Shelley Caltagirone, Paulo Ikezoe, Tim Frye - Preservation Officer, Jonas P. Ionin –Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, Department staff. Director Rahaim will not be joining us this afternoon, but should you have questions, I'm happy to forward those to him so he can answer them in a future hearing.

## 2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, Department staff. I have just one item to share with you. No formal Planning Commission report, however, Department staff along with DPW and Members of the Community met with Supervisor Sheehy's office this morning to discuss the condition of the pending Landmark Designation for the Diamond Heights Safety Sculpture. DPW was able to complete their own independent report that supported the Art Commissions Conservation recommendations and DPW has agreed to do some initial maintenance work to help with the overall well-being of the sculpture in particular, there is a tree leaning against the sculpture that they're going to work with the property owner to help either cut back or remove. The Arts Commission was not able to attend that meeting so we are going to continue to follow up with the Arts Commission. Again we've confirmed that it is on city property, it is a city-owned sculpture. Now it's a matter of talking to DPW and the Arts Commission about responsibilities and whether or not the Arts Commission has to make a formal acquisition acknowledging it that is part of the City's art collection. Once we've squared those things we will be able to move forward with the hearing at the Full Board and I'll keep you updated on that status. But overall, everybody left fairly happy with the way things are moving along.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Consideration of Adoption:

- [Draft Minutes for HPC March 21, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wolfram, Black, Johnck, Johns, Matsuda, Pearlman

ABSENT: Hyland

## 5. Commission Comments &amp; Questions

None

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2016-016161PTA (E. TUFFY: (415) 575-9191)  
120 STOCKTON STREET – east side of Stockton Street, at O’Farrell Street, Lot 017 in Assessor’s Block 0313 (District 3). Consideration of a **Major Permit to Alter** application to remodel the existing building envelope and construct a partial one-story vertical addition. The scope of work is part of a larger project to convert the existing single-tenant building for multi-tenant mixed uses (Retail, Office and Restaurant). Constructed in 1974, the subject property is a Category V – Unrated building within the Article 11-designated Kearny-Market-Mason-Sutter Conservation District. The parcel is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.  
**(Proposed Continuance to April 18, 2018)**

SPEAKERS: None  
ACTION: Continued to April 18, 2018  
AYES: Wolfram, Black, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hyland

#### E. CONSENT CALENDAR

None

#### F. REGULAR CALENDAR

7. 2017-013687COA (A. KIRBY: (415) 575-9133)  
930 GROVE STREET – located on the north side of Grove Street, Assessor’s Block 0798, Lot 031 (District 5). Request for a **Certificate of Appropriateness** for the rehabilitation of the historic exteriors of the existing two-story-over-basement Koster Mansion to abate Planning enforcement Case no. 2017-001791ENF. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Ali Kirby – Staff report  
+ John Goldman – Project presentation  
+ Sam Fleischmann – Thank you and continue to monitor the building  
+ Jim Worschel – Long process  
+ E.J. Pottenti - Hazard  
ACTION: Approved with Conditions as amended to include:  
1. A construction schedule, submitted prior to building permit application issuance;  
2. An informational update; and  
3. A finding that “the inaction to date is tantamount to demolition by neglect” or statement with similar sentiment to be crafted by staff and reviewed by the CAO and enforcement team.  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
MOTION: 0334

8. [2016-008750COA](#) (M. BOUDREAUX: (415) 575-9140)  
88 BROADWAY/735 DAVIS – block bounded by Broadway, Davis, Vallejo and Front Streets; Lots 007 and 008 in Assessor's Block 0140 (District 3). Request for **Certificate of Appropriateness** for new construction of two six-story, mixed-use buildings (approximately 189,947 gross square feet) in the Northeast Waterfront Landmark District, Article 10 of the Planning Code. The project proposes up to 176 affordable dwelling units, two manager's units, ground floor commercial space (approximately 6,436 square feet), childcare space (approximately 4,306 square feet), community spaces and ground floor support space (approximately 12,038 square feet), 120 Class 1 bicycle parking spaces. The project site is within the C-2 (Community Business) Zoning District, the 65-X Height and Bulk District and the Waterfront Special Use District No. 3. The proposed project additionally requires review by the Director of Planning under Sections 315, 303 and 304 of the Planning Code for administrative approval.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Marcelle Boudreaux – Staff report  
+ Bill Leddy – Project presentation  
+ Aaron Thornton – Design presentation  
+ Jay Wallace – Support  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
MOTION: [0335](#)

- 9a. [2018-003774LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
781 BEACH STREET – south side of Beach Street between Larkin and Hyde streets in the Fisherman's Wharf neighborhood. Assessor's Block 0025, Lot 014 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Marine Chartering Company, Inc. is a transportation brokerage firm and international ocean transportation company that has served San Francisco for 63 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelly Caltagirone – Staff report  
+ Linda Cardenas – Marine Chartering Company  
+ Edward Kaufman – Mission Graduates  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: [949](#)

- 9b. [2018-003775LBR](#) S. CALTAGIRONE: (415) 558-6625  
3040 16<sup>TH</sup> STREET – north side of 16th Street between Julian Avenue and Wiese Street in the Mission neighborhood. Assessor's Block 3554, Lot 013 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Mission Graduates is a non-profit educational services organization



that has served San Francisco for 46 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a RTO-M (Residential Transit Oriented – Mission) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [950](#)

10. (P. IKEZOE: (415) 575-9137)

[CALIFORNIA STATE SENATE BILL 827](#) - **Informational Presentation** on the proposed State Senate Bill ("SB") 827 and its potential effects on San Francisco. Presentation and accompanying memo includes analysis of SB 827 in its current form, including recent amendments to the bill formally introduced on March 1, 2018.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Paolo Ikezoe – Informational presentation

- Paul Webber – Concerns and issues

ACTION: None – Informational

ADJOURNMENT – 2:09 PM

ADOPTED APRIL 18, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, April 18, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM**

**STAFF IN ATTENDANCE:** Eiliesh Tuffy, Desiree Smith, Frances McMillen, Natalia Kwiatkowska, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

**Tim Frye, Preservation Officer:**

The director won't be joining us this afternoon, but happy to forward any questions you may have to him for a future hearing.

## 2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

Commissioners, I have just one small update to give you. No formal report from the Planning Commission however, just a reminder that the Board of Appeals hearing regarding your Certificate of Appropriateness issued for the Early Days Sculpture as part of the Pioneer Monument will be heard this evening, and I'll report at your next hearing on the outcome.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Consideration of Adoption:

- [Draft Minutes for ARC March 7, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

- [Draft Minutes for HPC April 4, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

## 5. Commission Comments &amp; Questions

None

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

## 6. 2017-010156DES

(F. MCMILLEN: (415) 575-9076)

**MINT-MISSION CONSERVATION DISTRICT** – (Assessor’s Block 3704, Lots 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor’s Block 3725, Lots 087, 088) (District 4) – Consideration to **Initiate Conservation District Designation** of the Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area’s role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in the C-3-G-Downtown General zoning district and 90-X Height and Bulk district.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on March 21, 2018)

**(Proposed Continuance to May 2, 2018)**

SPEAKERS: None

ACTION: Continued to May 2, 2018

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

## E. REGULAR CALENDAR

7. [2016-016161PTA](#) (E. TUFFY: (415) 575-9191)  
**120 STOCKTON STREET** – east side of Stockton Street, at O’Farrell Street, Lot 017 in Assessor’s Block 0313 (District 3). Consideration of a **Major Permit to Alter** application to remodel the existing building envelope and construct a partial one-story vertical addition. The scope of work is part of a larger project to convert the existing single-tenant building for multi-tenant mixed uses (Retail, Office and Restaurant). Constructed in 1974, the subject property is a Category V – Unrated building within the Article 11-designated Kearny-Market-Mason-Sutter Conservation District. The parcel is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 4, 2018)

SPEAKERS: = Eiliesh Tuffy – Staff report

+ Tuija Catallano – Project presentation

+ Bob Perry – Design presentation

+ Dan Blattis – Sponsor comments

ACTION: Approved with Conditions

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

MOTION: 0336

8. [2017-012290DES](#) (D. SMITH: (415) 575-9093)  
**6301 THIRD STREET** – Consideration to **Initiate Landmark Designation** of the Arthur H. Coleman Medical Center, Assessor’s Parcel No. 4968, Lot 032, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern

symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was a local pioneer in the nationally significant community health center movement of the 1960s, a tireless advocate for racial equity within the healthcare system and the medical profession, and an advocate for the Bayview's African American community. The property at 6301 Third Street is located within the NC-3 – Neighborhood Commercial, Moderate Scale Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: = Desiree Smith – Staff report  
+ Pat Coleman – Not about what you get, but what you give  
+ Joryvon Muhammad – Keeping the name and history of our heroes  
+ Rev. Aurelious Walker – Patient of Dr. Coleman  
+ Lydia Vincent-White – African American excellence to remain  
ACTION: Approved with Conditions as amended to include consideration for an interpretive plaque.  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
RESOLUTION: [951](#)

- 9a. [2017-004023DES](#) (D. SMITH: (415) 575-9093)  
228-248 TOWNSEND STREET - north side of Townsend Street between Lusk and Clyde streets, Assessor's Block 3787, Lot 018 (District 6) - Consideration to Recommend **Landmark Designation** of the New Pullman Hotel as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The New Pullman Hotel is significant as the city's only hotel that catered specifically to African American railroad workers, including Pullman porters and maids, during the early to mid-twentieth century. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. The property is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 228-248 Townsend Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: + Moses Corette, Aide to Sup. Kim – Support  
= Desiree Smith – Staff report  
- Sierra Zimei – 18-28 Clyde St. We do not want to be designated  
- John Paulson – 435 Brannan Street  
- Anne Spivak – 340 Ritch Street  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
RESOLUTION: [952](#)

- 9b. [2017-002874DES](#) (S. FERGUSON: (415) 575-9074)  
457 BRYANT STREET – south side of Bryant Street, Assessor's Block 3775, Lot 085 (District 9) - Consideration to Recommend **Landmark Designation** of the former Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is significant as one of the early extant union halls in

San Francisco and played an important role in the growth of organized labor in the city, and is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 457 Bryant Street is located in the SLI – SOMA Service – Light Industrial zoning district and 45-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [953](#)

- 9c. [2017-004129DES](#) (F. MCMILLEN: (415) 575-9076)  
500-504 FOURTH STREET – south side of Fourth Street, Assessor's Block 3777, Lot 001 (District 9) – Consideration to Recommend **Landmark Designation** of the Hotel Utah as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Hotel Utah is associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco and is significant as a rare remaining example of the numerous residential hotels constructed in SoMa during the late nineteenth and early twentieth centuries. Hotel Utah is also significant for its Edwardian style architecture, a style commonly employed in the design of residential hotels of the period. 500-504 Fourth Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [954](#)

- 9d. [2017-010250DES](#) (F. MCMILLEN: (415) 575-9076)  
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT – Assessor's Block 3787 Lots 005, 014, 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, 152-159 (District 9) – Consideration to Recommend **Landmark District Designation** of the Clyde and Crooks Warehouse Historic District as an Article 10 Landmark District pursuant to Section 1004.1 of the Planning Code. The Clyde and Crooks Warehouse Historic District is representative of 19th century development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the 19th century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The buildings exemplify early 20<sup>th</sup> century methods of construction and materials and the return of South of Market's function as the industrial center of the city following the earthquake and fire. The Clyde and Crooks Warehouse Historic District is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

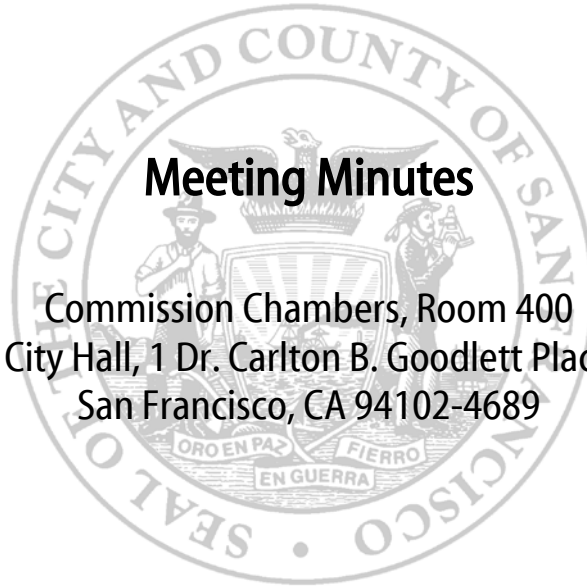
RESOLUTION: [955](#)

10. [2018-003615DES](#) (F. MCMILLEN: (415) 575-9076)  
REQUEST TO INITIATE DESIGNATION AND CHANGE OF DESIGNATION PURSUANT TO PLANNING CODE SECTION 1106 – (Assessor’s Block 3704, Lots 019, 020, 050; Assessor’s Block 3725, Lots 007, 026, 061, 063, 064, 079; Assessor’s Block 3733, Lot 020A; Assessor’s Block 3752, Lot 010; Assessor’s Block 3760, Lot 012; Assessor’s Block 3775, Lots 039, 058, 084, 085; Assessor’s Block 3776, Lots 008, 041; Assessor’s Block 3777, Lots 001, 002; Assessor’s Block 3786, Lot 015; Assessor’s Block 3787, Lots 013, 018, 052; Assessor’s Block 3788, Lots 024, 024A). Request to **Initiate Change in Designation** of twenty six (26) properties; Categories 1 (Significant) through Category 3 (Contributory) and to initiate a change of designation for one property from Category V (Unrated) to Category III (Contributory) as recommended by the Draft Central SoMa Plan and supported by the Central SoMa Historic Context Statement & Historic Resource Survey findings.  
*Preliminary Recommendation: Initiate*
- SPEAKERS: = Frances McMillen – Staff report  
+ Sharon McVey – Tenant impacts  
ACTION: Initiated  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
RESOLUTION: [956](#)
11. [2017-008881COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
349 LEXINGTON STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Assessor’s Block 3609, Lot 070 (District 9). Request for a **Certificate of Appropriateness** for exterior improvements to the primary and visible side facade. The subject building is located within the Liberty-Hill Landmark District. The proposed project is to correct Violation No. 2017-004791ENF, involving the removal of exterior finishes on the primary façade, which exceeded the work approved under Case No. 2016-014859COA. The corrective action under this application is to reconstruct the primary and visible side façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, and an interior remodel to the existing three-story, three-unit building. All other exterior work was approved per Case No. 2016-014859COA, Administrative Certificate of Appropriateness No. ACOA2017.0253. The subject property is located within a RTO-M (Residential Transit Oriented - Mission) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
- SPEAKERS: = Natalia Kwiatkowska – Staff report  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
MOTION: [0337](#)

ADJOURNMENT – 2:36 PM

ADOPTED MAY 2, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, May 2, 2018  
11:30 a.m.  
Architectural Review Committee  
Meeting**

**COMMISSIONERS PRESENT:** Hyland, Pearlman, Johnck

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:30 PM**

**STAFF IN ATTENDANCE:** Jorgen Cleeman, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. COMMITTEE MATTERS**

1. Committee Comments & Questions
  - Disclosures.



- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

## B. REGULAR

2. [2016-012545ENV](#) (J. CLEEMANN: (415) 575-8763)  
4840-4950 MISSION STREET – located on a roughly rectangular site between Alemany Boulevard to the west and Mission Street to the east, near the intersection with France Avenue, Assessor's Blocks/Lots 6959/019, 025, and 031 (District 11). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of the publication of the Draft Environmental Impact Report for the proposed project. The project proposes to demolish the existing two-story funeral home (the Valente Marini Perata & Co. Funeral Home) and associated surface parking lots at 4840 Mission Street (6959/019, 025, and 026) and the existing supermarket and associated surface parking lot at 4950 Mission Street (6959/031) and construct a new mixed-use development comprising three 6- to 7-story (69-84 feet-tall) buildings that would include 428 dwelling units (496,218 gsf; 175 affordable and 253 market-rate units), a replacement grocery store (53,000 gsf), a health clinic (9,620 gsf), ground-floor retail and neighborhood services (13,503 gsf), and underground parking (330 spaces). The funeral home building at 4840 Mission Street has been determined individually eligible for the California Register of Historical Resources. The project site is located within the Excelsior Outer Mission Neighborhood Commercial District, RH-1 (Residential, House, One Family) and RH-2 (Residential, House, Two Families) Zoning Districts, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jorgen Cleeman – Staff report  
 + Speaker – Project presentation  
 + Maggie Smith – Preservation alterations  
 + James Davis – Win win for the City  
 + David Tate – Support  
 + Aaron Cohen – Support, affordable housing  
 + Theodore Randolph – Support  
 + Speaker – Support  
 + Sabrina Hernandez – Support  
 + Andrea Fernucci – Support  
 + David Hooper – Recognition of the site's history

ACTION: Reviewed and Commented

AYES: Wolfram, Hyland, Pearlman, Johnck

### ARC COMMENTS

Commissioner Johnck noted that alternatives analyses for other projects often contained one full and two partial preservation alternatives, whereas this analysis contains two full

and one partial preservation alternative. She asked if the analysis would benefit from the inclusion of a second partial preservation alternative. Commissioner Johnck also asked if the analysis could include more information regarding the cost of retrofitting the historic building under the alternatives.

Commissioner Hyland expressed a desire to save and adapt the historic building, noting that its demolition would be a loss for the community. He also asked if the implementation of Home-SF, San Francisco's local density bonus program, would allow the sponsor to save the historic resource while still meeting its housing goals.

Commissioner Pearlman echoed Commissioner Hyland's question regarding Home-SF. He also noted that the project as a whole was positive for the community. The Commissioners acknowledged public support for the project and the desire to see the site's history commemorated in some way. They agreed that the alternatives presented were adequate for inclusion in the Draft Environmental Impact Report (DEIR).

ADJOURNMENT 12:17 PM  
ADOPTED JUNE 6, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, May 2, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM**

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Frances McMillen, Alexandra Kirby, Elizabeth Gordon-Jonckheer, Shelley Caltagirone, Desiree Smith, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

**B. DEPARTMENT MATTERS****1. Director's Announcements****Tim Frye, Preservation Officer:**

No formal report from the Director this afternoon; be happy to forward any questions you may have for the next hearing.

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

Good afternoon Commissioners, just a few items to share with you this week. One is your recommendations regarding the pending districts related to Central SoMa Area Plan will be heard at the Planning Commission on May 10<sup>th</sup>, next week. As you know, the Planning Commission evaluates those proposed designations based on several factors related to Bay Area Regional Transit, any potential amendments to the General Plan that may have to occur, along with a few other sort of broader policy findings, but we will certainly keep you posted on any comments they have and forward them to you before we transmit those recommendations to the Board of Supervisors with the full Central SoMa package. Also, I passed out some – the section from the Budget and Finance Committee meeting, a report on cultural districts. This is related to the pending Cultural District legislation sponsored by Supervisor Ronen. Tomorrow, the Budget and Finance Committee is having a general discussion about next year's budget and so I just wanted to keep you abreast of some of the information that's in play regarding the proposed legislation and naturally the Planning Department, Mayor's office of Housing, OEWD, Arts Commission, etc. will all be there in attendance should the committee have any questions. We understand that the legislation is still being revised by several members of the community, a working group and various city departments so we don't have any – we don't have any revised language to show you just yet, but once we do, it will naturally be brought forth to this Commission.

I also wanted to bring to your attention, as you may have seen in the paper; the Full Board did pass a resolution establishing the LGBTQ and Leather Cultural District located in the South of Market neighborhood. This has been under revision for, I would say, almost a year, but this final resolution, the Department's reviewed it. We think it looks fantastic and as you can see towards the end, there are further duties or asks of this Commission in your work-related to cultural heritage work and to support these districts as they move forward, which naturally hinges on the passing of that legislation that I just spoke about. But I wanted you to have a copy of what was passed to the Full Board in case you have any questions and naturally, Shelley Caltagirone, our Cultural Heritage Specialist is happy to present or give you or the Cultural Heritage Assets Committee an update on that information at any time.

Then finally, as you're aware, we, along with the Arts Commission, filed a joint request for rehearing for the C of A related to the Pioneer Monument. We forwarded a copy of the joint brief we submitted and we understand that the hearing will be scheduled at the Board of Appeals on June 13<sup>th</sup>. So we'll keep you posted on that outcome. That concludes my comments unless you have any questions.

**Commissioner Pearlman:**

I just wanted to make one quick comment. I thought that was a – the response letter was just very well researched and thought out and I was just very impressed with the depth of understanding of the – what is a very complex and complicated web of rules and things so I appreciated that thank you.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Wolfram:**

I don't have a formal report today, but I would like to, for members of the public and for the Commissioners, inform you that we had a request to continue item 9, the 3333 California Street. So when we take that up, it may well be continued.

**4. Consideration of Adoption:**

- [Draft Minutes for April 18, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

**5. Commission Comments & Questions**

None

**D. REGULAR CALENDAR**

6. [2017-010156DES](#) (F. MCMILLEN: (415) 575-9076)  
**MINT-MISSION CONSERVATION DISTRICT** – Assessor's Block 3704, Lots 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor's Block 3725, Lots 087, 088 (District 4). The district is bound by Stevenson Street to the north, Mint and 5<sup>th</sup> streets to the east, Mission and Minna streets to the south and 6<sup>th</sup> Street to the west. As part of the Central SoMa planning effort, consideration to **Initiate Change in Designation** of seventeen (17) properties from not rated under Article 11 or Unrated (Category V) under Article 11 to Category 1 (Significant) through Category IV (Contributory) pursuant to Section 1106 of the Planning Code; and **Initiate Conservation District Designation** of the Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area's role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in a C-3-G-Downtown General Zoning District and 90-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*  
(Continuance from Regular hearing on April 18, 2018)

SPEAKERS: = Frances McMillen – Staff report  
= Speaker – Restriction to our building request to be exempted 444 Jessie  
= Craig Rys – TDR's, permitting  
+ Moses Corrette, Aide to Sup. Kim – Support  
ACTION: Initiated  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
RESOLUTION: [957](#)

7. [2017-011755COA](#) (A. KIRBY: (415) 575-9133)  
1942 SUTTER STREET – located on the north side of Sutter Street between Webster and Fillmore Streets, Assessor's Block 0677; Lot 032 (District 5). Request for **Certificate of Appropriateness** to construct a horizontal addition at the first and second stories of the side (east) facade, visible from Cottage Row, and addition of new fenestration along the east side facade. The subject property is located within the Bush Street – Cottage Row Landmark District, RM-3 (Residential, Mixed, Medium Density) Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Alexandra Kirby – Staff report  
ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
MOTION: [0338](#)

8. [2018-003886COA](#) (E. JONCKHEER: (415) 575-8728)  
MURPHY WINDMILL – located in Golden Gate Park, on the north side of Martin Luther King Jr. Drive between John F. Kennedy Drive and the Great Highway, identified as a portion of Assessor's Block 1700; Lot 001 (District 1). Request for **Certificate of Appropriateness** for alterations to comply with OSHA standards: (1) on the exterior: extension of the gallery rail by 5", addition of a toe-kick at the bottom of the railing, replacement of deteriorated exterior gallery level wood doors with in-kind weather resistant materials, addition of tie-offs for fall protection on the stocks, safety additions to the fan tail (steel bracing and cables for fall protection), and exterior lights at the entrance, and (2) at the interior: replacement of the existing wooden stairs with safety paneling, and removal of small sections of the floor surface on all levels for head clearance. The Murphy Windmill is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk District. The Murphy Windmill and Millwright's Cottage, and the landscaped open space setting surrounding the two structures was locally designated as San Francisco Landmark No. 210 under Article 10 of the Planning Code in May 2000.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
+ Dan Mauer – Project presentation  
ACTION: Approved with Conditions as amended to include steel stair throughout and wood tread for the first run.  
AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
MOTION: [0339](#)

9. [2018-004346FED](#) (D. SMITH: (415) 575-9093)  
3333 CALIFORNIA STREET – south side of California Street between Presidio Avenue and Laurel Street, in Assessor's Parcel 1032, Lot 003 (District 2) - Request for **Review and**

**Comment** on the nomination of the property to the National Register of Historic Places for its association with the San Francisco insurance industry, as one of the principal embodiments of the postwar decentralization and suburbanization of San Francisco, as the work of three masters – the architect Edward B. Page, the engineering firm of John J. Gould & J.J. Degenkolb/Henry J. Degenkolb & Associates, and the landscape architectural firm of Eckbo, Royston, & Williams/Eckbo, Austin, Dean and Williams – and as an example of a corporate headquarters in San Francisco that reflects mid-twentieth-century modernist design principles. The subject property is located within a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.*

SPEAKERS: None

ACTION: Continued to May 16, 2018

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

10. [2018-005337LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
255 MENDELL STREET – south side of Mendell Street between Evans Avenue and Newhall Street in the India Basin Industrial Park in the Bayview neighborhood. Assessor's Block 4570, Lot 026 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. Knights' Catering is a catering business that has served San Francisco for 55 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a PDR-2 (Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report

+ Maureen Kelly – Business history

+ Danny Kelly – Family legacy

+ Molly Kelly – Family legacy

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [958](#)

11. (S. CALTAGIRONE: (415) 558-6625; D. SMITH: (415) 575-9093)  
LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORTS – Discussion of the HPC's Landmark Designation Work Program and the draft Cultural Heritage Work Program.  
*Preliminary Recommendation: None - Informational*

SPEAKERS: = Desiree Smith – Staff report

= Shelley Caltagirone – Cultural Heritage Assets

ACTION: None - Informational

ADJOURNMENT 2:03 PM  
ADOPTED MAY 16, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, May 16, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Johnck, Matsuda, Johns, Black  
**COMMISSIONER ABSENT:** Pearlman

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12: 40 PM**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Elizabeth Gordon-Jonckheer, Jacob Bintliff, Desiree Smith, Shannon Ferguson, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None



**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

A few items to share with you, at last week's Planning Commission hearing, the Planning Commission unanimously supported the Certification of the Central SoMa Draft EIR as well as the Amendments to Adopt the Central SoMa Area Plan. And just as a matter of housekeeping I wanted to remind you that at their June 7<sup>th</sup> hearing they will be providing Review and Comment on the pending district nominations that this Commission made as part of the Central SoMa Plan Preservation policies. We will keep you updated on that hearing and forward you a copy of their comments after that hearing. Also wanted to let you know that the Arts Commission has told us that they will be holding a hearing in early July to officially accept the Diamond Heights Safety sculpture into the collection and once that action is completed the Arts Commission will work with department of Public Works to create an MOU between the agencies outlining the responsibilities. So as soon as we have that completed in early July is likely when the safety wall landmark nomination will go to the Full Board for consideration.

Then finally, I wanted to make you aware of the cultural district legislation that has been introduced by Supervisor Ronen. It was originally introduced in October of last year, and as you know, has gone through several amendments. On Wednesday, the Rules Committee heard the proposed ordinance and at that hearing Supervisor Ronen introduced a large set of amendments to the ordinance. In particular, revising the ordinance to allow the sponsor of an ordinance proposing a cultural district to select three or more city departments to provide input to the Mayor's Office of Housing and Community Development and MOHCD is intended to be the city department that coordinates all the various city agencies and commissions for input and participation on the formation and the monitoring of those cultural districts. There were two other significant changes stemming from the amendments. One is to require that cultural district boundaries be contiguous and not overlap with other cultural districts and then second, a repeated emphasis that cultural districts are intended to assist communities at risk of displacement, gentrification including ethnic or minority communities. And there was a good deal of public testimony, about over an hour of public testimony, where speakers praised the ordinance as a means to keep vulnerable communities in the city. And similar commendation was given by members of the Rules Committee during its deliberation. However, there were questions from the Rules Committee centered on the mechanics of the ordinance including staffing level for the city family as well as timing on reporting and financing of the districts. And many sought clarification about the intent from the director of community development at MOHCD in addition to Supervisor Ronen. Supervisor Safai did ask the presiding city attorney whether the ordinance and its amendments needed a continuance or whether they could be passed out of committee at the hearing. The city attorney at that time responded that the scope of the amendments could be passed out of the committee at the hearing. The future Cultural Districts rising from the ordinance would need review by city Commissions including the Historic Preservation Commission in accordance with the city

charter. So at this point it doesn't appear that the Board is prepared to forward the ordinance, the draft ordinance, to this body for Review and Comment, but we're happy to keep you updated on the ordinance as it moves through the process. So that concludes my comments, and happy to answer any questions.

**President Wolfram:**

Yes, I am wondering since future cultural districts would be coming to the HPC, since this legislation does affect us, whether we could write a letter requesting that the Board forward the Ordinance to us for Review and Comment and perhaps postpone any vote on that? Is that something that would be an appropriate thing that we could do?

**Tim Frye, Preservation Officer:**

Yes, we would be happy to provide you a letter for your signature.

**President Wolfram:**

Commissioners at this time, do you concur with that?

**Commissioner Matsuda:**

I thought we were supposed to have an informational meeting on this.

**Tim Frye, Preservation Officer:**

That was our original intent. But we became aware of the revised - - the amended ordinance just last week, and then it started to move very quickly at the Board, so there wasn't an opportunity for us to prepare anything for this hearing.

**President Wolfram:**

Yes, so, I think maybe, we should move forward with asking and writing a letter to request that we Review and Comment and since this does effect our work. Hopefully they will take that request seriously.

**Commissioner Matsuda:**

Yes.

**Tim Frye, Preservation Officer:**

Sure, happy to do that.

**President Wolfram:**

Alright, thank you.

**Commissioner Matsuda:**

Thank you.

**C. COMMISSION MATTERS**

**2. President's Report and Announcements**

**President Wolfram:**

I have no report or announcement today. Oh, actually, I do have one, that is the California Preservation Foundation is having their annual conference at the end of this week in Palo Alto. So I encourage members of this Commission and members of the public to attend.

And San Francisco Heritage is having their annual soiree on Saturday night at Pier 70, so that is awesome. Encourage people to attend. Yes, the same weekend, the Preservation weekend. Oh yes, thank you. I do have another announcement, which is for the hearing of June 6<sup>th</sup>, I believe, is the next hearing date. We are going to replace two members on an interim basis on the Architectural Review Committee. Commissioners Hyland and Johnck will be replaced by Commissioners Johns and Black at that particular hearing due to quorum issues. So do you accept that interim appointment?

**Commissioner Black:**

Yes I do.

**Commissioner Johns:**

Yes.

**President Wolfram:**

Thank you.

**Commissioner Johnck:**

Thank you.

4. Consideration of Adoption:

- [Draft ARC Minutes for February 21, 2018](#)
- [Draft ARC Minutes for March 21, 2018](#)
- [Draft HPC Minutes for May 2, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wolfram, Hyland, Johnck, Matsuda, Johns, Black

ABSENT: Pearlman

5. Commission Comments & Questions

None

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**E. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

**F. REGULAR CALENDAR**

6. [2018-004633PCA](#) (J. BINTLIFF: (415) 575-9170)  
MAYOR'S PROCESS IMPROVEMENTS ORDINANCE – **Adoption Hearing** to recommend action on an Ordinance introduced by Mayor Farrell (Board File No. 180423) that would amend the Planning Code to streamline review of 100% affordable housing projects, eliminate duplicative review processes for most large residential projects in downtown C-3 districts, consolidate and modernize notification requirements and procedures, and provide for expedited review of minor alterations to historical landmarks and in conservation districts.

*Preliminary Recommendation: Approve*

SPEAKERS: = Jacob Bintliff – Staff report  
= Tim Frye – Article 10 & 11 in notification procedures  
- Richard Frisbie – Historic District Guidelines  
- Georgia Schuttish – Post card notification versus printed plans  
ACTION: Adopted a Recommendation for Approval as amended to include reconsideration of posting requirements  
AYES: Wolfram, Hyland, Johnck, Matsuda, Johns, Black  
ABSENT: Pearlman  
RESOLUTION: 959

7. [2018-004346FED](#) (D. SMITH: (415) 575-9093)  
3333 CALIFORNIA STREET – 3333 CALIFORNIA STREET – south side of California Street between Presidio Avenue and Laurel Street, in Assessor's Parcel 1032, Lot 003 (District 2) - Request for **Review and Comment** on the nomination of the property to the National Register of Historic Places for its association with the San Francisco insurance industry, as one of the principal embodiments of the postwar decentralization and suburbanization of San Francisco, as the work of three masters – the architect Edward B. Page, the engineering firm of John J. Gould & J.J. Degenkolb/Henry J. Degenkolb & Associates, and the landscape architectural firm of Eckbo, Royston, & Williams/Eckbo, Austin, Dean and Williams – and as an example of a corporate headquarters in San Francisco that reflects mid-twentieth-century modernist design principles. The subject property is located within a RM-1 Residential- Mixed, Low Density Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.*  
(Continued from Regular hearing on May 2, 2018)

SPEAKERS: = John Rahaim - Introduction  
= Desiree Smith – Staff presentation  
+ Denise Bradley – Sponsor presentation  
+ Kathy Devincenzi – Sponsor presentation  
= Speaker – Nomination effects on future development proposal  
= Greg Miller – Modification to the proposed nomination  
= Speaker – CEQA  
- Milo Trauss – Not the best use for the land  
- Richard Frisbie – Words taken out of context  
- Chelsea – Does not meet historical significance  
- Laura Clark – Bad precedent  
ACTION: Adopted a Recommendation in support of the nomination with modifications

AYES: Wolfram, Hyland, Johnck, Matsuda, Johns, Black  
 ABSENT: Pearlman  
 RESOLUTION: [960](#)

8. [2017-012290DES](#) (D. SMITH: (415) 575-9093)  
6301 THIRD STREET - Consideration to Recommend **Landmark Designation** of the Arthur H. Coleman Medical Center, Assessor's Parcel No. 4968, Lot 032, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant for its association with Dr. Arthur H. Coleman, nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was a local pioneer in the nationally significant community health center movement of the 1960s, a tireless advocate for racial equity within the healthcare system and the medical profession, and an advocate for the Bayview's African American community. The property at 6301 Third Street is located within the NC-3 – Neighborhood Commercial, Moderate Scale Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Desiree Smith – Staff report  
 + Rev. Aurelius Walker  
 ACTION: Approved  
 AYES: Wolfram, Hyland, Johnck, Matsuda, Johns, Black  
 ABSENT: Pearlman  
 RESOLUTION: [961](#)

9. [2018-003700COA](#) (E. JONCKHEER: (415) 575-8728)  
WASHINGTON SQUARE - LM #226 – bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco (Assessor's Block 0102; Lot 001) (District 3). Request for **Certificate of Appropriateness** for the removal, replacement and addition of trees, ADA upgrades to pathways, including the replacement of all existing asphalt pathways with stained concrete, installation of perimeter cobble pavers at the lawn and planting bed edges, installation of a concrete curb along the planter beds, installation of perimeter low post and chain fencing on the outer planter bed edges, and the removal and replacement of the existing wood benches in-kind with new benches as needed. Washington Square is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk limit. Washington Square was locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code in 1999.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: - Joan Wood – Request for continuance  
 - Mark Bruno – Opportunity to provide input  
 = Levi Conover – Neutral to matter of continuance  
 - Mills Martin – Support for continuance  
 = Elizabeth Gordon-Jonckheer – Staff report  
 + Levi Conover – Project presentation  
 + Dale Wagner – Needed renovation  
 - Mark Bruno - Outreach

ACTION: Approved with Conditions  
AYES: Wolfram, Hyland, Johnck, Matsuda, Johns, Black  
ABSENT: Pearlman  
MOTION: [0340](#)

10. [2016-0041570TH](#) (S. FERGUSON: (415) 575-9074)  
MILLS ACT PROGRAM – **Review and Comment** on proposed Mills Act Program modifications based on a November 1, 2017 discussion of the Government Audit and Oversight Committee and as directed by HPC President Wolfram. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Shannon Ferguson – Staff report  
ACTION: Reviewed and Commented

ADJOURNMENT 3:30 PM  
ADOPTED JUNE 6, 2018

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, June 6, 2018**

**11:30 a.m.**

## **Architectural Review Committee Meeting**

**COMMISSIONERS PRESENT:** Pearlman, Black, Johns  
**COMMISSIONERS ABSENT:** Hyland

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:31 PM**

**STAFF IN ATTENDANCE:** Patrick Race, Jorgen Cleemann, Director John Rahaim, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. COMMITTEE MATTERS**

1. Committee Comments & Questions

**Commissioner Pearlman:**

I just wanted to say today we have two substitute Commissioners here from our usual panel, Commissioner Johns and Commissioner Black. I know for Commissioner Black it's her first time on this so be kind to her. Other than that I don't have anything to talk about.

## B. REGULAR

2. [2015-000937CWP](#) (P. RACE: (415) 575-9132)  
**CIVIC CENTER PUBLIC REALM PLAN – Review and Comment** - The Civic Center Public Realm Plan is an interagency project led by the Planning Department that is working to create a long-term vision for the design and activation of the Civic Center's public spaces and streets. The Plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. The Plan is being closely coordinated with the Civic Center Commons Initiative, an on-going effort to improve Civic Center as a neighborhood gathering space and public commons for all San Franciscans. The Plan is currently midway through its design and community engagement phase. This informational presentation will provide a general update of the Plan's development and design work to-date, including an overview of design options. The project team seeks comments on the proposed design options and their compatibility with the Civic Center Landmark District.  
*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Patrick Race – Staff presentation  
 + Speaker (CMG)  
 + Jim Haas – supportive of the Historic District  
 = Mike Buhler – Design options, process  
**ACTION:** Reviewed and Commented

### ARC COMMENTS

#### **Project Planning and Outreach**

The Committee complimented the breadth of outreach and engagement, recognizing the challenges of capturing feedback from the surrounding neighborhoods as well as the city as a whole. The Committee also noted the challenges in coordinating a large interagency and consultant team praising the team's attention to the area's Beaux Arts context and subsequent public space interventions.

There was concern that the preferred design alternative (to be presented at a final Community Open House in fall 2018) would be selected without additional HPC involvement. Chair Pearlman indicated that the project should be brought before the full Historic Preservation Commission with ample time for in-depth discussion and review of the design alternatives prior to the selection of a preferred design alternative in fall 2018.

#### **Conceptual Design Alternatives**

##### **Neighborhood Context**

The Committee generally agreed that Civic Center Plaza, Fulton Street and UN Plaza must provide neighborhood-serving amenities while also



accommodating large civic gatherings, a hallmark use within these spaces.

- Commissioner Johns indicated that the design team is going too far in treating Civic Center as a neighborhood park and that the Plaza should remain a space of citywide significance, citing the extensive outreach within the Tenderloin and surrounding neighborhoods as too localized. Given the evolving context of the surrounding neighborhood, Mr. Johns underscored the importance of not relying solely on the opinions of current residents for guidance, but also recognized the challenge of anticipating the needs and desires of future residents. Mr. Johns requested that the team broaden their engagement strategy to look beyond the surrounding neighborhoods and toward the broader community.
- Commissioner Black echoed Mr. Johns' comments and commended the design team on their community outreach strategy and further emphasized the importance of the civic gathering function of these spaces in addition to their neighborhood-serving function.

The Committee discussed the varied population being served by these spaces.

- Commissioner Johns urged the design team to examine how these spaces are being used today and how they will be used in the future. Mr. Johns recognized the vibrant arts and cultural identity of the area but commented that this is also the legal center of San Francisco and that it's not evident how the design frameworks are accommodating the parking and access needs of the surrounding courthouses.
- In addition, Mr. Johns prompted the design team to think about the homeless population, those engaged in illegal drug activity and other users of the space in order to understand how future public realm improvements will affect these users. Mr. Johns specifically recommended the designs provide additional showers and bathrooms in the space to alleviate some of the burden placed on the public facilities located within San Francisco Public Library.
- Mr. Johns reiterated that benches would not be supported in the area due to the potential of becoming places to lie down and the possible obstruction of crowds that Civic Center must accommodate.

### **Historic Context**

Overall the Committee agreed that the new designs should fully acknowledge Civic Center as a National Historic Landmark and strongly relate to the Beaux Arts architecture that defines the area. Chair Pearlman highlighted the fact that the Civic Center area of San Francisco contains the finest collection of Beaux Arts period buildings in the area and that any public realm improvements need to relate to this context.

The conceptual design alternatives incorporate contemporary elements that embody a 21st century commons.

The Committee recognized the need to accommodate modern uses and to relate the design to the 21st Century, but to do so within the Beaux Arts context.

- Chair Pearlman indicated that contemporary elements should respect the grand collection of buildings that have been celebrated since their construction.
- Commissioner Johns agreed, saying that the Design Team cannot ignore the identity of Civic Center being a grand civic space with an ennobling spirit defined by architecture dating back to 1915.

In response to the three public space design alternatives that were presented, the Committee had the following recommendations for how to integrate 21st Century needs within the Beaux Arts context:

- Ensure that any paving patterns and space geometry respect the context of the surrounding architecture and are suitably muted without being overly trendy.
  - Chair Pearlman voiced concern that the design alternatives express an organic, curvilinear geometry that is unrelated to the surrounding Beaux Arts architecture.
  - Commissioner Johns indicated that many of the design alternatives fight the existing Beaux Arts framework. Specifically, Mr. Johns referenced the lack of symmetry being proposed by the design alternatives as well as the organic forms being proposed. Mr. Johns commented that the flex plaza shown in front of City Hall is jarring when compared to the symmetry and linear nature of the existing plaza design, citing that the designs should continue to embody the grandness that the current design provides.
- Evaluate how the shape, massing, and entrances of new buildings on the plazas relate to the surrounding grand architecture and Beaux Arts context.
  - Chair Pearlman highlighted the incongruous nature of the organic shaped Brooks Hall entry, citing that the location of the entrance is appropriate, but the shape may not be appropriate from an on-the-ground experiential point of view. He encouraged the Design Team to design the entrance structures so that they have an architectural relationship with what's already there.
  - Commissioner Black expressed concern over the 'wedge' entry feature in the Public Platform framework indicating that it may impact visibility into the Plaza from Grove Street and limit flat areas within the Plaza, which is a commodity in a city of hills.
- Locate any new uses on the periphery outside of the civic axis.
  - Commissioner Black stated that San Francisco has the most astonishing Civic Center and that it's important to preserve as much of

what makes it great as possible. While it's important to keep the Civic Center vibrant and attractive with new features and activities it's equally as important to preserve the unique spirit and grand alignment that defines the Beaux Arts design of Civic Center Plaza.

- Recognize the ennobling spirit of Civic Center and ensure that design elements don't contradict the Beaux Arts context or the ability to accommodate large civic gatherings and emergency/safety response teams.
  - Commissioner Johns urged the team to consider the access needs of emergency response teams (fire, police) during larger events and ensure that the management of large groups of people is not compromised.
  - Commissioner Black underscored the importance of these spaces to be able to accommodate large groups of people, citing the SF Giants victory gathering and large political events.

#### **United Nations Plaza Fountain**

The Design Team presented design alternatives for United Nations Plaza (UN Plaza) including three design alternatives that address the existing fountain in different ways. When discussing the alternatives' approaches for the fountain, located on axis with Leavenworth Street in UN Plaza, the Committee generally agreed that the location, operation, maintenance, and design of the fountain is a challenge. The committee noted that while feelings towards its aesthetic character are a matter of taste, they all indicated a strong preference for seeing it preserved as an example of the work of a master designer, Lawrence Halprin.

- Chair Pearlman indicated that the fountain's location on axis with Leavenworth Street is a critical node in UN Plaza and that the node is not fully addressed by any one of the design alternatives. Mr. Pearlman questioned the need to replace the fountain with another water feature citing that this location may not be most appropriate considering the existing challenges with the fountain.
- Commissioner Johns agreed that the Halprin fountain occupies a legitimate period of time, but that there are significant challenges associated with it which are not caused by design alone. Mr. Johns indicated that the design may be able to be altered to mitigate some of the problems currently being experienced. He also questioned the need to replace the fountain with another water feature citing the potential for the existing problems to resurface with a new feature.
- Commissioner Black echoed the other Commissioner's comments noting that the fountain is a significant work by a Bay Area-based, world renowned landscape architect and advised the Design Team to look very carefully at it in terms of preservation.
- Overall the Committee indicated that a new, interactive fountain, as proposed by the Public Platform design alternative, should not be located where the current Halprin fountain is sited.

### **The Pioneer Monument**

Each design alternative assumes that the Pioneer Monument within Fulton Street would be relocated off the main civic axis and elsewhere in the Plan area. The Committee agreed that this was worth investigating as removal would strengthen the Beaux Arts axis from Market Street to City Hall. Chair Pearlman commented that while possible, the relocation of the monument would likely be difficult.

### Misc. Comments on Civic Center Plaza Design Elements

Regarding new/additional water features, the Committee expressed concern that a new mirror fountain located in Civic Center Plaza might recreate the challenges experienced with the reflecting pool previously installed in Civic Center Plaza and urged the team to learn from past challenges in the space.

For all buildings/kiosks proposed in the spaces, Commissioner Pearlman noted that while the architectural design of kiosks and pavilions in the framework plans might be diagrammatic placeholders, he urged the design team to be careful about how the buildings are depicted and consider how their architectural design would relate to the Beaux Arts context.

### Street Design

The design team presented street design alternatives for Polk and Grove Streets.

- Commissioner Black expressed support for the proposed traffic calming and improvements associated with the 'Plaza Promenade' option for both Polk and Grove Streets and requested the project team consider loading and accessible parking spaces near institution entrances (Asian Art Museum, City Hall, and Library). Ms. Black commented that maintaining two-way access on Polk Street was preferred as one way would be frustrating and confusing for drivers.
- Commissioners Black and Johns expressed interest in reviewing any traffic studies associated with the proposed circulation changes.

### Preferred Framework Designs

Chair Pearlman indicated that 'Civic Sanctuary' was his preferred design alternative, commenting that it was more in line with the Beaux Arts design and surrounding grand architecture.

Commissioner Black indicated that 'Public Platform' and 'Civic Sanctuary' were her preferred design alternatives, commenting that they appeared to accommodate large gatherings the best. In addition, the 'tree axis' was an appreciated design element as it helps keep some of the formal alignment within both of those frameworks and is in keeping with the original Beaux Arts plan.

3. [2012.0893ENV](#) (J. CLEEMANN: (415) 575-8763)  
PIER 22 ½, aka FIRE STATION 35 – located on an irregularly shaped waterfront lot on Embarcadero between Folsom and Harrison Streets, Assessor's Blocks/Lots 9900/022H (District 6). **Review and Comment** before the Architectural Review Committee on the proposal to demolish a section of bulkhead wharf and two finger piers, rebuild the section of bulkhead wharf, and install a new floating fireboat station in the Bay behind the subject property. The floating station would be two-stories tall, clad in corrugated aluminum panels, and attached to the wharf with pedestrian and vehicular bridges. On-site historical resources include the Port of San Francisco Embarcadero National Register Historic District and Fire Station 35, San Francisco Landmark #225. The project site is under the jurisdiction of the Port of San Francisco; the Fire Station is staffed and operated by the San Francisco Fire Department. The project is sponsored by Public Works. The project site is located within a C-2 Community Business Zoning District, the Waterfront Special Use District No 1, and 84-X-2 Height and Bulk District.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jorgen Cleemann – Staff Presentation  
+ Speaker  
+ Alan Kawasaki – Design Presentation  
+ Stewart Morton – Support  
+ Tony Rivera, SFFD - Maintenance  
ACTION: Reviewed and Commented

**ARC Comments:**

Commissioner Johns applauded the design, noting that it was both appropriate for and compatible with its historic setting. Regarding the bright red interior elements that would be visible through the proposed float structure's glazed exterior, Commissioner Johns remarked that the project would be improved if the color of these elements were changed to more closely match the color of Fire Station 35's terra-cotta tile roof.

Commissioner Black also approved of the proposal, and voiced support for the proposed bright red color of the visible interior elements, noting that they helped identify the building as a Fire Boat Station. Commissioner Black questioned the suitability of the proposed metal cladding material in a marine environment. In response, the project team produced a material sample and confirmed that it had been designed with marine conditions in mind, had performed adequately when used in a similar project on the San Francisco waterfront, and would not pose reflectivity problems. Finally, Commissioner Black expressed some concern that historic Fire Station 35 would not be maintained under the current proposal. In response, the project team stated that the San Francisco Fire Department would be entering into a Memorandum of Understanding with the Port of San Francisco to ensure regular maintenance of the historic building and proposed new features.

Commissioner Pearlman also embraced the proposal and appreciated the level of detail that had been included in the design. After initially questioning the appropriateness of the angled vehicular ramp leading to the float structure, he concluded that this configuration made sense from a functionality perspective. Commissioner Pearlman also noted that the terra-cotta screens that appeared in a previous version of the proposal might have been interesting, but he ultimately agreed that it would not be appropriate for the building's utilitarian setting.

The Commissioners concurred with Staff's finding that the proposal conforms to the Standards.

ADJOURNMENT 12:50 PM  
ADOPTED AS AMENDED AUGUST 1, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, June 20, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM**

**STAFF IN ATTENDANCE:** Jonathan Vimr, Julie Moore, Elliesh Tuffy, Pilar LaValley, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

### **B. DEPARTMENT MATTERS**

1. Director's Announcements

None

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Officer:**

Just a few items to share with you; at yesterday's Board of Supervisors hearing, the Board unanimously approved 146 1<sup>st</sup> Street as the next city landmark. This is the Philips Van Orden Building -- 246 1<sup>st</sup> Street, thank you. Philips Van Orden Building which you reviewed earlier this year and that will move on to the Mayor for signature. Also, I passed out copies of the resolutions and associated ordinance with the local landmark designation of 3620 Buchanan Street. At your last hearing you asked for some additional information, in regards to a member of the public, speaking during general public comment about landmark number 58, and a concern over the demolition of a 1959 Garden Shop that is on the landmark property but adjacent to the historic resource. The information provided is just background and just wanted to remind you that both the Architectural Review Committee and Historic Preservation Commission will be reviewing this item in the future but hopefully the resolutions and the ordinance will clarify for you that the 1959 Garden structure is not included in the designation; which I believe is the main concern being raised by the member of the public at the last hearing. Then finally, we received yesterday a referral from the Board of Supervisors for 178 Golden Gate Avenue. This is a structure that is part of, and forgive me, we just received this so I have not had a chance to look at it closely, but this an ancillary structure that is part of the larger church complex on Golden Gate Avenue and the proposal is to re-categorize the building to a Category 3 building under Article 11 of the Planning Code. Because this was initiated at the Board, we'll bring their ordinance -- draft ordinance for review and comment, and then it will go back to the Board. We do have a Designation report with that, and that will be provided to you. I believe we are scheduling it for the August 1<sup>st</sup> hearing.

**Commissioner Pearlman:**

Which church is it?

**Tim Frye, Preservation Officer:**

That's what I was just looking at.

**Commissioner Pearlman:**

St. Anthony's?

**Tim Frye, Preservation Officer:**

I believe so, but let me confirm, if you just give me a second.

**Commissioner Pearlman:**

I think it is Golden Gate.

**Tim Frye, Preservation Officer:**

De Marillac Academy. It's part of St. Anthony's.

**Commissioner Pearlman:**

Okay, thank you.



**Tim Frye, Preservation Officer:**

So, anyway, that's being initiated for Article 11 designation. My understanding is they would like to leverage TDR for a seismic upgrade. That concludes my comments unless you have any questions.

**President Wolfram:**

I have one question. What's the status of the Peace Pagoda and Plaza nomination that we recommended?

**Tim Frye, Preservation Officer:**

That's a great question. We had a conversation with the community a number of months ago and then at that time the Japantown Task Force sent us a letter saying that they would like to postpone the designation pending any improvements to the Plaza. Being that we still have a pending designation, our next step was to reach out to Supervisor Breed's office to have a meeting between the Supervisor's Office and the community to talk about next steps. With the Election, that was naturally postponed. So hopefully by the time either somebody is re appointed to District 5 we can re-engage Japantown on hopefully bringing that to the Full Board.

**President Wolfram:**

Thank you.

**Commissioner Matsuda:**

Can I add to that? So, on Saturday, I met the new staff person from Rec and Park, who I am assuming is going to be assigned to do a visioning of what they want to see for the Plaza, and I strongly encouraged him to make contact with the Planning Department staff so that there could be information, clear and concise information, that can be shared. So I'll forward you that contact information.

**Tim Frye, Preservation Officer:**

That would be great. Okay, thanks.

**C. COMMISSION MATTERS****2. President's Report and Announcements**

None

**4. Consideration of Adoption:**

- [Draft HPC Minutes for June 6, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

**5. Commission Comments & Questions****Commissioner Pearlman:**

I have to disclose that I am working on a project that is right next to 30 Otis. So I'll have to recuse myself for that item.

**President Wolfram:**

You're working on a project next -- did you talk to the City Attorney?

**Commissioner Pearlman:**

Yes I did. I've been in touch with the owners, we're working on foundation work, I mean, there's a lot of interaction that we've had with them about their project. So she suggested that I recuse myself on that.

**President Wolfram:**

Okay. We'll look into that when we get to it.

**Vice President Hyland:**

I had a question for Mr. Frye. We got notice that the comments to -- or the responses to comments for 450 O'Farrell were published, I guess. Two questions for you. One, what's the next step on that project? And in reviewing the comments, it seems the preferred project is not the proposed project. What does that mean as far as the entitlements on it?

**Tim Frye, Preservation Officer:**

I will have to go back -- I have not reviewed that document yet but I will have to review that before I can answer you about what that means for the hearing. My understanding though is it is scheduled for hearing before the Planning Commission to determine if the draft EIR is complete, and then move on to any entitlements that may be associated with that. The Commission Secretary may have more information on exactly what date that is scheduled for, but I can't recall off the top of my head.

**Jonas P. Ionin, Commission Secretary:**

Which case is this?

**Tim Frye, Preservation Officer:**

450 O'Farrell.

**Jonas P. Ionin, Commission Secretary:**

It's actually scheduled for next week.

**Vice President Hyland:**

So, when the preferred project and the EIR is not the proposed project, which project goes forward? That's what the hearing determines?

**Tim Frye, Preservation Officer:**

That's the Planning Commission's discretion.

**Commissioner Pearlman:**

I did read through a significant amount of it, and it did talk about the fact that the changes to the preferred you know -- the changes made for the preferred project did not affect any of the environmental review. So, I would assume that then, since there is no issue, then the Commission can accept either, and I would assume they would go for what the owner would want.

**President Wolfram:**

And we shouldn't have too much of a discussion on this item right now. Maybe just questions --

**Tim Frye, Preservation Officer:**

Happy to follow up at the next hearing should you have questions.

**President Wolfram:**

Okay. Next hearing I guess it will all be decided.

6. [2694 MCALLISTER](#) - Consideration of a Request for **Landmark Initiation** of a tree.

SPEAKERS: None  
ACTION: Initiated  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

**D. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. [2018-002987COA-02](#) (R. SALGADO: (415) 575-9101)  
[966 MINNESOTA STREET](#) – located on the west side of Minnesota Street, Assessor's Block 4106, Lot 012 (District 10). Request for a **Certificate of Appropriateness** for an increase in the property's overall building envelope area through the enclosure of an existing exterior covered porch at the ground floor and the enclosure of two existing exterior covered balconies at the second and third floors of the subject property. The proposed project also includes replacement of rear windows, repairs to the existing decks at the second and third floors, and related interior alterations. 966 Minnesota Street is a contributor to the Article 10 Dogpatch Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
MOTION: [0342](#)

**E. REGULAR CALENDAR**

8. [2017-001456COA](#) (J. VIMR: (415) 575-9109)  
[1100 FULTON STREET](#) – located on the north side of Fulton Street at its intersection with Pierce Street, Assessor's Block 0777, Lot 005 (District 5). Request for a **Certificate of Appropriateness** for the modification of ten existing garage openings at the ground level, including the removal of garage doors and the installation of new windows and doors with new surrounding brick to match the existing polychromatic brick at the base of the building. This work, along with interior alterations, is tied to the addition of six accessory

dwelling units at the first floor of the building in portions of the building currently serving as garage and storage space. 1100 Fulton Street is located within the Article 10 Alamo Square Landmark District, a RM-1 (Residential-Mixed, Low Density) Zoning District, and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Jonathan Vimr – Staff report  
 + Serina Calhoun – Project presentation  
 - Dr. Amos Brown – Character of the block face; housing- market rate; impact to parking  
 - Virginia Marshall - Parking  
 - Speaker - Parking  
 - Aubrey Lewis- Parking  
 - Stephanie Lecumbra – Inconsistent with Alamo Historic District  
 - Rev. Ashin White – Preserve existing condition  
 - Alfred Robinson – Tourism, parking  
 - Cedric Carter - Parking

ACTION: Approved with Conditions as amended to add a finding that garage door openings are not a character defining feature of the District; and a condition of approval for the depths of windows and doors to match existing.

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

MOTION: [0343](#)

9. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)  
**30 OTIS STREET – DRAFT Environmental Impact Report** - The 36,042-square-foot (sf) project site comprises five lots (Assessors Block 3505, Lots 10, 12, 13, 16, and 18) (District 6) along Otis Street, 12th Street, Colusa Alley, and Chase Court in the South of Market neighborhood. Five commercial buildings, ranging from one to three stories, currently exist on the site. The proposed project would merge the lots, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity uses. The proposed building would comprise a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, at the corner of Otis and 12th streets. The proposed building would be 85 to 250 feet tall and approximately 404,770 gsf. The project includes approximately 423 residential units, 5,585 sf of retail space in three ground floor spaces, 16,600 sf of arts activities space with studios and a theater for the City Ballet School, and approximately 23,000 sf of open space on the ground floor and residential terraces. Streetscape improvements include a 7,200-sf public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue and 960-sf plaza on Otis Street. Two basement levels would provide 71 residential parking spaces and three car-share spaces. The building at 14-18 Otis Street has been determined individually eligible for the California Register of Historic Resources. The project site is located in a Downtown General Commercial (C-3-G) and Neighborhood Commercial Transit (NCT) districts and 85/250 R-2 and 85-X Height and Bulk Districts.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: Julie Moore – Staff report  
 Eiliesh Tuffy – Staff response  
 Pilar LaValley – Staff response

ACTION: Reviewed and Commented

- The HPC concurs with the findings that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified historic resource, 14-18 Otis Street.
- The HPC agreed that the DEIR analyzed an appropriate range of preservation alternatives to address historic resource impacts. Further, the HPC appreciated that the visual graphics and project data details provided in the matrix of preservation alternatives were presented in a very clear and concise manner. The studies conducted for the EIR, which resulted in less than desirable outcomes for retention of the historic resource, were felt to have been very honest in their undertaking and analysis.
- The HPC agreed that they recommend adoption of the Project as proposed, due to overriding considerations, as outlined in the DEIR.
- The HPC agreed with the proposed Mitigation Measures, with a recommendation for expanded scope for the Historic Documentation Mitigation Measure. In addition to documentation of the building at 14-18 Otis Street, based on the subject block's historic connection to the Western SoMa neighborhood street grid prior to the southern extension of Van Ness Avenue, the historic context of the block and its original setting shall be captured in the documentation and interpretation Mitigation Measures for the Project. With this one additional recommendation, the HPC found the Mitigation Measures to be adequate in relation to the unavoidable impact.

RECUSED: Pearlman

ADJOURNMENT – 1:57 PM  
ADOPTED AUGUST 1, 2018

**SAN FRANCISCO  
HISTORIC PRESERVATION COMMISSION  
AND  
CIVIC DESIGN COMMITTEE OF THE ARTS  
COMMISSION**



**Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, July 18, 2018  
12:00 p.m.  
Special Meeting**

**HISTORIC PRESERVATION COMMISSION**

**COMMISSIONERS PRESENT:** Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

**COMMISSIONER ABSENT:** Johns

**CIVIC DESIGN REVIEW COMMITTEE**

**COMMISSIONERS PRESENT:** Stryker, Keehn, Schnair, Woolford

**COMMISSIONER ABSENT:** So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:03 PM**

**STAFF IN ATTENDANCE:** Natalia Kwiatkowska, Rich Sucre, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and

= indicates a neutral speaker or a speaker who did not indicate support or opposition.

## A. SPECIAL CALENDAR

1. [2017-009220PTACOA-02](#) (N.KWIATKOWSKA: (415) 575-9185)  
**SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS** - located at Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, Jackson Square Landmark District, Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. **Review and Comment** before the Arts Commission and Historic Preservation Commission on the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots owned and operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 6 public toilets and 34 kiosks are located within the boundaries of Article 10 and Article 11 landmarks, landmark districts, and conservation districts.

*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Natalia Kwiatkowska – Staff report  
 + Beth Rubenstein – Project presentation  
 + Francois Nion – Project presentation  
 + Bill Cates – Design presentation  
 + Tyler Krehlik – Response to questions  
 + Stan Hayes – Once in a generation decision, wants design to be a success

**ACTION:** Reviewed and Commented

### **Recommendations on Overall Relationship**

The HPC and CDR Committee of the Arts Commission concur with staff determination that the revised contemporary design relates better and is compatible with the surrounding landmarks and districts. The revised design with clean and minimalist detailing defines the base and the bowed surface of the body while distinguishing itself as a sculptural piece.

- The Commissions encouraged a more interactive components and programming on the structures that could potentially include exhibits, historic interpretations, or wayfinding; provided, the structures continue to read as minimalist sculptural objects.
- The Commissions recommended further refinement of the roof surface of the structures, given visibility from nearby buildings. If proposing vegetation, the plants should be carefully selected to be complimentary of the structures. The Commissions encourages exploring other options of roof treatment.

### **Recommendations on Form and Massing**

The Commissions concur with the staff determination that the revised rounded form of the structures is more compatible with the surroundings.

- The Commissions encourage the Project Sponsor to explore opportunities to provide a more pronounced curve in the public toilets and a rounded corner version of the kiosks.
- Further, the Commissioners find that design 02.C of the kiosks, as shown in the Project Sponsor's presentation, relates better with the surroundings due to the "pillowed" edges.

#### **Recommendations on Materials and Color**

The Commissions would like to see material samples to further understand the potential options for the structures.

- The Commissions recommend proposing materials that are scratch resistant in order to increase durability.
- Further, the Commissions recommend materials that would not reflect light in order to reduce glare for safety measures.

AYES:

ABSENT:

Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
Johns

ADJOURNMENT 1:43 PM

ADOPTED SEPTEMBER 5, 2018



# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, August 1, 2018**  
**12:30 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
COMMISSIONERS ABSENT: Hyland

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:32 PM

STAFF IN ATTENDANCE: Joshua Switzky, Lisa Chen, Jonathan Vimr, Rebecca Salgado, Shelley Caltagirone, Allison Vanderslice, John Rahaim – Planning Director, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

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- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: None

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Tim Frye, Preservation Officer:**

A few items to share with you, first of all, please join me in welcoming the interns from our Summer Planning Internship. They are in the audience today. It is a 12 week program that started on June 4<sup>th</sup> and will end on August 24<sup>th</sup>. This year we have a total of 24 interns. Some are high school students, also from the City of Youth Works program, and all interns are paid.

There is a wide variety of projects this summer and I will not go through all of them, but just to give you a better sense of the wide range of planning issues the interns are addressing. There is exploring Process Improvements related measures identified within the Mayoral's Executive Directive, Implementation of Sea Level Rise Action Plan, drafting Waterfront Design Guidelines and code changes, developing a better Front Yard Program to address complaints and enforcement related issues regarding illegal paving and parking in front yard setbacks. And then we have four preservation projects this summer. One is partnering with the Chinese Historical Society to complete a Chinese-American Historical Context Statement, which is also a CLG grant that we received this year. Second, complete a Russian Historic Context Statement for the City. Third is our research and survey the potential Haight-Ashbury Historic District that is also funded through the Historic Preservation Fund Committee and is in partnership with the San Francisco Heritage. And then finally, completing a Historic Architectural Context Statement related to the Edwardian style.

As part of the 12 week program, each intern is paired with a planner who mentors and supervises their work. There are also weekly staff discussions, site visits, special presentations led by a variety of Planning department members to highlight the work we do. In the final week of the program, the interns will present their final work products to staff during a weeklong noontime lecture series and I believe you will receive invitations to this lecture series as well, if you do have free time, and lunch will be provided. I am not sure if the announcements went out yet, but -- they did go out, 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup> of August.

Finally, the department is very appreciative of all the work the interns are doing and we look forward to providing our continued support for the program. Finally, I would also like to also recognize Tina Tam, who really spearheads this program, is in the audience because she really makes the intern program what it is today and we really appreciate her work and her dedication to promoting education in the department.

A few other announcements for you - one, if I haven't mentioned this to you in the past, or I just wanted to give you a reminder, the request for hearing for the Early Days Monument will be at the Board of Appeals I believe it is on September 12<sup>th</sup>. I will present at that hearing and I will give you an update at your following hearing on the results from that Board of Appeals hearing.

Also, two weeks ago, I was at the National Alliance of Preservation Commission forum conference in Des Moines, Iowa. Shelley Caltagirone was also present. There were over 700 attendees from state, local and federal governments, commissions, staff, along with the Parks Service. I mentored a session on Living Heritage and Shelley presented the City and the Department's program, along with the Cultural Heritage specialists from San Antonio. It was a really well attended session. We got a lot of great feedback and there is certainly no shortage of other cities across the United States struggling with the same issue. There was a lot of excitement in the audience about the type of work that we are doing and other small cities like San Antonio are doing to address the issue at the local level.

Finally, just a reminder, the National Trust Conference is coming, and the department is sponsoring the Intangible Heritage Track. This also reminds me that we are sponsoring 50% off on registration for all community members in San Francisco. They just have to use a special code. San Francisco Heritage and the Department have promoted this code. We are happy to forward that along to you as well but I believe there will be more promotion on that, as registration progresses. I believe some of you are also presenting as part of the trust conference and we will continue to give you updates on the various events and sessions that the Department is participating in along that track.

**President Wolfram:**

What are the dates of that?

**Tim Frye, Preservation Officer:**

I believe it is November 13<sup>th</sup> through the 16<sup>th</sup> and it will be down at the Embarcadero Hyatt. Then finally, related to that, there will be a trust live session around Intangible Cultural Heritage here in San Francisco. It will be a part two. The part one will be in San Antonio, at their Living Heritage Symposium, that occurs the first week in September so I won't not be at that hearing because Shelley and I will also be in attendance at that symposium presenting more again more of the City's work. That concludes my comments and announcements, unless you have any questions. Thank you.

**Commissioner Johnck:**

Tim, I am interested in your point, you mentioned that the interns were working on a project to address a Sea Level Rise and Waterfront Design Guidelines. Could you just tell me more about that? Who is the staff person leading that. I am interested.

**Tim Frye, Preservation Officer:**

I am not familiar with that project. Tina Tam is in the audience.

**John Rahaim, Planning Director:**

I think Maggie Wenger on our staff, is our Sea Level Rise planner, who's been working on Sea Level Rise for quite some time.

**Commissioner Johnck:**

Oh yeah, well I can call her and talk about this. I do not need a full explanation.

**Tim Frye, Preservation Officer:**

Sure, we would be happy to forward you some information on the project once it is complete.

**Commissioner Johnck:**

Okay yeah, I do a lot of work with the Port on that topic too.

**Commissioner Johns:**

I would just like to say, for those of you who have not been able to attend one of the sessions for the intern reports, I highly recommend it. So put it on your calendar.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Wolfram:**

I have no formal report or announcements, but I would like to, on behalf of the Commission, welcome the interns to our Commission hearing today. I hope you will find it interesting and we look forward to seeing your project reports in the end of August.

**4. Consideration of Adoption:**

- [Draft ARC Minutes for June 6, 2018](#)

SPEAKERS: None

ACTION: Adopted as Amended

AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Hyland

- [Draft HPC Minutes for June 20, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Hyland

**5. Commission Comments & Questions****Commissioner Pearlman:**

I just want to disclose that I had a conversation with the project sponsor on 940 Battery Street, number 10 on our agenda today.

**Commissioner Black:**

Yes, I was going to say the same thing. I had a tour and a conversation.

**Commissioner Johnck:**

Well I went out to the -- an invitation from Mr. Landa, I went out to the Potrero Power Station site and toured that.

**Commissioner Black:**

And I should correct mine - that was Tennessee Street, not 940 Battery. Thanks.

**President Wolfram:**

Ok, but do you mean the Potrero Power Plant because we have Tennessee Street also on our agenda.

**Commissioner Black:**

Yes. That's correct; it's the Potrero Power Plant.

**Commissioner Pearlman:**

And I encourage anybody else on the Commission to get out there to see it. It is really -- I was just out there this morning. It is really impressive.

6. CENTRAL SOMA PLAN – Consideration of amendments to the Public Benefits Package as introduced by Supervisor Kim.

**SPEAKERS:** = Joshua Switzky – Staff introduction  
= Lisa Chen – Staff report  
+ Katherine Petrin – Support for encouraging funds for preparation  
+ Mike Buhler – Support for encouraging funds for preparation

**ACTION:** Directed Staff to Draft a Letter to the BoS with recommendations

At its August 1, 2018 hearing the Historic Preservation Commission (HPC) discussed the proposal to reduce the amount of potential funding from the Central SoMa Public Benefits Program towards the rehabilitation of the Old U.S. Mint (Old Mint), City Landmark No. 236. While a much greater investment is needed to realize the full potential of the Old Mint, the HPC strongly encourages the Land Use Committee to recommend retention of the 1% allocation (potentially \$20,000,000) considering its potential as a facility that supports the community and the City's history.

Built in 1874, The Old Mint is not only a locally-designated Landmark; it is listed as a National Historic Landmark, the highest recognition bestowed upon only the most significant places in America. In 1997, the federal government sold the Old Mint to the City of County of San Francisco for one dollar on the condition that it would be rehabilitated for public use. In 2015 the Old Mint was listed by the National Trust for Historic Preservation on its America's eleven most endangered places due to lack of investment. Despite stops and starts to revive the Old Mint, the City Family has made significant progress over the last three years by actively working with community partners to reposition the structure as one that represents the activity, safety, and stability of the surrounding neighborhood.

The HPC supports the many goals of the Public Benefits Package and agrees that the Central SoMa Plan should not shoulder the entire cost of rehabilitating the structure. The 1% allocation is a fraction of the total resources required to bring the Old Mint to current safety standards but remains a critical contribution to realizing its potential. As one of the most significant public buildings in the West, our community partners, along with the City family, are committed to sharing the financial responsibilities to reimagine the Old Mint as an anchor of safety, utility, and in service to the many communities that make up Central SoMa. The

HPC strongly urges the Land Use Committee and the Board of Supervisors to retain the opportunity for the Old Mint to potentially capture \$20,000,000 from the Public Benefits Package commitment.

AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
ABSENT: Hyland  
LETTER: 0086

#### D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

7. 2018-008949DES (S. FERGUSON: (415) 575-9074)  
175 GOLDEN GATE AVENUE – South side of Golden Gate Avenue between Jones and Leavenworth streets, Assessor's Parcel Block No. 0349, Lot No. 011 (District 6)  
Consideration to initiate and adopt a Resolution to recommend to the Board of Supervisors a change of designation of 175 Golden Gate Avenue (De Marillac Academy) to a Category III, Contributory Building pursuant to Section 1106 of the Planning Code and provide review and comment on Board of Supervisors proposed amendments to the **Planning Code** and **Zoning Map** to rezone the building at 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church complex. In 1983, the church and friary building (133-135 Golden Gate Avenue, Assessor's Parcel Block No. 0349, Lot Nos. 012 and 013) was designated as San Francisco City Landmark No. 172. The subject building located at 175 Golden Gate Avenue is not designated as part of San Francisco City Landmark No. 172. 175 Golden Gate Avenue is located in RC-4 – Residential-Commercial, High Density zoning district and an 80-T, 120-T Height and Bulk district.  
*Preliminary Recommendation: Approve*  
**(Proposed Continuance to September 5, 2018)**

SPEAKERS: None  
ACTION: Continued to September 5, 2018  
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
ABSENT: Hyland

#### E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. (J. VIMR: (415) 575-9109)  
2694 MCALLISTER STREET – located on the north side of McAllister Street at its intersection with Willard Street North, Assessor's Block 1166, Lot 045 (District 1). Consideration of adoption of a resolution recommending **Landmark Tree** designation by the Urban Forestry Council for the California buckeye tree located at the subject property. 2694 McAllister

Street is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: None  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
ABSENT: Hyland  
RESOLUTION: [965](#)

## F. REGULAR CALENDAR

9. [2018-000537COA-02](#) (J. VIMR: (415) 575-9109)  
1001 TENNESSEE STREET – located on the east side of Tennessee Street between 20<sup>th</sup> and 22<sup>nd</sup> Streets, Assessor's Block 4108, Lot 003P (District 10). Request for a **Certificate of Appropriateness** to correct dry rot through the removal of existing T1-11 siding at the south elevation and its replacement with painted corrugated metal cladding. 1001 Tennessee Street is a non-contributory property located within the Article 10 Dogpatch Landmark District, an UMU (Urban Mixed Use) Zoning District, and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

SPEAKERS: = Jonathan Vimr – Staff report  
+ Project sponsor– Project presentation  
+ Property owner – Fix the leaks  
- Connie Tannen – Products and finish treatments  
ACTION: Approved with modifications allowing substitute material and for staff to review final details prior to issuance.  
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
ABSENT: Hyland  
MOTION: [0344](#)

10. [2015-001033COA](#) (R. SALGADO: (415) 575-9101)  
940 BATTERY STREET – located at Battery Street between Vallejo Street and Green Street, Assessor's Block 0136, Lot 004A (District 3). Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum, including modifications to window and door openings at the Battery Street façade, construction of a one-story rooftop addition, and modifications to the rear elevation including the creation of two covered setback terraces. The subject property is listed as a contributing building within the Northeast Waterfront Landmark District, and is located within a C-2 (Community Business) Zoning District and 65-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Rebecca Salgado – Staff report  
+ Larry Badiner – Project presentation  
+ Speaker – Project presentation  
+ Steve Oliver – Funding  
= Harvey Hacker – Request for continuance  
- Michael Busk – Further consideration

= Mike Buhler – Proposed alteration  
 - Patricia Busk – Further consideration  
 ACTION: Approved with Conditions  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 MOTION: [0345](#)

- 11a. [2018-008807LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
320 HAYES STREET – north side of Hayes between Gough and Franklin streets in Hayes Valley. Assessor's Block 0809, Lot 005 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Hayes Street Grill is a restaurant that has served San Francisco for 39 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a Hayes NCT (Hayes-Gough Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 RESOLUTION: [966](#)

- 11b. [2018-008754LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3199 FILLMORE STREET – southwest corner of Fillmore and Greenwich Street in the Marina District. Assessor's Block 0515, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Balboa Café Restaurant and Bar has served San Francisco for 105 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within the Union Street NCD (Union Street Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 11a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 RESOLUTION: [967](#)

12. 2017-011878ENV (A. VANDERSLICE: (415) 575-9075)  
POTRERO POWER STATION MIXED-USE PROJECT (1201 ILLINOIS STREET) – irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, Assessor's Blocks/Lots 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018, (District 10). - **Informational**



**Presentation** regarding the Potrero Power Station Mixed-Use project. The project site is located in San Francisco's Central Waterfront neighborhood, south of the recently approved, but not yet constructed, Pier 70 Mixed-Use Project. The Proposed Project is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. The proposed project would redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of new uses. The project is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and 40-X and 65-X Height and Bulk District.

*Preliminary Recommendation: None - Informational*

**SPEAKERS:**       = Allison Vanderslice – Staff report  
                      + John Lau – OEWD Staff presentation  
                      + Enrique Landa – Project presentation  
                      + Jim Abrams – Project presentation  
                      - Peter Linenthal – Preserving the brick building

**ACTION:**           None - Informational

ADJOURNMENT 2:56 PM

ADOPTED SEPTEMBER 5, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Wednesday, August 15, 2018  
11:30 a.m.

## Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Johnck, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:35 PM

STAFF IN ATTENDANCE: Stephanie Cisneros, Robin Abad, Seung Yen Hong, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

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### A. COMMITTEE MATTERS

1. Committee Comments & Questions

None

**B. REGULAR**

2. [2016-010079COA](#) (S. CISNEROS: (415) 575-9186)  
3620 BUCHANAN STREET – located at the south end of block 0459, lot 003 at the southeast corner of North Point Street and Buchanan Street (District 2). **Review and Comment** by the Architectural Review Committee regarding the proposal to demolish a one-story garden house adjacent to the Merryvale Antiques/S.F. Gas Light Co. Building (City Landmark No. 58) and construct a new, four-story, eight-unit residential building. Subject property is located in a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Stephanie Cisneros – Staff report  
+ Maggie Smith – Project presentation  
+ Ian Birchel – Design presentation  
- Charles Olsen – Opposed, entire site landmarked  
- Gee Gee Platt – Landmarked components  
- Stewart Morten  
= Speaker – Air right  
- Sharon Hefky – Opposed  
- Michael Cohen – Opposition  
- Mark Conroe – Gardens  
- Speaker - Opposition

**ACTION:** Reviewed and Commented

**ARC COMMENTS**

1. **General.** The Commissioners expressed concern that there was not sufficient information provided in the hearing packet for them to understand the history of the property and overall context of the proposed project in order to formally and accurately comment on the design of the proposed project. The information that they expressed was missing from the packet included the following:

- The overall history of the site and development of the garden house and garden as separate entities and in relation to the development of the S.F. Gas Light Company building. Specifically, the Page & Turnbull Historic Resource Evaluation report.
- Explanation of the context of the 1973 Landmark Designation Ordinance and how the designation ordinance can and should be legally interpreted.
- Commissioner Hyland commented that the landmark ordinance for the subject property was not sufficiently detailed, as landmark cases typically weren't at the time, and was not as detailed as it would be if done today. Therefore, analysis for both buildings should be completed. If analysis has been done, the ARC should determine if they agree with that finding.

- Information regarding the level of environmental review in progress and/or completed for the garden house and adjacent garden and the level of environmental review required for the proposed project in relation to the site as a landmark.
- Commissioner Hyland questioned whether CEQA analysis was conducted for the Garden House that analyzed and conclusively determined it was not a Historic Resource. If the Historic Resource Evaluation was focused on the main house being the Landmark, as opposed to the entire site, and didn't evaluate a potential second period of significance, he was concerned that the analysis may be wrong or lacking. He questioned whether there might be a second period of significance associated with the Merryvale Antiques shop.
- Commissioner Johnck stated that there should be a cultural landscape analysis of the site, with particular attention to the garden and relationship to the structures.

## **2. Scale and Proportion.**

- Commissioner Hyland expressed concern that the height of the new construction was too tall in relation to the existing Merryvale Antiques/San Francisco Gas Light Company (S.F. Gas Light Co.) building and was also concerned that the new construction was an inappropriate addition to the site. He questioned the possibility of altering the existing one-story garden house to accommodate the program of the new construction.
- Commissioner Pearlman stated that the height of the proposed new construction was relatable to the surrounding context but did agree that the appropriateness of the new construction on the site was questionable.

## **3. Fenestration**

- Commissioner Pearlman felt that overall, the fenestration of the proposed new construction was appropriate and liked the punched openings.

## **4. Materials.**

- Commissioner Pearlman agreed with Staff's recommendation that the proposed brick at the horizontals should be articulated to better relate to the stringcourse of the Merryvale Antiques/San Francisco Gas Light Company (S.F. Gas Light Co.) building.

## **5. Architectural Details.**

- Commissioner Hyland expressed concern about the amount of the existing brick garden wall that would be demolished as part of the proposed project. He stated

that the wall was a community asset and there was insufficient information provided to understand how the wall would be altered.

- Commissioner Pearlman also expressed concern about the amount of the existing brick garden wall to be demolished and asked that this be re-examined to result in a reduction of the amount of the existing wall that would be removed. He stated that it might be a good idea to connect the garden to the street.
- Commissioner Pearlman agreed with Staff's recommendation regarding the primary entryway; that the entryway should be studied further to establish a stronger relationship to the formal entryways of the Merryvale Antiques/San Francisco Gas Light Company (S.F. Gas Light Co.) building. He suggested that a frame or border around the entryway of the new construction be studied as a means of accomplishing this recommendation.

3. [2015-001821GPA](#) (R. ABAD: (415) 575-9123)  
**THE CENTRAL WATERFRONT - DOGPATCH PUBLIC REALM PLAN – Informational Presentation** on THE CENTRAL WATERFRONT – DOGPATCH PUBLIC REALM. - The Central Waterfront - Dogpatch Public Realm Plan is an interagency framework for guiding public investment of streetscape and open space infrastructure projects in the Central Waterfront Plan Area. Beginning in the spring of 2016 and continuing through the fall of 2017, the interagency team led a series of focus group discussions and public workshops to create the guiding framework for investments in complete streets, parks and open spaces within the Plan Area and develop design ideas for priority projects. A draft Central Waterfront Public Realm Plan was presented to the public in January 2018, and a revised draft plan based on community feedback was released in June 2018. On June 28, 2018, the Planning Commission initiated the General Plan amendments to adopt by reference the Central Waterfront – Dogpatch Public Realm Plan. The adoption hearing is scheduled for August 23, 2018.

*Preliminary Recommendation: None -Informational*

SPEAKERS: Robin Abad – Staff presentation  
Seung Yen Hong – Staff presentation  
ACTION: None - Informational

ADJOURNMENT 12:52 PM  
ADOPTED OCTOBER 3, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, August 15, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Johnck, Johns, Pearlman, Wolfram  
**COMMISSIONERS ABSENT:** Matsuda

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:55 PM**

**STAFF IN ATTENDANCE:** Pilar LaValley, Desiree Smith, Shelley Caltagirone, Jonas P. Ionin –Commission Secretary

### **SPEAKER KEY:**

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- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** None

**B. DEPARTMENT MATTERS**

1. Director's Announcements

None

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

None

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Commission Comments & Questions

None

5. [Certified Local Government Program \(CLG\) Annual Report](#)

SPEAKERS: Pilar LaValley  
ACTION: Reviewed and Commented

**D. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2018-002110COA](#) (A. KIRBY: (415) 575-9133)  
[904 STEINER STREET](#)– located on the east side of Steiner Street between Fulton and McAllister Streets, Assessor's Block 0779, Lot 015 (District 5). Request for **Certificate of Appropriateness** to construct a rear horizontal addition 15 feet in depth at the first story to accommodate a second dwelling unit. The subject property is located within the Alamo Square Landmark District, RM-4 (Residential, Mixed, High Density) Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johnck, Johns, Pearlman, Wolfram  
ABSENT: Matsuda  
MOTION: [0346](#)

7. (J. VIMR: (415) 575-9109)  
[1776 VALLEJO STREET](#) – located on the north side of Vallejo Street between Gough and Franklin Streets, Assessor's Block 0552, Lot 031 (District 2). Consideration of adoption of a resolution recommending **Landmark Tree** designation by the Urban Forestry Council for the Northern Rata tree located at the subject property. 1776 Vallejo Street is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: None  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Johns, Pearlman, Wolfram  
ABSENT: Matsuda  
RESOLUTION: [968](#)

## E. REGULAR CALENDAR

8. [2018-006347DES](#) (D. SMITH: (415) 575-9093)  
[449 14<sup>TH</sup> STREET](#) – south side of 14<sup>th</sup> Street between Guerrero and Valencia Streets, Assessor's Block 3546, Lot 026 (District 8). Consideration to **Initiate** Landmark Designation of the Welsh Presbyterian Church as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The property is significant for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a master architect, the MIT and École des Beaux Arts-trained Edward T. Foulkes. The property was nominated for Landmark Designation through an owner-sponsored Landmark Application, submitted to the Department on June 27, 2018. It is located in a Residential Transit Oriented-Mission (RTO-M) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: = Desiree Smith – Staff report  
+ Gerry Agosta – Project presentation  
ACTION: Initiated  
AYES: Black, Hyland, Johnck, Johns, Pearlman, Wolfram  
ABSENT: Matsuda  
RESOLUTION: [969](#)

9. (D. SMITH: (415) 575-9093 AND S. CALTAGIRONE: (415) 558-6625)  
[LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORTS](#) – Discussion of the HPC's Landmark Designation Work Program and the Cultural Heritage Work Program.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Desiree Smith – Staff presentation  
= Shelley Caltagirone – Legacy Business Application registration  
ACTION: None – Informational

ADJOURNMENT 1:27 PM



ADOPTED AS CORRECTED SEPTEMBER 5, 2018

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, September 5, 2018  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM**

**STAFF IN ATTENDANCE:** Pilar LaValley, Shannon Ferguson, Shelley Caltagirone, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: None

## B. DEPARTMENT MATTERS

### 1. Director's Announcements

None

### 2. Review of Past Events at the Planning Commission, Staff Report and Announcements

#### **Pillar LaValley:**

I do have a couple of announcements. Last week at the Planning Commission, they have approved -- unanimously approved with conditions a project at 807 Franklin/635 Fulton Street. This project includes the relocation of an 1870's Victorian residential building at 807 Franklin Street to the same site as 635 Fulton Street and then new construction on the site of 807 Franklin. 635 Fulton Street was identified as a historic resource significant for its association with African-American history as the Bryant Mortuary and 807 Franklin Street building was also a historic resource identified for its architecture and its association with the development of San Francisco after the Comstock silver discovery. And so, 635 Fulton was also relocated a few feet on the site to make room for the 807 Franklin building and then both buildings would be converted to multifamily residences with minimally visible 1-story additions.

Also last week, last Wednesday, Department staff and Commissioner Hyland attended the Victorian Alliances regular meeting to begin the public outreach process for the Historic Design Guidelines. The intent is to continue additional outreach with neighborhood and other organizations throughout the next couple of months and the meeting was well attended and following comments from Jeff Joslin and Commissioner Hyland, Tim Frye gave a presentation detailing why the guidelines are being develop to describe the overall process and provide room to review a number of some early ideas as to what areas the guidelines will cover. Then, Victorian Alliance members circulated to review a bunch of poster boards and speak with staff and we received many valuable comments. As with all outreach meetings, the Department intends to use the comments in drafting the eventual final document and shaping the guidelines and the recommendations that are contained. That concludes my report.

#### **Commissioner Wolfram:**

Since we have the Director here, I would just ask, given the Mayor's directive about expediting housing, if there is anything we, as a Commission, can do or Preservation staff can do too or are doing. If you can, maybe just explain a little bit about that?

#### **John Rahaim, Planning Director:**

Thank you for that question. The Mayor issued a directive late last week around, actually it was specifically around Accessory Dwelling Units. And we -- there had been -- there's been a substantial, well, a surprising, first of all, a surprising amount of interest. We are getting applications at the rate of about 500 a year for new units. Many of those are -- some of those are applications with multiple units in the same building. And there's been a backlog

partially due to disagreements among some of the departments around permitting and fire exiting and that sort of thing and there has been an agreement on how to move forward. And the Department has set up a desk on the 5th floor at DBI, the Permit floor at DBI that is specifically devoted to ADUs, just because of the sheer volume. The good news is that we have created a process and just kudos to Marcelle Boudreaux and our staff, to create a process where we believe we can actually approve that – the entire process for all the departments that can happen in four months. And so the Mayor's directive cites that goal and also cites the goal of clearing the backlog. There are actually 900 units in the backlog right now just for ADUs and she's asked us to clear that backlog within six months. Staff believes this is doable given this new procedure. I think for this Commission, of course the issue only comes up -- only -- comes up when there are historic resources involved. We are getting a number of, and you've probably seen them around town, a number of accessory dwelling units proposed in buildings that have garages on the first floor. And that's primarily because of the legislation passed three or four years ago by the Board to allow for ADUs when there's a seismic upgrade to a soft story building. And there's no limit as to the number of those units that can be placed on those buildings. So you will see those early twenty century buildings with garages along the first floor that have continuous curb cuts on the street, those are being converted, in many cases to units. Those go through the normal process with the preservation staff, but there are a number of those in our pipeline and so as they come up, we can certainly keep you informed. One of the goals -- the request I should say of the directive is to provide a report, I think quarterly, to the Mayor and the Board and this Commission, if you would like, on the status of the ADU Program. But I think, and overall, the good news is that is a much more robust program than anybody ever imagined it would be. And it does provide a more affordable mode of housing. And the way the legislation works is that if the units are in buildings that are currently subject to rent control, the new units are actually subject to rent control, because they're in a building constructed before 1989. So it actually, for the first time, we can construct new units that actually would be rent-controlled.

**Commissioner Wolfram:**

That's great. Thank you.

**John Rahaim, Planning Director:**

Certainly.

## C. COMMISSION MATTERS

### 3. President's Report and Announcements

None

### 4. Consideration of Adoption:

- [Draft Minutes for Joint Hearing on July 18, 2018](#)
- [Draft Minutes for HPC Hearing on August 1, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

- [Draft Minutes for HPC Hearing on August 15, 2018](#)

SPEAKERS: None

ACTION: Adopted as Corrected

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

5. Commission Comments & Questions

**Commissioner Johnck:**

I just wanted to take a minute and congratulate the Planning Department on your Intern Program. It's convened in the summer; I know it's every summer, every year. And I took it up on recommendation of the Department and my colleague here, Commissioner Johns, to attend. I was only able to attend one of the sessions, but it was the Wednesday, August 22<sup>nd</sup> and there were five presentations, very, how should I say, very different and unusual, but very helpful to our program. There was a discussion of a historic context statement for the Edwardian style of architecture, which I thought, we always hear the word Victorian, but it was really a good, a detailed account of the elements of Edwardian. That was great. And then there was a discussion of the Social and Cultural aspects of architectural significance. In other words, beyond the building, how do we identify significance from a social and cultural standpoint? And identify different levels? And that was really quite interesting as well. Then there was a summary of the -- of Mayor Lee's directive to improve and streamline the environmental planning process for housing. And that was also very good. And I even suggested, why don't we look at that program for the entire all projects that go through Planning. So we'll see about that. Then there was a presentation on the history of the Russian families and Russian history in San Francisco and historic context statement on that history. And then a good friend of mine, who has been a consultant, an archaeological consultant for years, she is getting her degree, as I did, from Sonoma State in Archaeology and Cultural Research and Management. And she did a history of the archaeological influence of cemeteries here in the city and how oftentimes that's forgotten. It was called "The Departed" and it provided a lot of good information on that whole arena. I think you can probably look up the presentations. Tina Tam was in charge of it. There might be some of the presentations' power points on the website. We'll see. Well, anyway. But I just wanted to let you know. It's wonderful.

**Commissioner Wolfram:**

Glad you were able to attend.

**Commissioner Johnck:**

Yeah, it was great, yeah.

**Commissioner Johns:**

While you were attending those programs, I was in Victoria, British Columbia. I know the subject of facades comes up before this Commission every now and again and I found that Victoria has really gone to great lengths to attempt to preserve the facades of its old buildings. I said earlier that it is not an example of unmitigated bliss but many of the

preserved facades have been integrated very, very nicely into buildings in Victoria. So if you're thinking of going north of the border, it would be a very, very interesting, and I think informative, trip.

#### D. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2018-005952COA](#) (A. KIRBY: (415) 575-9133)  
59 POTOMAC – located on the west side between Waller and Duboce Park, Assessor's Block 0865, Lot 008 (District 5). Request for **Certificate of Appropriateness** to construct a new three-story rear addition extending ten feet, nine inches from the existing rear wall, interior remodel of the residence, and façade repairs. The subject property is located within a Duboce Park Landmark District, RH-2 (Residential – House, Two Family) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
MOTIONS: [0347](#)

#### E. REGULAR CALENDAR

7. [2018-008949DES](#) (S. FERGUSON: (415) 575-9074)  
175 GOLDEN GATE AVENUE – South side of Golden Gate Avenue between Jones and Leavenworth streets, Assessor's Parcel Block No. 0349, Lot No. 011 (District 6) Consideration to adopt a Resolution recommending the Board of Supervisors approve an Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General) and **designate 175 Golden Gate Avenue as a Category III, Contributory Building** in order to provide for eligibility to sell transferable development rights (TDR). Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church complex. In 1983, the church and rectory building (133-135 Golden Gate Avenue, Assessor's Parcel Block No. 0349, Lot Nos. 012 and 013) was designated as San Francisco City Landmark No. 172. The subject building located at 175 Golden Gate Avenue is not designated as part of San Francisco City Landmark No.172. 175 Golden Gate Avenue is located in RC-4 – Residential-Commercial, High Density zoning district and an 80-T, 120-T Height and Bulk district.  
(Continued from Regular Hearing on August 1, 2018)  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shannon Ferguson – Staff report

ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
RESOLUTION: [970](#)

8. [2017-001773DES](#) (S. FERGUSON: (415) 575-9074)  
524 UNION STREET (PAPER DOLL) – north side of Union Street at Cadell Place, Assessor's Block 0103, Lot 009 (District 3). Consideration to **Initiate Landmark Designation** of the former Paper Doll bar as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant as one of the earliest LGBTQ bars that is associated with the development of LGBTQ communities in San Francisco; and is also significant for its association with owner Dante Benedetti who became one of the people on the front lines in the fight for LGBTQ civil rights in San Francisco in the 1950s. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 524 Union Street is located within a NCD – North Beach Neighborhood Commercial District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: = Shannon Ferguson – Staff report  
+ Speaker – Mona Sargent  
+ Speaker – Support  
ACTION: Initiated  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
RESOLUTION: [971](#)

- 9a. [2018-011493LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1399 CHURCH STREET – on the northeast corner of 26th Street and Church Street in Noe Valley. Assessor's Block 6551, Lot 022A (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Chloe's Café has served San Francisco for 31 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Richard Carrillo – Chloe's Café  
+ Taylor Safford – Pier 39  
ACTION: Adopted a Recommendation for Approval with findings, recommendations and features listed in the case report  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
RESOLUTION: [972](#)

- 9b. [2018-011495LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1632 HAIGHT STREET – on the north side of Haight Street between Clayton and Cole streets in the Haight Ashbury District. Assessor's Block 1230, Lot 009 (District 5). Consideration of

adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. FTC Skateboarding has served San Francisco for 24 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within the Haight Street NCD (Haight Street Neighborhood Commercial District) Zoning District and in 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval with findings, recommendations and features listed in the case report

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

RESOLUTION: [973](#)

- 9c. [2018-011496LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
501 HAIGHT STREET – on the west side of Fillmore Street between Haight and Laussat streets in the Lower Haight neighborhood. Assessor's Block 0860, Lot 061 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Haight and Fillmore Whole Foods has served San Francisco for 40 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval with findings, recommendations and features listed in the case report

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

RESOLUTION: [974](#)

- 9d. [2018-011497LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2323 CHESTNUT STREET – on the southwest corner of Chestnut and Scott streets in the Marina District. Assessor's Block 0936, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Marina Supermarket has served San Francisco for 94 years. The **Legacy Business Registry** recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*



SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval with findings, recommendations and features listed in the case report  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
RESOLUTION: [975](#)

- 9e. [2018-010966LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
PIER 39 – on the north side of the Embarcadero between Pier 41 and Pier 35 in the North Beach neighborhood. Assessor's Block 0031, Lots 007-079; Assessor's Block 990, Lot 039; and Assessor's Block 990, Lot 502 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Pier 39 Ltd Partnership has served San Francisco for 40 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval with findings, recommendations and features listed in the case report  
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
RESOLUTION: 976

ADJOURNMENT – 1:22 PM  
ADOPTED SEPTEMBER 19, 2018

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, September 19, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
**COMMISSIONERS ABSENT:** Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM**

**STAFF IN ATTENDANCE:** Frances McMillen, Audrey Butkus, Desiree Smith, Shannon Ferguson, Shelley Caltagirone, Tim Frye – Preservation Officer, Jonas P. Ionin – Commission Secretary

### **SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### **A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** Dennis Richards – Preservation versus demolition; Call to action;  
HPC & CPC jointly; Preservation element

## **B. DEPARTMENT MATTERS**

### **1. Director's Announcements**

None

### **2. Review of Past Events at the Planning Commission, Staff Report and Announcements**

#### **Tim Frye, Preservation Officer:**

A few items to share with you - One, to build on Commissioner Richards' public comment, the Planning Commission did review and approve the project of 450 O'Farrell last Thursday. I would say that the outcome was less than ideal from our perspective and the Planning Commission decided to take the suggestion of SF Heritage to approve a project that did not retain any portion of the facade. And that, I guess, is in lieu of a private agreement between the developer and Heritage for the difference in cost savings between saving the facade and not to go towards historic preservation-funded projects. What that new design looks like, what that difference in cost will actually be at the end of the day is still an unknown. And took the City sort of out of the negotiations between what the final product will be. So I just wanted to bring that to your attention and certainly this will be a great example for us to discuss at your October 19<sup>th</sup> hearing, where we will be bringing back a revised draft of the facade Retention Design Guidelines and Policy that we've been working with you on for most of this year. We also intend to bring that to the Planning Commission, and that may be a great sort of start off point in having a joint hearing around that document and we're happy to work with you in scheduling that. So I just wanted to bring that to your attention.

Second is last Wednesday, the Board of Appeals heard the rehearing request of the Pioneer Monument, that you likely saw in the paper. I presented on behalf of this Commission and explained how the Secretary of Interior Standards are applied at the district level. Which I believe the Commission, through a series of comments, has now a very good understanding of why the removal of one character-defining feature alteration on one character-defining feature does not upset the integrity of the district, in certain context. The Arts Commission also presented -- there was good deal of public comment mostly in support of the removal of the Early Day's sculpture and at the end of the day, the Board voted unanimously to uphold the HPC's original action saying that they had learned a lot during the last couple months in regards to this Commission's process. And we understand that the appellant has now plans to file a lawsuit against the City. So we'll keep you posted, as those progresses, through the City Attorney's office. But I want to thank the City Attorney and the Zoning Administrator, Scott Sanchez, for all of their assistance in helping us support your decision, your previous decision.

And then, finally, I wasn't at your last hearing because I was attending The Living Heritage Symposium with our state SHPO, Julie Polanco, in San Antonio, Texas. I participated last year on your behalf as well, talking about the city's Historic Preservation Program as it relates to Cultural Heritage, in particular intangible and tangible heritage, the Legacy Business Program, our new Cultural District Legislation, etc. There continues to be a large cross section of our field as you know, that is struggling with this issue at the local level, and it's great to be part of a city that's actually taking it head on. And we learned a lot from others. And San Antonio is doing some great things, along with other cities around the world actually. There were representatives from Peru, Ecuador, Colombia, Australia and Hong Kong that were also presenting on a variety of different techniques that they use to directly respond to communities that are looking to preserve their culture in some way. So with that, I have no other comments, but happy to answer any questions you may have. Thank you.

**Commissioner Hyland:**

I do have a couple of questions for you, Tim, if this is the appropriate time. I was going to actually talk about the facade retention draft and ask when it was going to be coming to us. I'm looking at the calendar. The 19<sup>th</sup> is a Friday, so maybe you misspoke? And on the 15<sup>th</sup>, I think we're having a joint hearing on that Monday. So the question is - are we also meeting on the 17<sup>th</sup>?

**Tim Frye, Preservation Officer:**

You are. It's the 17<sup>th</sup> I'm sorry.

**Commissioner Hyland:**

So we're having two meetings. Okay. The 17<sup>th</sup> I may not be available. We can talk about it later.

**President Wolfram:**

17<sup>th</sup> is regular hearing?

**Commissioner Hyland:**

Yes, the 17<sup>th</sup> is a regular hearing. So we're doing a joint hearing on Monday as well as a regular hearing on Wednesday.

**President Wolfram:**

With the Arts Commission.

**Commissioner Hyland:**

With the Arts Commission. So we can talk about that offline to get it scheduled. On the Living Heritage Symposium, last year you made a presentation to us. Would you be able to do that again this year?

**Tim Frye, Preservation Officer:**

Sure I would be happy to.

**Commissioner Hyland:**

It would be nice to get some feedback on that.

## C. COMMISSION MATTERS

### 3. President's Report and Announcements

**President Wolfram:**

I have no report or announcements but I would like to discuss Commissioner Richards' request under the Commission comments section, if we can come back to that a little bit later.

### 4. Consideration of Adoption:

- [Draft Minutes for September 5, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

### 5. Commission Comments & Questions

**Commissioner Pearlman:**

Yes, I've been in touch with the Neutra family about 90 Woodland which is for sale. They've been in touch with the owners of the house. Dion Neutra who took over from his father, who is now 91 years old, and then the younger brother who is 80, Raymond Neutra. Raymond was out there, met the family and they are actively looking for someone who wants a Neutra house. And also Barbara Lamprecht, who's one of the Neutra scholars, was I think in touch with Tim, right? Did Barbara Lamprecht, who's a historian in Southern California--?

**Tim Frye, Preservation Officer:**

Yes, she's the one that first brought it to our attention which prompted the block book notation.

**Commissioner Pearlman:**

Okay yes so that's all been done. So there's a lot of protection in there already.

**Commissioner Hyland:**

This is probably one of the items that Commissioner Richards mentioned. I wanted to ask Mr. Frye about the article this morning about the housing that London Breed, Mayor Breed, mentioned about pushing forward. There are 24 projects. How many of those projects had issues that we heard, or that we have any purview on?

**Tim Frye, Preservation Officer:**

I can look up that information and give you a report at your next hearing. And just as a point of clarification, are you looking for those that have been determined eligible as historic resources?

**Commissioner Hyland:**

I'm curious to know how many actually have been agendized for us. And I assume if building permits need to get issued by the end of the year, that there aren't any of those that will be coming before us. But if there are, it would be good to know.

**Tim Frye, Preservation Officer:**

Sure I will check and see what your pipeline, in particular, looks like as well.

**Commissioner Johnck:**

I just want to say thank you to Commissioner Richards for your, shall I say, exhortation. And I really like the idea about having a joint – maybe we have to schedule it for another discussion, but I just really support the idea of a joint meeting. I thought about it since I've been on the committee. [Inaudible] Way back from the time when we were looking at how to do a better job before we receive the draft EIR projects. So, and we've been doing a pretty good job on that but I highly endorse that.

**President Wolfram:**

Do we, Jonas, have any way to make this request to staff today to - since this isn't on our agenda today, but could we put in a request?

**Jonas P. Ionin, Commission Secretary:**

You could certainly do put in a request yes.

**President Wolfram:**

I think that Commissioner Richards' idea is an excellent one. There are a lot of topics that we are seeing now where they did – specially the housing and preservation, and how they all meet in our housing crisis and I think that it would be a very fruitful discussion. So I would request that we do submit a letter to President Hillis requesting the idea of a joint hearing to discuss this topic. And we'll develop the agenda at our future meetings.

**Jonas P. Ionin, Commission Secretary:**

And I can certainly relay that to the officers.

**President Wolfram:**

Thank you.

**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 6a. [2017-009220COA-03](#) (N. KWIATKOWSKA: (415) 575-9185)  
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located at Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, and Jackson Square Landmark District.

Request for **Certificates of Appropriateness** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 4 public toilets and 3 kiosks are located within the boundaries of Article 10 landmarks and landmark districts.

*Preliminary Recommendation: Approve with Conditions*

**(Proposed Continuance to October 17, 2018)**

SPEAKERS: None  
ACTION: Continued to October 17, 2018  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns

- 6b. [2017-009220PTA](#) (N. KWIATKOWSKA: (415) 575-9185)  
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located within Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. Request for **Permit to Alter** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 2 public toilets and 31 kiosks are located within the boundaries of Article 11 conservation districts.

*Preliminary Recommendation: Approve with Conditions*

**(Proposed Continuance to October 17, 2018)**

SPEAKERS: None  
ACTION: Continued to October 17, 2018  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns

- 7a. 2016-007303PCA (E. TUFFY: (415) 575-9191)  
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Consideration of **Planning Code Text Amendments** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

*Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.*

**(Proposed Continuance to December 5, 2018)**

SPEAKERS: None

ACTION: Continued to December 5, 2018  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns

- 7b. 2016-007303PTA (E. TUFFY: (415) 575-9191)  
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Request for a **Major Permit to Alter** to convert the existing 131,650 gross square foot, 154-foot tall office building for use as a 170-room hotel. Retail will be retained on the ground floor facing Market Street. The project will retain 5,920 gsf of office use. Existing rooftop structures will be altered to create a rooftop lounge, pending approval of a legislative amendment to Planning Code Sec. 188. The project site, which includes the buildings at 5 3rd Street, 17-29 3<sup>rd</sup> Street, and 190 Stevenson Street, is designated as a Category I (Significant) building under Article 11 of the Planning Code. Historically known as the Hearst Building and San Francisco Examiner offices, the main building is 13 stories over two basement levels. Designed in 1909 by architects Kirby, Petit & Green, various aspects of the original Renaissance Revival façade were redesigned in 1938 by architect Julia Morgan. The brick American Commercial-style building at the southwest corner of the site was completed in 1910, housed an early "newspaper bar" from 1910-1917, and was later purchased by the Hearst Corporation in a 1940s expansion.

*Preliminary Recommendation: Approve with Conditions*

**(Proposed Continuance to December 5, 2018)**

SPEAKERS: None  
ACTION: Continued to December 5, 2018  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns

## E. REGULAR CALENDAR

8. [2017-000465OTH](#) (F. MCMILLEN: (415) 575-9076; S. CALTAGIRONE: (415) 558-6625)  
LGBTQ+ CULTURAL HERITAGE STRATEGY – Informational presentation for **Review and Comment** on the LGBTQ+ Cultural Heritage Strategy (Strategy), a community-driven effort to honor the legacy, ensure the longevity, and nurture the well-being of San Francisco's LGBTQ+ community. The Strategy recommends a comprehensive series of projects, procedures, programs, and techniques to preserve and promote LGBTQ+ cultural heritage in San Francisco. The Strategy effort was initiated by a unanimous resolution of the Board of Supervisors in October 2016 that authorized the formation of a community-based Working Group and provided City support to help develop the Strategy. The recommendations were developed by the Working Group as a direct response to the concerns expressed during intensive community outreach and engagement. This informational presentation will provide an overview of the development and implementation of the Strategy.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Frances McMillen – Staff presentation  
+ Shane Watson – LGBTQ Heritage Strategy



- + Amanda Hamilton – Community services
- + Trey Russel Allen – Opportunity
- + Speaker – SF LGBTQ Center
- + Speaker – Mayor's office
- + Nick Large – Support
- + Dennis Richards - Support

ACTION: Reviewed and Commented

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

9. [2018-001876PCA](#) (A. BUTKUS: (415) 575-9129)  
**OBSTRUCTIONS IN REQUIRED SETBACKS, YARDS AND OPEN SPACE** – Amending the **Planning Code** to allow in required setbacks, yards, and usable open space all projections of an architectural nature if they meet the specified requirements and to allow bay windows that do not meet the specified requirements to apply for a Zoning Administrator waiver; adopting findings, including environmental findings, Planning Code Sections 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Butkus – Staff report

= Maia Small – Response to questions

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

RESOLUTION: [977](#)

10. [2018-002272COA](#) (J. VIMR: (415) 575-9109)  
**1513 GOLDEN GATE AVENUE** – located on the south side between Scott and Pierce Streets, Assessor's Block 0776, Lot 025 (District 5). Request for a **Certificate of Appropriateness** to make exterior and interior alterations to the property to accommodate the insertion of a new garage at the basement level. In addition to the new garage, visible work will include replacement of the front stair and modifications to the lowest portion of the front façade as well as a reconfiguration of the existing front landscape wall. At the non-visible rear, the second floor would be extended above an existing first floor pop-out. New skylights would be added to the roof as well as new wood windows and doors at the rear and along the east elevation. 1513 Golden Gate Avenue is a contributory property located within the Article 10 Alamo Square Landmark District, the RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Tim Frye – Staff report

+ Blake Evans – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

MOTION: [0348](#)

11. [2018-006347DES](#) (D. SMITH: (415) 575-9093)  
449 14<sup>TH</sup> STREET – south side of 14<sup>th</sup> Street between Guerrero and Valencia Streets, Assessor's Block 3546, Lot 026 (District 8). Consideration to Recommend **Landmark Designation** of the Welsh Presbyterian Church as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The property is significant for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a master architect, the MIT and École des Beaux Arts-trained Edward T. Foulkes. The property was nominated for Landmark Designation through an owner-sponsored Landmark Application, submitted to the Department on June 27, 2018 and was initiated by the HPC on August 15, 2018. It is located in a Residential Transit Oriented-Mission (RTO-M) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Desiree Smith – Staff report  
+ Chris VerPlanck – Project presentation  
+ Gerry Agosta – Project sponsor comments  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns  
RESOLUTION: [978](#)

12. [2018-008827DES](#) (S. FERGUSON: (415) 575-9074)  
22 BEAVER STREET – north side of Beaver Street, Assessor's Block 3561, Lot 060 (District 8). Consideration to **Initiate Landmark Designation** of 22 Beaver Street (Benedict-Gieling House) as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 22 Beaver Street is located within a RH-2-Residential-House, Two Family and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: = Shannon Ferguson – Staff report  
+ Imogene B. Gieling – Property owner comments  
+ Chris VerPlank – Project sponsor  
+ Mike Buhler – Support  
+ Dennis Richards - Landmarks  
ACTION: Initiated  
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram  
ABSENT: Johns  
RESOLUTION: [979](#)

- 13a. [2017-005434MLS](#) (S. FERGUSON: (415) 575-9074)

215 & 229 HAIGHT (FORMERLY 55 LAGUNA) – northwest corner of Haight and Buchanan streets. Assessor's Block 0857 Lot 002 (District 8). Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on December 12, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 215 and 229 Haight Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is within a NC-3 (Neighborhood Commercial, Moderate Scale), RM-3 (Residential Mixed, Medium Density), and P (Public) Zoning District and 85-X, 50-X and 40-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shannon Ferguson – Staff report  
= Speaker – Maintain the buildings  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [980](#)

- 13b. [2017-005880MLS](#) (S. FERGUSON: (415) 575-9074)  
627 WALLER STREET – south side of Waller Street between Carmelita and Pierce streets. Assessor's Block 0864, Lot 022 (District 8) Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on November 14, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 627 Waller Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is located within a RTO (Residential Transit Oriented District) Zoning District and 40-X Height and Bulk District.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 13a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [981](#)

- 13c. [2017-005419MLS](#) (S. FERGUSON: (415) 575-9074)  
973 MARKET STREET – south side of Market Street between 5th and 6th streets. Assessor's Block 3704, Lot 069 (District 4) Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property

in return for property tax reductions. The Board of Supervisors approved the historical property contract on December 12, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 973 Market Street to term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is located within a C-3-G (Downtown-General) Zoning District and 120-X Height and Bulk District.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 13a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [982](#)

- 14a. [2018-011943LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
4917 3<sup>RD</sup> STREET – east side of 3rd Street between Palou and Quesada avenues in the Bayview neighborhood. Assessor's Block 5326, Lot 011 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Bay View National Black Newspaper is a free newspaper that gives voice to the African American community that has served San Francisco for 42 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Megan Hober – Creativity explored  
+ Mary Ratcliff – SF Bay View National  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [983](#)

- 14b. [2018-011973LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2113 CHESTNUT STREET – southwest corner of Chestnut and Steiner streets in the Marina neighborhood. Assessor's Block 0490, Lot 047 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. California Wine Merchant is a wine retailer and wine bar has served San Francisco for 44 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [984](#)

- 14c. [2018-011975LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3245 16<sup>TH</sup> STREET – south side of 16th Street between Dolores and Guerrero streets in the Mission neighborhood. Assessor's Block 3545, Lot 040 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Creativity Explored is an educational non-profit organization serving artists with developmental disabilities in San Francisco for 35 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT (Valencia Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [985](#)

- 14d. [2018-011978LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1821 TARAVAL STREET – south side of Taraval Street between 28th and 29th avenues in the Parkside neighborhood. Assessor's Block 2397, Lot 038 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Great Wall Hardware is a hardware store serving San Francisco for 35 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Taraval Street Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [986](#)

- 14e. [2018-011980LBR](#) (S. CALTAGIRONE: (415) 558-6625)

2331 MARKET STREET – south side of Market Street between Noe and 17th streets in the Castro/Upper Market neighborhood. Assessor's Block 3563, Lot 030 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. IXIA is a florist shop serving San Francisco for 35 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [987](#)

- 14f. [2018-011983LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1590 PACIFIC AVENUE – northeast corner of Pacific Avenue and Polk Street in the Nob Hill neighborhood. Assessor's Block 0573, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Jug Shop is a family-owned, brick-and-mortar retail wine, spirits and beer store serving San Francisco for 53 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Polk Street Neighborhood Commercial) Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johnck, Pearlman, Wolfram  
ABSENT: Johns, Matsuda  
RESOLUTION: [988](#)

ADJOURNMENT – 3:29 PM  
ADOPTED OCTOBER 3, 2018

# San Francisco Historic Preservation Commission Hearing Results Summary

October 2017 to September 2018

[I:\Commissions\HPC Hearing Results](#)

Informational / Reviewed and Commented (16)	Action	Comments	Date
India Basin Mixed Use Project	Reviewed and Commented		10/04/17
Landmark Designation Work Program Quarterly Report	None - Informational		10/18/17
450-474 O'Farrell Street/532 Jones Street Project	Directed Staff to draft CL	2013.1535ENV	11/01/17
Waterfront Land Use Plan	None - Informational		11/15/17
FY 2018-2020 Proposed Department Budget and Work	None - Informational	2017-014010CRV	01/17/18
Pier 70 Mixed-Use Project	None - Informational	2014-001272DVA	01/17/18
Landmark Designation Work Program and Draft Cultural Heritage Work Program Quarterly Reports	None - Informational		01/17/18
Alcatraz Embarkation Site At Piers 31-33	None - Informational		02/21/18
Candlestick Point Hunters Point Shipyard Phase II Development Project	None - Informational	2007.0946CWP	03/21/18
California State Senate Bill 827	None - Informational		04/04/18
Landmark Designation and Cultural Heritage Work Program Quarterly Reports	None - Informational		05/02/18
Mills Act Program	Reviewed and Commented	2016-004157OTH	05/16/18
Potrero Power Station Mixed-Use Project (1201 Illinois Street)	None - Informational	2017-011878ENV	08/01/18
Certified Local Government Program (CLG) Annual Report	Reviewed and Commented		8/15/2018
Landmark Designation and Cultural Heritage Work Program Quarterly Reports	None - Informational		08/15/18
LGBTQ+ Cultural Heritage Strategy	Reviewed and Commented	2017-000465OTH	9/19/2018

Major Permit to Alter (4)	Action	Case No.	Comments	Date
235 Geary Street	Approved with Conditions	2017-003492PTA	M-0319	11/01/17
101 Post Street	Approved with Conditions	2017-008122PTA	M-0320	11/01/17
335 Powell Street	Approved with Conditions	2017-014443PTA	M-0329	02/07/18
120 Stockton Street	Approved with Conditions	2016-016161PTA	M-0336	04/18/18

Minor Permit to Alter (1)	Action	Case No.	Comments	Date
56 Mason Street	Approved with Conditions	2013.0254H		11/15/17

Landmarks Article 10 & 11 (33)	Action	Case No.	Comments	Date
460 Arguello Boulevard	Initiated	2017-000965DES	R-909	10/18/17
600 32nd Ave	Initiated	2016-013562DES	R-910	10/18/17
2728 Bryant Street	Initiated	2011.0690L	R-911	10/18/17
Diamond Heights Safety Wall	Initiated	2017-011910DES	R-914	11/01/17



1610 Geary Boulevard	Adopted a Motion of Intent to Recommend Approval	2014.1050L		12/06/17
236-246 1st Street	Initiated	2017-013035DES	R-917	12/06/17
460 Arguello Boulevard	Adopted a Recommendation for Approval	2017-000965DES	R-918	12/06/17
600 32nd Avenue	Adopted a Recommendation for Approval	2016-013562DES	R-919	12/06/17
2728 Bryant Street	Adopted a Recommendation for Approval	2006.1465L	R-920	12/06/17
Diamond Heights Safety Wall	Approved	2017-011910DES	R-926	12/20/17
1610 Geary Boulevard	Approved	2014.1050L	R-925	12/20/17
246 1st Street (Phillips Building)	Approved	2017-013035DES	R-940	03/07/18
228-248 Townsend Street	Initiated	2017-004023DES	R-944	03/21/18
457 Bryant Street	Initiated	2017-002874DES	R-945	03/21/18
500-504 Fourth Street	Initiated	2017-004129DES	R-946	03/21/18
Clyde and Crooks Warehouse Historic District	Initiated	2017-010250DES	R-947	03/21/18
Kearny-Market-Mason-Sutter Conservation District	Initiated	2018-002775DES	R-948	03/21/18
6301 Third Street	Approved with Conditions as Amended	2017-012290DES	R-951	04/18/18
228-248 Townsend Street	Adopted a Recommendation for Approval	2017-004023DES	R-952	04/18/18
457 Bryant Street	Adopted a Recommendation for Approval	2017-002874DES	R-953	04/18/18
500-504 Fourth Street	Adopted a Recommendation for Approval	2017-004129DES	R-954	04/18/18
Clyde and Crooks Warehouse Historic District	Adopted a Recommendation for Approval	2017-010250DES	R-955	04/18/18
Request To Initiate Designation and Change Of Designation Pursuant to Planning Code Section 1106				
Mint-Mission Conservation District	Initiated	2018-003615DES	R-956	04/18/18
6301 Third Street	Initiated	2017-010156DES	R-957	05/02/18
2694 McAllister	Approved	2017-012290DES	R-961	05/16/18
2694 Mcallister Street	Initiated			06/20/18
1776 Vallejo Street	Adopted a Recommendation for Approval		R-965	08/01/18
449 14th Street	Adopted a Recommendation for Approval		R-968	08/15/18
175 Golden Gate Avenue	Initiated	2018-006347DES	R-969	08/15/18
524 Union Street (Paper Doll)	Adopted a Recommendation for Approval	2018-008949DES	R-970	09/05/18
449 14th Street	Initiated	2017-001773DES	R-971	09/05/18
22 Beaver Street	Adopted a Recommendation for Approval	2018-006347DES	R-978	09/19/18
	Initiated	2018-008827DES	R-979	09/19/18

Legislative/Policy Actions (4)	Action	Case No.	Comments	Date
Central Soma Plan – Amendments to the General Plan	Adopted a Resolution	2011.1356MTZ	R-943	03/21/18
Mayor's Process Improvements Ordinance	Adopted a Recommendation for Approval	2018-004633PCA	R-959	05/16/18
Process for Establishment of Cultural Districts Ordinance	Adopted a Recommendation for Approval	2017-014684PCA	R-962	06/06/18
Obstructions In Required Setbacks, Yards And Open Space	Adopted a Recommendation for Approval	2018-001876PCA	R-977	09/19/18

Draft Environmental Impact Reports (4)	Action	Case No.	Comments	Date
450-474 O'Farrell Street/532 Jones Street Project	Directed Staff to draft CL	2013.1535ENV		11/01/17
500 Turk Street	Reviewed and Commented	2016-010340ENV	CL 0084	12/06/17
150 Eureka Street	Reviewed and Commented	2015-011274ENV	CL 0085	12/20/17



30 Otis Street	Reviewed and Commented	2015-010013ENV	06/20/18
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Section 106 ()	Action	Case No.	Comments	Date
<b>Other (7)</b>	<b>Action</b>	<b>Case No.</b>	<b>Comments</b>	<b>Date</b>
CASA Sanchez	Adopted		R-900	10/04/17
1 Telegraph Hill Boulevard	Adopted a Resolution	2017-015688FED	R-927	01/17/18
3543 18th Street	Adopted a Resolution	2017-015684FED	R-928	01/17/18
220 Golden Gate Avenue	Adopted a Resolution	2017-015656FED	R-929	01/17/18
Election of Officers	Wolfram - President; Hyland - Vice-President			02/07/18
FY 2018-2020 Proposed Department Budget and Work Program	Adopted a Recommendation for Approval	2017-014010CRV	R-934	02/07/18
3333 California Street	Adopted a Recommendation	2018-004346FED	R-960	05/16/18

Legacy Business (37)	Action	Case No.	Comments	Date
3158 Mission Street	Adopted a Recommendation for Approval	2017-012394LBR	R-912	10/18/17
90 Welsh Street	Adopted a Recommendation for Approval	2017-012398LBR	R-913	10/18/17
479 Castro Street	Adopted a Recommendation for Approval	2017-013491LBR	R-915	11/15/17
1042 Kearny Street	Adopted a Recommendation for Approval	2017-013496LBR	R-916	11/15/17
2222 Market Street	Adopted a Recommendation for Approval	2017-014616LBR	R-921	12/06/17
800 Divisadero Street	Adopted a Recommendation for Approval	2017-014618LBR	R-922	12/06/17
5006 Mission Street	Adopted a Recommendation for Approval	2017-014645LBR	R-923	12/06/17
155 Main Street	Adopted a Recommendation for Approval	2017-014705LBR	R-924	12/06/17
1663 Mission Street	Adopted a Recommendation for Approval	2017-016394LBR	R-930	01/17/18
4073 24th Street	Adopted a Recommendation for Approval	2017-016397LBR	R-931	01/17/18
2095 Jerrold Avenue	Adopted a Recommendation for Approval	2017-016398LBR	R-932	01/17/18
2120 Chestnut Street	Adopted a Recommendation for Approval	2017-016399LBR	R-933	01/17/18
63 Bluxome Street	Adopted a Recommendation for Approval	2018-001173LBR	R-935	02/07/18
2876 California Street	Adopted a Recommendation for Approval	2018-001174LBR	R-936	02/07/18
2095 Clement Street	Adopted a Recommendation for Approval	2018-001176LBR	R-937	02/07/18
333 11th Street	Adopted a Recommendation for Approval	2018-001181LBR	R-938	02/07/18
2948 16th Street	Adopted a Recommendation for Approval	2018-001258LBR	R-939	02/07/18
1750 Geary Blvd	Adopted a Recommendation for Approval	2018-002342LBR	R-941	03/07/18
5267 3rd Street	Adopted a Recommendation for Approval	2018-003341LBR	R-942	03/21/18
781 Beach Street	Adopted a Recommendation for Approval	2018-003774LBR	R-949	04/04/18
3040 16th Street	Adopted a Recommendation for Approval	2018-003775LBR	R-950	04/04/18
255 Mendell Street	Adopted a Recommendation for Approval	2018-005337LBR	R-958	05/02/18
1307 Castro Street	Adopted a Recommendation for Approval	2018-007306LBR	R-963	06/06/18
4299 24th Street	Adopted a Recommendation for Approval	2018-007311LBR	R-964	06/06/18
320 Hayes Street	Adopted a Recommendation for Approval	2018-008807LBR	R-966	08/01/18
3199 Fillmore Street	Adopted a Recommendation for Approval	2018-008754LBR	R-967	08/01/18
1399 Church Street	Adopted a Recommendation for Approval	2018-011493LBR	R-972	09/05/18
1632 Haight Street	Adopted a Recommendation for Approval	2018-011495LBR	R-973	09/05/18
501 Haight Street	Adopted a Recommendation for Approval	2018-011496LBR	R-974	09/05/18
2323 Chestnut Street	Adopted a Recommendation for Approval	2018-011497LBR	R-975	09/05/18
Pier 39	Adopted a Recommendation for Approval	2018-010966LBR	R-976	09/05/18

4917 3rd Street	Adopted a Recommendation for Approval	2018-011943LBR	R-983	09/19/18
2113 Chestnut Street	Adopted a Recommendation for Approval	2018-011973LBR	R-984	09/19/18
3245 16th Street	Adopted a Recommendation for Approval	2018-011975LBR	R-985	09/19/18
1821 Taraval Street	Adopted a Recommendation for Approval	2018-011978LBR	R-986	09/19/18
2331 Market Street	Adopted a Recommendation for Approval	2018-011980LBR	R-987	09/19/18
1590 Pacific Avenue	Adopted a Recommendation for Approval	2018-011983LBR	R-988	09/19/18

<b>Mills Act (11)</b>	<b>Action</b>	<b>Case No.</b>	<b>Comments</b>	<b>Date</b>
215 and 229 Haight Street	Adopted a Recommendation for Approval	2017-005434MLS	R-901	10/04/17
56 Potomac Street	Adopted a Recommendation for Approval	2017-005884MLS	R-902	10/04/17
60 - 62 Carmelita Street	Adopted a Recommendation for Approval	2017-004959MLS	R-903	10/04/17
101 Vallejo Street	Adopted a Recommendation for Approval	2017-005396MLS	R-904	10/04/17
627 Waller Street	Adopted a Recommendation for Approval	2017-005880MLS	R-905	10/04/17
940 Grove Street	Adopted a Recommendation for Approval	2017-005887MLS	R-906	10/04/17
973 Market Street	Adopted a Recommendation for Approval	2017-005419MLS	R-907	10/04/17
1338 Filbert Street	Adopted a Recommendation for Approval	2017-006300MLS	R-908	10/04/17
215 & 229 Haight (Formerly 55 Laguna)	Adopted a Recommendation for Approval	2017-005434MLS	R-980	09/19/18
627 Waller Street	Adopted a Recommendation for Approval	2017-005880MLS	R-981	09/19/18
973 Market Street	Adopted a Recommendation for Approval	2017-005419MLS	R-982	09/19/18

<b>Survey / Context Statements (1)</b>	<b>Action</b>	<b>Case No.</b>	<b>Comments</b>	<b>Date</b>
Eureka Valley Historic Context Statement	Adopted	2015-015453SRV	M-0326	12/20/17

<b>Certificate of Appropriateness - COA (25)</b>	<b>Action</b>	<b>Case No.</b>	<b>Comments</b>	<b>Date</b>
651 Scott Street	Approved with Conditions	2016-010367COA	M-0318	10/04/17
920 North Point Street	Approved with Conditions	2017-008660COA	M-0321	11/15/17
959-961 Valencia Street	Approved with Conditions	2016-006250COA	M-0322	11/15/17
370 Lexington Street	Approved with Conditions	2017-007117COA	M-0323	11/15/17
99 Grove Street	Approved with Conditions	2017-011911COA	M-0325	12/06/17
920 North Point Street	Approved	2017-011162COA	M-0327	12/20/17
3639 20th Street	Approved with Conditions	2017-007097COA	M-0328	01/17/17
294 Page Street	Approved	2017-013417COA	M-0330	02/21/18
Pioneer Monument (Fulton Street Right-Of-Way)	Approved with Conditions as Amended	2017-015491COA	M-0331	02/21/18
31-33 Liberty Street	Approved	2016-012813COA	M-0332	03/07/18
3rd Street Bridge	Approved with Conditions	2015-009647COA	M-0333	03/21/18
930 Grove Street	Approved with Conditions as Amended	2017-013687COA	M-0334	04/04/18
88 Broadway/735 Davis	Approved with Conditions	2016-008750COA	M-0335	04/04/18
349 Lexington Street	Approved with Conditions	2017-008881COA	M-0337	04/18/18
1942 Sutter Street	Approved with Conditions	2017-011755COA	M-0338	05/02/18
Murphy Windmill	Approved with Conditions as Amended	2018-003886COA	M-0339	05/02/18
Washington Square - LM #226	Approved with Conditions	2018-003700COA	M-0340	05/16/18
2342-2344 3rd Street	Approved with Conditions	2015-007715COA-02	M-0341	06/06/18
966 Minnesota Street	Approved with Conditions	2018-002987COA-02	M-0342	06/20/18
1100 Fulton Street	Approved with Conditions as Amended	2017-001456COA	M-0343	06/20/18
1001 Tennessee Street	Approved with Modifications	2018-000537COA-02	M-0344	08/01/18

940 Battery Street	Approved with Conditions	2015-001033COA	M-0345	08/01/18
904 Steiner Street	Approved with Conditions	2018-002110COA	M-0346	08/15/18
59 Potomac	Approved with Conditions	2018-005952COA	M-0347	09/05/18
1513 Golden Gate Avenue	Approved with Conditions	2018-002272COA	M-0348	09/19/18



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. 0349

HEARING DATE: OCTOBER 3, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**IDENTIFICATION AND DELEGATION OF SCOPES OF WORK DETERMINED TO BE MINOR BY THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTIONS 1006.2 AND 1111.1 OF THE PLANNING CODE FOR APPROVAL, MODIFICATION, OR DISAPPROVAL TO THE PLANNING DEPARTMENT.**

WHEREAS, Planning Code Section 1006.2(a) provides that the Historic Preservation Commission ("HPC") may, for properties designation individually or within a landmark district under Article 10 of the Planning Code, (1) define certain categories of work as minor alteration; and (2) delegate the review and approval of such work to the Planning Department ("Department") (hereinafter "Administrative Certificate of Appropriateness"), whose decision is appealable to the HPC pursuant to Section 1006.2(b); and

WHEREAS, Planning Code Section 1111.1(a) gives the HPC the authority to (1) determine if a proposed alteration ("Permit to Alter") should be considered a Major or a Minor Alteration; (2) approve, modify, or disapprove applications for permits to alter or demolish Significant or Contributory buildings or any building within a Conservation District; and, (3) delegate this function to the Planning Department ("Department") for work determined to be Minor (hereinafter "Minor Permit to Alter"), whose decision is appealable to the HPC pursuant to Section 1111.1(b); and

WHEREAS, Sections 1005 and 1110 of the Planning Code specify that a Certificate of Appropriateness or Permit to Alter is not required when the application is for a permit to do ordinary maintenance and repairs only, meaning any work for the sole purpose and effect to correct deterioration, decay or damage of existing materials; and

WHEREAS, the HPC, at its regular hearing of October 3, 2018, reviewed the Planning Department's processes and applications under the authority previously granted to it by the HPC under Motions Nos. 0181, 0212, 0241 and 0289; and

WHEREAS, in appraising a proposal for an Administrative Certificate of Appropriateness or a Minor Permit to Alter, the Department, on behalf of the HPC, shall determine that all proposed alterations to character-defining features on properties subject to Articles 10 and/or 11 of the Planning Code shall be consistent with the character of the property and/or district, the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as any guidelines, local interpretations, bulletins, or other policies, where applicable; and

SO MOVED, that the Commission hereby ADOPTS the following list of scopes of work determined to be Minor, and the procedures outlined in the Administrative Certificate of Appropriateness and the Minor Permit to Alter Informational and Supplemental Application Packets, for delegation to the Department for approval, modification, or disapproval for two years from the date of this Motion. Specifically, the HPC adopts the following as minor scopes of work:

1. **Exploratory and investigative work:** To assess for underlying historic materials: The removal of a limited amount of non- historic material to conduct investigation to determine the existence of underlying historic material. This work shall be limited to no more than 5% of the total surface area on a façade and the area must be stabilized and protected after the investigation is complete. Adjacent historic surfaces must be protected during exploratory and investigative work. To assess the structure where historic fabric is extant: The removal of a limited amount of historic fabric to conduct investigation to determine the existing conditions of the building including ascertaining the location and condition of structural elements. This scope of work qualifies for staff level approval provided that:
  - a. It is demonstrated that a non-destructive evaluation (NDE) approach has been determined insufficient, exploratory demolition is required, and that there is no alternative location where such investigation can be undertaken.
  - b. Provision of an investigation plan that includes the reason for the investigative work, what NDE techniques have been considered, and why its use is not appropriate.
  - c. Provision of scaled drawings showing the area to be removed including plans, elevations, and details including the wall assembly where the exploratory work will be undertaken.
  - d. Provision that any removal will be in whole rather than in partial to prevent damage to historic fabric.
  - e. For example, for a brick wall removal should follow the mortar joints around brick units instead of saw-cutting brick units in half.
  - f. Provision of a protection plan for surrounding historic fabric during exploratory and investigative work including protection and stabilization assemblies with materials called out clearly.
  - g. Provision of an appropriate salvage and storage plan for any historic fabric or material proposed to be removed during exploratory and investigative work.
  - h. Provision of a post-investigation treatment plan including patching, repairing, finishing historic fabric and materials to match existing where exploratory and investigative work has been conducted.
2. **Door and Window replacement:** The replacement of doors and windows in existing openings. This does not apply to the replacement of stained, leaded, curved glass, or art glass windows, or doors with these types of glazed features, or the replacement of glass curtain wall systems.
  - a. *Door or Window replacement on primary and visible secondary facades:* Door replacement on primary façades provided that the proposed door matches the historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior profiles, dimensions and detailing and is compatible with the character of the



building and/or district. Window replacement on primary elevations that closely match the historic (extant or not) windows in terms of configuration, material, and all exterior profiles and dimensions. Planning Department Preservation staff may require a site visit and review a mock-up of proposals for large-scale window replacement. This scope of work qualifies for staff level approval provided that:

- i. Where historic windows are proposed to be replaced, provision of a Window Condition Assessment report that documents the deteriorated beyond repair condition of windows. This report shall be prepared by a qualified consultant.
  - ii. Where historic wood windows with true divided-lite muntins are demonstrated to be deteriorated beyond repair, replacement shall be with new wood windows of the same type and operation with true divided-lite muntins that closely match the historic in all exterior profiles and dimensions. Detailed and dimensioned architectural plans will be provided to document existing and proposed window sash.
  - iii. Replacing non-historic windows with new windows based on documentation that illustrates the new windows closely match the configuration, material, and all exterior profiles and dimensions of the windows historically present.
  - iv. Replacing non-historic doors with new doors that are either based on documentation that illustrates that new doors closely match the materials and configuration of doors historically present or are compatible in materials and design with the character of the building.
- b. *Door and Window replacement on non-visible secondary facades:* Door and window replacement is limited to the size of the existing openings. Installation of louvers for mechanical vents may also be undertaken. A modest change in door or window area of up to 100 square feet may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
- i. Replacing a non-visible historic or contemporary door or window with a new door or window of any configuration, material, or profile within the existing opening. While the scope of work qualifies for staff level approval, the applicant may be required to demonstrate compatibility with the unique features of the landmark building.
  - ii. Adding, expanding, or removing a modest amount of door or window area in these discrete locations, provided the subject building is not an individual Article 10 Landmark. The applicant would be required to demonstrate compatibility with the unique features and composition of the building.
  - iii. Louvers for mechanical venting that do not change the existing opening and is finished with the same finish as the surrounding door or window frame.

3. **Front stairways and railings:** The replacement of stairs and railings with new stairways and/or railings beyond repair and based on physical or documented evidence and determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, shall be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components of the entry. For example, this scope of work qualifies for staff level approval by:
  - a. Replacement of a historic wood straight run stair with closed riser and a bullnose tread with a new wood straight run stair with a closed riser and a bullnose tread. The new stair is in the same location as the historic stair and the historic railing was retained, reused, and adapted to meet current safety code requirements.
  - b. Replacement of a non-historic stair and railing with a new stair and railing based on physical and documented evidence, including other similar historic properties within the landmark district that retain historic stair and railings.
4. **Construction of a non-visible roof deck on a flat roof:** The construction of pergolas or other structures, such as a stair or elevator penthouse for roof access, does not qualify under this scope of work. The construction of roof decks, including associated railings, windscreens, and planters, provided that:
  - a. The deck and associated features cannot be viewed over street-facing elevations;
  - b. Existing access to the roof in compliance with the Building Code must be demonstrated.
5. **Awnings on Article 11 buildings:** New tenant awnings that meet the Department's Design Standards for Storefronts in Article 11 Conservation Districts and/or is found compatible with the character-defining features of the building and/or district in terms of material, location, number, size, method of attachment, method of replacement, and method of illumination with the property and/or district, provided that:
  - a. Applications for new awning shall include the removal of any abandoned conduit, outlets, attachment structures, and associated equipment;
  - b. Awnings shall not obscure or spread out over adjacent wall surfaces; and shall not include new attachments to terra cotta, cast iron, or other fragile historic architectural elements and will be installed in a location that avoids damaging or obscuring character-defining features;
  - c. Awnings and canopies shall use traditional shapes, forms, and materials, be no wider than the width of the window openings, and attach to non-historic storefront systems or undecorated wall surfaces, preferably at the window or entry returns;

- d. Retractable-type awnings will have angled forms, open sides, and a free-hanging valance. This type of awning or canopy structure will be covered with canvas (Sunbrella or equivalent);
  - e. Signs or lettering on awnings shall be kept to a minimum size (separate permits are required for awning structures). On retractable-type awnings, signs may only be placed on the face of the valance. On flat, metal awnings or canopies, signs shall have integral, non-visible conduit, indirect illumination, and will not damage or obscure character-defining features;
  - f. The installation of new awnings shall relate to the pedestrian scale of the street; are constructed of high-quality materials; are installed in location that avoids damaging or obscuring character-defining details; and, are positioned to relate to the width of the ground- floor bays.
6. **Replacement and/or modification of non-historic storefronts:** The replacement and/or modification of non-historic (or that have not gained significance in their own right) storefront materials, including framing, glazing, doors, bulkheads, cladding, entryways, and ornament. Work shall be confined within the piers and lintels of the ground floor of the property and determined to meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district. This scope of work qualifies for staff level approval provided that:
- a. The design of the new storefront system is based on physical or documented evidence of the property and matches the historic proportion, scale, profile, and finish of a storefront system from the period of significance of the property.
  - b. Contemporary cladding materials that obscure the ground floor piers, lintel, and transom area of the building will be removed. All underlying historic material will be cleaned, repaired, and left exposed. The transom area will be re-glazed and integrated into the storefront system with a design based on the historic proportion, scale, configuration, materials, and details of the property.
  - c. ADA-compliant entry systems meeting all Building Code requirements will be integrated into the storefront system and will be compatible in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district.
7. **Solar panels:** The installation of structures that support solar panels, regardless of visibility, provided that the installation would not require alterations to the building greater than normally required to install a solar energy system, such as an installation with minimum spacing from the roof surface and mounted parallel with the slope of the roof (if roof is slope greater than 1/12), not visible from adjacent street sightlines if on a flat roof, set in from the perimeter walls of the building, including the building's primary façade. Support structures



should have a powder-coated or painted finish that matches the color of the roof material. For example, this scope of work qualifies for staff level approval by:

- a. The installation of a solar panel system on a gable roof that is set in from the street-facing facades and is mounted flush to the slope of the roof.
  - b. The installation of a solar panel system on a flat roof that is set in from the street-facing facades and is mounted on an angled structure that is within the height limit and is not visible from adjacent streets as it's appropriately setback and/or obscured by an existing historic parapet.
8. **Skylights on Article 11 properties:** The installation or replacement of skylights that are deteriorated beyond repair so long as new skylights are minimized from view. For example, this scope of work qualifies for staff level approval by:
- a. New skylights must be limited in number and size; mounted low to the roof with a curb as low as possible; and have a frame with a powder-coated or painted finish that matches the color of the roof material.
9. **Rear yard decks and stairways outside of the C-3 zoning districts:** The repair or replacement of decks and stairways and associated structural elements that are located in the rear yard; are not visible from the public right-of-way; do not require the construction of a firewall; and are determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, must be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components at the rear of the property. For example, this scope of work qualifies for staff level approval by:
- a. The replacement or construction of a contemporary rear deck or stair on a building located mid-block where the rear of the property is not visible from the public right-of-way and the deck and/or stair is set in from the side property lines so as not to require the construction of a firewall.
  - b. The replacement of railings and decking on a historic verandah that is beyond repair and is not visible from the public right-of-way. The replacement decking and railings are based on physical or documented evidence and are replaced in-kind with like materials and match the historic in all profiles and dimensions. All other historic veranda elements are retained, stabilized, supported, and protected during construction.
10. **Selective in-kind replacement of cladding outside of the C-3 zoning districts:** The selective replacement of cladding materials at any façade may be approved administratively for any building, when it has been demonstrated that the existing cladding is damaged beyond repair and when the new cladding will match the historic cladding (extant or not) in terms of material, composition, dimensions, profile, details, texture, and finish. Planning Department

Preservation staff may require a site visit to review a mock- up of the proposed work. For example, this scope of work qualifies for staff level approval by:

- a. The selective replacement of historic clapboard siding where it has been demonstrated that the specific area to be replaced is beyond repair and the new clapboard siding matches the historic in material, profile, and finish.
- b. The selective patch of historic stucco where is has been demonstrated that the specific area to be replaced is beyond repair and the new stucco patch matches the historic in material, composition, texture, and finish.

**11. In-kind replacement and/or repair of roofing material on visible, sloped roof forms:** On visible, sloped roof forms, the in-kind replacement of non-historic roofing materials and the repair and/or replacement of clay tile, or similar, roof materials may be approved administratively provided that:

- a. In-kind replacement of non-historic roofing materials, such as asphalt shingles, and underlayment would not change the roof character, form, material, or structure and would be compatible with the character of the building and/or district.
- b. Clay tile, or similar, roofs and underlayment are repaired by carefully removing clay tiles, replacing underlayment, reinstalling salvaged tiles, and in-kind replacement of tiles that are beyond repair. Replacement tiles shall match existing in shape, dimensions, color, and finish. The work would not change the roof character, form, material, or structure and would be compatible with the character of the building and/or district.
- c. Full replacement of clay tile, or similar, roofing is generally not appropriate unless existing material is determined through a condition assessment conducted by a qualified preservation architect to be deteriorated beyond repair. If beyond repair, in-kind replacement of clay tiles, or similar, roofing shall match existing in shape, dimensions, color, and finish. The work would not change the roof character, form, material, or structure and would be compatible with the character of the building and/or district.
- d. Planning Department Preservation staff may require a site visit to review a mock- up of the proposed work.

**12. Replacement of garage door(s) in existing openings.** The replacement of garage doors may be approved administratively, provided that:

- a. New garage door(s) shall be installed in existing opening(s) and will be compatible in terms of material, configuration, and fenestration with the character of the building and/or district.

**13. Construction and/or modification of landscape features outside of the C-3 zoning districts:**  
The construction of new landscape features or modification of existing landscape features

associated with residential properties when the work will not impact character-defining features of the property as listed in the designating ordinance or identified by Planning Department preservation staff. For example, this scope of work qualifies for staff level approval by:

- a. The removal and replacement of a non-character-defining walkway and retaining wall within the side yard of a property where it has been demonstrated that the replacement materials are compatible with the property in terms of location, size, scale, materials, composition, and texture.
- b. Construction or replacement of rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way, complies with the Planning Code, and does not attach to the historic building or other character-defining features of the landmark.
- c. Replacement of fences in front yard based on photographic or physical documentation, provided that the fence complies with the Planning Code and compatible with the property in terms of location, size, scale, materials, composition, and finish. The fence and its structural supports should not attach to the historic building.
- d. Construction of ancillary structure within the rear yard that is not more than eight feet in height above grade and covers no more than 100 square feet of land regardless of visibility from public rights-of-way.

14. **Removal of non-historic features:** The removal of any features that are not historic features of the building and that have not gained significance in their own right for the purpose of returning the property closer to its historic appearance. Examples include but are not limited to fire escapes or signage and associated conduit. The replacement of such features does not qualify under this scope of work. This scope of work qualifies for staff level approval provided that:

- a. All anchor points and penetrations where non-historic features are removed will be patched and repaired based on the Secretary of the Interior's Standards.

15. **Restoration of façade(s).** Restoration of façade(s) (including, but not limited to porticos, porches, cornices, plaster work, wood siding, tympanum, roofline, and eaves) may be approved administratively for any building except for individually designated Article 10 Landmarks. Work shall be based on physical evidence and/or historic documentation and follow the guidelines outlined in the Department's *How to Restore Your Façade*. Physical evidence should include shadow lines depicting location of removed ornament, pieces of retained ornament or cladding materials, as well as examples from surrounding buildings of a similar age, architectural style, and with similar ornamental features. Proposed work must be depicted in detailed elevation drawings. For example, this scope of work qualifies for staff level approval by:

- a. Removal of asphalt siding and repair of extant original wood siding on visible façades.



- b. Replacement of previously removed ornament or trim based on physical evidence, such as shadow lines on original siding, or on historic photograph(s). Replacement ornament should be constructed of durable and compatible materials. Substitute materials, such as foam or composites, are not appropriate.
- 16. **Security Measures:** Installation or replacement of metal security doors, window grilles, security gates, exterior lighting, or security cameras provided that the installation of these measures meet all other requirements of the Planning Code and are compatible in terms of proportion, scale, configuration, materials, details, and finish with the character-defining features of the property and/or district; and are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. This scope of work qualifies for staff level approval provided that:
  - a. Retractable security gates or grilles and related housing shall be installed in a location obscured from the public right-of-way when in the open position.
  - b. Security measures are located in a discreet location so to minimize visibility during daylight and/or business operating hours.
- 17. **Work described in an approved Mills Act maintenance plan.** Any work described in an approved Mills Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and determined to meet the Secretary of the Interior's Standards.
- 18. **Enclosing an open area under a cantilevered room, room built on columns or under decks** (except for decks that are supported by columns or walls other than the building wall to which they are attached and are multi-level or more than 10 feet above grade). Construction of such an addition may be administratively approved provided that the work is not visible from a public right-of-way, complies with the Planning Code, and is exempt from Section 311 notification per Zoning Administrator's Bulletin No. 4: *Public Notification for Building Permits in Residential and Neighborhood Commercial Districts*. This scope of work may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
  - a. Enclosing the open area under a cantilevered room or room built on columns or under decks (except for decks that are supported by columns or walls other than the building wall to which they are attached and are multi-level or more than 10 feet above grade) as part of construction for new Accessory Dwelling Unit(s).
- 19. **Infill of garage door openings for Accessory Dwelling Units (ADUs).** Where infill of existing garage door openings (historic or not) is proposed for conversion of interior space to Accessory Dwelling Unit(s) (ADU(s)), this alteration may be approved administratively provided that the following guidelines are met:
  - a. Where a garage opening original to the building will be infilled, it should:

- i. Incorporate design details, such as a reveal or simple trim detail, or similar, to reference the original configuration of the opening; and,
  - ii. Be clad in a manner that is consistent with the character of the building.
- b. Where a garage opening that is not original to the building will be infilled, it should:
  - i. Be restored to match the surrounding material and original configuration of the base of the building (for example, if the building originally featured an angled, projecting bay that extended to grade, this feature should be restored when garage is removed).
- c. Where window openings are needed for the new ADU(s), they should:
  - i. Be located within the garage door opening to be infilled; and,
  - ii. Have simple design and details and be proportionally smaller than primary windows on upper floors [size of windows should be minimum required to meet Planning and Building Code requirements]; and,
  - iii. Match materials of historic windows (extant or not) on upper floors of building; and,
  - iv. Be in a configuration that is compatible with historic windows (extant or not) in upper floors of building while meeting egress requirements of the Building Code.
- d. Where door openings are necessary for the new ADU(s), they should:
  - i. Be located on secondary elevations or incorporated into existing front stair structure, if feasible. If such locations are not feasible, then the new door opening(s) should be incorporated into existing openings (pedestrian or garage) and should be kept to the minimum number and size required by Code; and,
  - ii. Minimize recesses to depth required by Code; and,
  - iii. Have a simple, compatible design.
- e. Front yard area should be restored with soft and hardscaping that is compatible with the character of the building and/or district.
- f. Relocated gas/utility cabinets should be placed in a location and have a design that is as minimally visible as possible.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its meeting on October 3, 2018.



Jonas P. Ionin  
Commission Secretary

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: Johnck

ADOPTED: October 3, 2018



# Eureka Valley

## Historic Context Statement



Eureka Valley Neighborhood Association  
By Elaine B. Stiles

Adopted by the Historic Preservation Commission on December 20, 2017



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## I. INTRODUCTION

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The place San Franciscans know as Eureka Valley has had many names since its first settlement by Europeans in the mid nineteenth century: Rancho San Miguel, Horner's Addition, Most Holy Redeemer Parish, "the Sunny Heart of San Francisco," and most recently, The Castro.<sup>1</sup> Two hundred and forty years ago, the valley was a hinterland to the Mission Dolores settlement and then part of a large Mexican rancho. Over the course of less than fifty years in the late nineteenth century, Eureka Valley went from a rural fringe area of agricultural and industrial production to one of the city's burgeoning streetcar suburbs. After surviving the 1906 earthquake and fire largely intact, the valley became a full-fledged urban district, complete with its own local commercial district, civic and religious institutions, and city services. Widespread demographic shifts in the city and greater urban decentralization after World War II affected long-standing change in Eureka Valley, underwriting its transition in the 1960s and 1970s into one of the country's most well-known predominantly gay neighborhoods.

As a neighborhood, Eureka Valley boasts historic properties ranging from some of San Francisco's earliest surviving dwellings to sites significant for their association with LGBTQ history of the last twenty-five years. Eureka Valley is also a neighborhood that continues to change, as evidenced by schemes of new infill residential development, new commercial development, and changing institutions and demographics.

## PROJECT DESCRIPTION

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In recognition of the wealth of historic resources in Eureka Valley, the Eureka Valley Neighborhood Association (EVNA), in partnership with San Francisco Historic Preservation Fund Committee and the San Francisco Planning Department, developed the Eureka Valley Historic Context Statement (HCS) to provide a framework for consistent, informed evaluations of historic resources in the Eureka Valley/Castro neighborhood. The context statement documents the development history of the neighborhood and calls out influential themes, geographic patterns, and time periods in the district's history. The context statement also identifies key associated historic property types, forms, and architectural styles and their character-defining features, and a detailed discussion of potential areas of significance, criteria considerations, and integrity thresholds.

The Eureka Valley HCS study area encompasses all or a portion of twenty-nine city blocks roughly bounded by 16<sup>th</sup>, Market, and 17<sup>th</sup> streets on the north, Sanchez and Church streets on the east, 20<sup>th</sup> and 21<sup>st</sup> streets on the south, and Douglass Street on the west. (Figure 1)

The irregular bounds of the study area are based on several factors: local understanding of neighborhood boundaries, the bounds of the 1864 Eureka Homestead Association tract that was the namesake of the neighborhood, the boundaries of previously completed historic context statements in adjacent neighborhoods, and visual and topographical considerations. On the east, the study area boundaries extend to the edges of study areas for the Mission Dolores Neighborhood Survey and Market & Octavia Area Plan Historic Resource Survey (HRS). On the south, the boundaries align with the top of the ridge that separates Eureka and Noe Valleys. On the west, the study area extends to the

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<sup>1</sup> Simons, Bill, "Districts: Eureka Valley Section Is Pleasant and Friendly," *San Francisco Chronicle*, July 21, 1940.

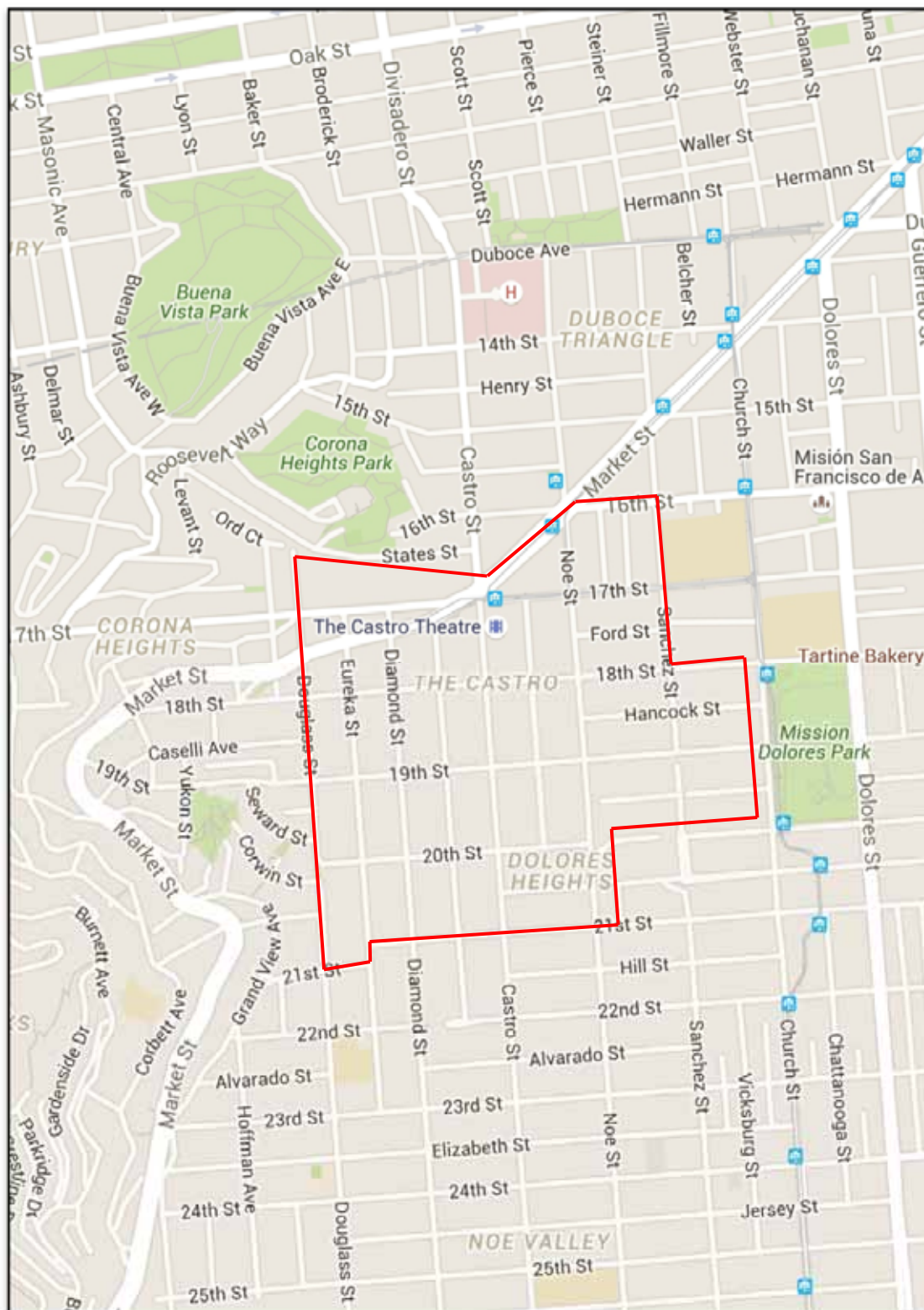


Figure 1. Study Area

edges of the Corbett Heights Historic Context Statement coverage area. And on the north, the study area extends to the bounds of the Market & Octavia Area Plan HRS study area and the irregular property line behind lots on the north side of 17<sup>th</sup> Street.

The study period for the Eureka Valley HCS dates from just before permanent European settlement in the region to 1976. The end date of 1976 extends the study period ten years beyond the typical fifty-year cut-off date for historic designation consideration, currently 1966. The extension of the study period gives the context statement a ten-year future window of potential use.

## METHODS

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The Eureka Valley HCS is the product of reconnaissance-level field observation and documentation, archival research, previous historic preservation planning efforts, and public input. Reconnaissance-level fieldwork and research for the HCS began in July 2015, with the fieldwork completed the same month.<sup>2</sup> Research repositories consulted for the project include the San Francisco History Center at the San Francisco Public Library; the libraries at the University of California, Berkeley; the Online Archive of California; the San Francisco Planning Department; the David Rumsey Map Collection; and Internet Archive. Key primary research materials included Sanborn Company fire insurance maps, historical atlas and survey maps, US Census records,<sup>3</sup> city directories, historic photographs, and the online archives of the *San Francisco Chronicle* and *San Francisco Call*.

The HCS is organized into a set of themes, arranged chronologically based on periods of development in the study area. Each theme ends with a discussion of historic property types associated with that theme. Themes that continue through multiple development periods, such as agriculture and industrial production, are treated in whole under the development period when the theme began. The study area contains a wealth of developer-driven housing from the late nineteenth and early twentieth centuries, as well as a variety of commercial buildings from the same periods. Because certain versatile residential and commercial forms repeat in a variety of styles, form is given equal consideration to style in developing historic property types. To address the interaction of form and style, the HCS has separate, dedicated sections detailing residential property types, commercial property types, and architectural styles following the historical development and themes section.

Historic themes related to the presence and influence of the lesbian, gay, bisexual, transgender, and queer (LGBTQ) community in Eureka Valley have been comprehensively documented in the 2015 Citywide Historic Context Statement for LGBTQ History in San Francisco (LGBTQ HCS). This HCS draws from the LGBTQ HCS to address these themes. The LGBTQ HCS provided a framework for discussion, identification, and evaluation of historic resources in the district related to this context. The recently completed Neighborhood Commercial Building Historic Context Statement 1865-1965 (2015) provided a framework for evaluating character-defining features of neighborhood commercial and mixed-use commercial and residential buildings in the study area.<sup>4</sup>

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<sup>2</sup> Unless otherwise noted, all contemporary photographs in the HCS were taken by Elaine Stiles in July 2015.

<sup>3</sup> Demographic data drawn from US Census records for Eureka Valley relies on data from the 1880, 1900, 1910, 1920, 1930, and 1940 censuses. The Census Bureau included street names and house numbers in household data for these years. There is no record of the 1890 US Census for Eureka Valley. Most census data from 1890 was destroyed by fire in 1921. The Census Bureau has not released full records for the 1950 Census.

<sup>4</sup> The Eureka Valley/Castro neighborhood was not included in the associated Neighborhood Commercial Building Survey.

The Eureka Valley HCS, like all context statements, is an evaluative tool, not a decision-making document. The buildings and sites included as examples in the context statement are based on reconnaissance-level research and examination only. The HCS presents a range of examples within a particular style or typology – from simple to highly-developed – to provide future evaluators the full spectrum of properties in the study area. Inclusion or exclusion of a building or site in the HCS does not represent a value judgement on its worthiness for preservation or protection. These judgements can be made only through intensive-level historic resource survey efforts that devote targeted research and evaluative criteria to specific resources.

The Eureka Valley HCS project included public outreach efforts to enlist assistance from Eureka Valley/Castro residents in documenting stories, ideas, and material for the context statement. These efforts included:

- Establishing a project email address for community members to contact the project team (eurekavalleyhistory@gmail.com)
- Collaboration with the San Francisco Planning Department staff to develop content for a project page on the city's website (<http://sf-planning.org/eureka-valley-historic-context-statement>)
- Public information presentation at the January 2016 meeting of the EVNA membership with Planning Department staff members Shannon Ferguson and Tim Frye
- Regular communication about the HCS effort in the EVNA newsletter, *Eureka!*
- Presentation of the draft findings at a community meeting for discussion and public comment [TBD]

Development of the context statement was funded by a grant to the EVNA from the San Francisco Historic Preservation Fund Committee in the Mayor's Office of Economic and Workforce Development. Elaine Stiles, an independent architectural historian and preservation planner, was the lead researcher and writer. Oversight and review was provided by Preservation Planner Shannon Ferguson and Historic Preservation Officer Tim Frye. The consultant and department staff meet the Secretary of the Interior Professional Qualifications Standards for Historic Preservation. Additional review and guidance was provided by the Board of Directors and members of the Eureka Valley Neighborhood Association and members of the Historic Preservation Fund Committee.

## PREVIOUS SURVEYS, EVALUATIONS, AND DESIGNATED RESOURCES

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Previous historic preservation efforts have documented and evaluated some individual resources and groups of resources in the Eureka Valley HCS study area. *Here Today*, the landmark 1968 study of San Francisco's historic architecture, documents many early dwellings in the study area. The 1976 reconnaissance-level Citywide Architectural Survey and Masonry Building Survey of 1990 also provide basic information and preliminary evaluation assessments on many properties. There are no identified intensive-level, comprehensive surveys of historic properties in the study area and the majority of the buildings in the neighborhood have had no survey or evaluation attention.

## NATIONAL REGISTER OF HISTORIC PLACES

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There are no known resources in the study area listed in the National Register of Historic Places. Surveys conducted under Section 106 of the National Historic Preservation Act determined the Twin Peaks Tunnel (1918) eligible for listing in the National Register in 1976.

#### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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Evaluative surveys conducted under Section 106 of the National Historic Preservation Act have identified three historic districts that overlap with the HCS study area. These districts have been determined eligible for listing on the National Register of Historic Places (NRHP) and its state equivalent, the California Register of Historical Resources (CRHR):

- Castro Street Historic District
- Upper Market Street Commercial Historic District Extension
- 19<sup>th</sup> and Noe Historic District

#### SAN FRANCISCO LANDMARKS

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The HCS study area contains five designated San Francisco Landmarks:

- Alfred Clarke House (Landmark #80), 250 Douglass Street
- Castro Theater (Landmark #100), 429 Castro Street
- McCormick House (Landmark #208), 4040 17<sup>th</sup> Street
- Harvey Milk Residence and Castro Camera (Landmark #227), 573-575 Castro Street
- Twin Peaks Tavern (Landmark #264), 401 Castro Street

Other nearby Landmarks related to the Eureka Valley, but not within the study area include:

- NAMES Project/AIDS Quilt Founding Site (Landmark #241), 2362 Market Street
- Swedish-American Hall (Landmark #267), 2168-2173 Market Street

## II. HISTORICAL DEVELOPMENT AND THEMES

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### NATIVE CALIFORNIAN SETTLEMENT AND PRESENCE<sup>5</sup>

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Archeological evidence suggests that the first humans to settle in the Bay Area were nomadic, Hokan-speaking hunter-gatherers who arrived at least 6,000 years ago. Approximately 4,000 years ago, bands of Miwok-Ohlonean speakers began migrating to the Bay Area from California's Central Valley, supplanting earlier inhabitants. The newcomers settled along coastal shorelines and wetlands in a variety of permanent and seasonal villages. By approximately 2,500 years ago, these bands had made their way to the northern end of the San Francisco Peninsula.<sup>6</sup>

Historical accounts of Native Californian settlement in San Francisco begin in the eighteenth century when Spanish explorers first came into contact with local native populations. At that time, Spanish explorers and settlers estimated that there were approximately 200 people inhabiting the northern San Francisco Peninsula. These inhabitants were part of a larger community of approximately fifty-five small, independent tribes that occupied the San Francisco and San Pablo bay areas. These groups spoke three different dialects of a regional language anthropologists call San Francisco Ohlone/Costanoan and shared similar material, political, and religious cultural practices.

The tribe inhabiting the San Francisco Peninsula called themselves Yelamu. The Yelamu lived in three intermarried, semi-nomadic bands that moved among five identified village settlements on the peninsula.<sup>7</sup> One village, Chutchui, most likely a summer/fall camp, was located not far from Mission Dolores on Mission Creek and was the closest native settlement to the Eureka Valley study area. Another camp, Amuctac, was located to the south in Visitacion Valley. Anthropologists believe the Yelamu may have played an important role in regional trade, moving obsidian from north of the Bay to groups in the south and east and supplying coastal shells to inhabitants of the East Bay.<sup>8</sup>

Most of the identified prehistoric sites in San Francisco are in parts of the city such as Islais Creek, Bayview/Hunters Point, and Visitacion Valley, where conditions for settlement were suitable and historic-period development less intensive. Conditions within the Eureka Valley study area may have been conducive to Native Californian settlement or use. The area had abundant water resources; Mission Creek originated on Corbett Heights and flowed east along what is now the approximate path of 18<sup>th</sup> Street into the Laguna de Nuestra Senora de los Dolores, a shallow lake once in the vicinity of 15<sup>th</sup> Street, South Van Ness Avenue, 20<sup>th</sup> Street, and Guerrero Street. Given the adjacency of a known settlement site at Chutchui, it is possible that prehistoric archaeological deposits remain intact beneath

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<sup>5</sup> This overview of Native Californian settlement and presence in the study area is based on information presented in historic context statements for two surrounding study areas: the Revised Mission Dolores Neighborhood Survey Historic Context Statement (2009) and the Market & Octavia Area Plan Historic Context Statement (2007). Additional material came from Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*. Prepared for the National Park Service, Golden Gate National Recreation Area, San Francisco, CA. June 2009.

<sup>6</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California" (San Francisco, CA: Mission Dolores Neighborhood Association, 2009), 14.

<sup>7</sup> The five village names were Chutichi, Sitlintac, Amuctac, Tubsinte, and Petlenuc.

<sup>8</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 15.

portions of the study area.<sup>9</sup> However, most of the Eureka Valley area had been significantly disturbed and built upon before early twentieth-century archaeological investigations began documenting pre-European populations on the peninsula.

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#### ASSOCIATED PROPERTY TYPES

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This historic context statement does not address archaeological resources or traditional cultural properties associated with Native Californian settlement and presence in the study area. A qualified archeologist or tribal historian should be consulted on these resource types and areas of significance.

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#### SPANISH AND MEXICAN SETTLEMENT AND LAND DEVELOPMENT (1776-1848)

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The first Spanish settlers of present-day San Francisco arrived on the banks of the Laguna de los Dolores, east of the study area, in 1776. Led by Lieutenant José Joaquín Moraga, the group included soldiers, priests, Native Californians, and Spanish settlers from Arizona. These migrants made up the initial residents of the Spanish Presidio and Mission San Francisco de Asís, or Mission Dolores settlements.<sup>10</sup>

The Eureka Valley was largely unpopulated during Spanish occupation of the San Francisco Peninsula (1776-1821). The initial retinue of Spanish settlers to San Francisco was accompanied by hundreds of head of cattle and other livestock, and it was likely the latter who made most use of what would become Eureka Valley in the period. The sheltered valley was a hinterland of the Mission San Francisco de Asís (Mission Dolores) complex to the east, which ultimately extended from present-day Guerrero to Church streets and 15<sup>th</sup> to 18<sup>th</sup> streets. Documented land use in the period is minimal, but it is likely that the valley served as grazing land for cattle from Mission Dolores. The valley had attractive water resources for grazing and agriculture with Mission Creek still openly flowing between Corbett Heights and Mission Bay.<sup>11</sup> An orchard associated with the mission was also reportedly located west of present-day Dolores Street (then El Camino Real), and may have overlapped onto the eastern edge of the study area.<sup>12</sup>

During the Spanish and Mexican periods, the valley was near, but not directly accessible from the major north-south transportation corridor that ran through the adjacent Mission Valley. The Old Presidio Road connecting the Presidio to Mission Dolores passed just outside the eastern boundary of the study area. El Camino Real also extended south from Mission Dolores down the Mission valley floor along the route of present-day Mission and Valencia streets, then through the Bernal Gap to the Santa Clara and San Jose missions.

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<sup>9</sup> Ibid., 13–14; San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” Historic Context Statement (San Francisco: San Francisco Planning Department, 2007), 21.

<sup>10</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, “Revised Mission Dolores Neighborhood Survey, San Francisco, California,” 15.

<sup>11</sup> Sally Byrne Woodbridge, John Marshall Woodbridge, and Chuck Byrne, *San Francisco Architecture: An Illustrated Guide to the Outstanding Buildings, Public Artworks, and Parks in the Bay Area of California*, Rev. ed (Berkeley: Ten Speed Press, 2005), 49.

<sup>12</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, “Revised Mission Dolores Neighborhood Survey, San Francisco, California,” 18.



## RANCHO SAN MIGUEL (1845-1854)

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In 1821, Mexico achieved independence from Spain, and the 1833 Secularization Act dispersed lands held by the Catholic missions throughout California. The lands in the vicinity of Eureka Valley passed from common or mission-held status to public ownership, and then into the private ownership of the Noé Family.

In 1845, José de Jesús Noé, then Alcalde of the Yerba Buena settlement, petitioned Alta California Governor Pio Pico for one Spanish league, or 4,444 acres, of land on the San Francisco peninsula. The resulting grant, Rancho San Miguel, extended from Mount Sutro in the north to just beyond the present San Francisco County line in the south and from San Jose Avenue in the east to Junipero Serra Boulevard on the west.<sup>13</sup> The bounds encompassed most or all of the land now associated with the Castro/Eureka Valley, Noe Valley, western Mission, Diamond Heights, Glen Park, Miraloma Heights, Twin Peaks, and Corbett Heights neighborhoods. (Figure 2)

Noé took possession of the land in 1846 and constructed a home just outside the study area near the present-day intersection of Eureka and 22<sup>nd</sup> streets.<sup>14</sup> Noé appears to have changed the location of his residence on the rancho many times. Histories list “homestead” locations on the block bounded by Guerrero, Valencia, 23<sup>rd</sup>, and 24<sup>th</sup> streets; the northwest corner of San Jose Avenue and 24<sup>th</sup> Street, and off Grandview between 22<sup>nd</sup> and Elizabeth streets.<sup>15</sup> The Noés raised cattle and horses and operated a large orchard on the south facing slopes of adjacent Noe Valley. Like many Californios, the Noés participated in the thriving hide and tallow trade in the region, financed by New England merchant business interests.<sup>16</sup>

## ASSOCIATED PROPERTY TYPES

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There is no documentation or description of the built or designed environment in the vicinity of Eureka Valley before 1845, though it is possible there were some small buildings in the area to support agricultural activities, grazing, and shelter for workers tending cattle herds. There are no known properties associated with the Spanish and Mexican settlement period in the study area. The area had little permanent settlement during the Spanish governance of Alta California and subsequent development of the area has destroyed or obscured resources associated with the Noé Family and Rancho San Miguel. Vestiges of this era exist primarily in the irregular lot and division lines of some properties that coincided with the irregular bounds of the Noé Rancho – most notably on 17<sup>th</sup> Street. Archaeological resources associated with these eras may be present, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted archaeological material.

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<sup>13</sup> Silver, Mae, “Rancho Era,” *Found SF*, accessed December 15, 2015, [http://FoundSF.org/index.php?title=Rancho\\_Era](http://FoundSF.org/index.php?title=Rancho_Era).

<sup>14</sup> Strange De Jim, *San Francisco’s Castro*, Images of America (Charleston, SC: Arcadia, 2003), 7–8.

<sup>15</sup> Mae Silver, *Rancho San Miguel: A San Francisco Neighborhood History*, 2nd ed (San Francisco, CA: Ord Street Press, 2001), 59–60.

<sup>16</sup> San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District” (San Francisco, CA: San Francisco Planning Department, 2007), 19.

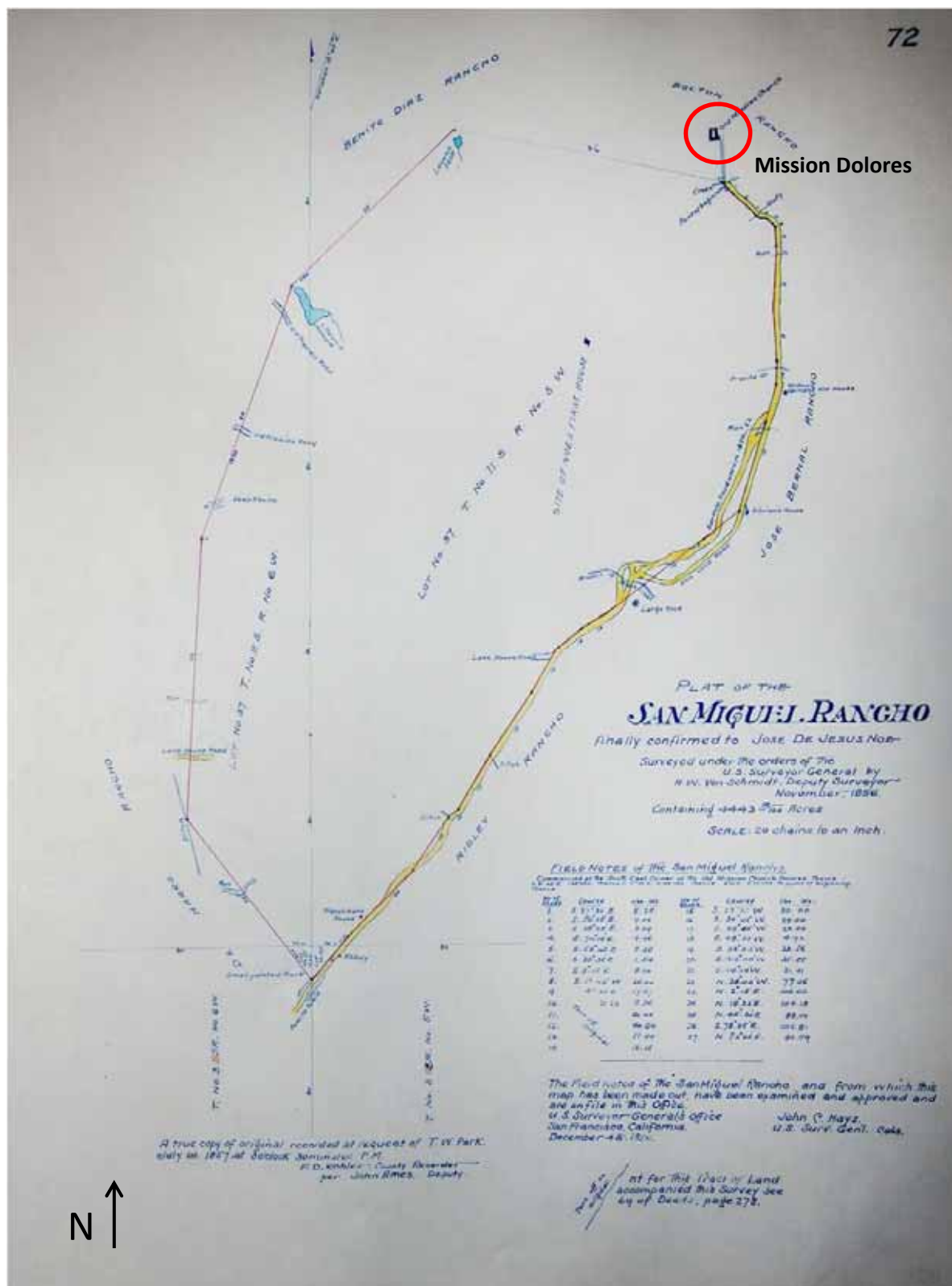


Figure 2. Map of San Miguel Rancho bounds confirmed by the U.S. government in 1856. Mission Dolores is in the upper right hand corner.  
(Von Schmidt 1856; San Francisco History Center, San Francisco Public Library)

## EARLY AMERICAN PERIOD LAND DIVISION AND SETTLEMENT (1848-1864)

The Noés worked their rancho for only a few years before the turbulent Mexican-American War and transfer of Alta California from Mexican to American ownership in 1848. With the onset of the Gold Rush in 1849, the “Outside Lands” of the Mission gained population; in the process, western ranchos like San Miguel began to dissolve, pared away through land sales by owners or an epidemic of squatting.<sup>17</sup> Rancho San Miguel lands disbursed in one of three ways: sale, consolidation into public ownership, and loss to squatters’ rights. The Noés sold most of the ranch in large tracts to investment and real estate interests beginning in 1848, far in advance of US government confirmation of the Noés’ grant in 1853.<sup>18</sup> This period marked the first formal division of land into an urbanized street grid, first attempts at large-scale speculative development, and first transportation development.

Eureka Valley remained largely undeveloped through most of the period. The valley area was considered an outlying part of the Mission District in the mid-1850s – then an area roughly bounded by Douglass Street on the west, Duboce Avenue on the north, Mission Street on the east, and 30<sup>th</sup> Street on the south.<sup>19</sup> The Mission itself was also still an outlying district of the city, consisting of residential, agricultural, industrial, and recreational uses. (Figure 3)



Figure 3. Detail of Clement Humphrey’s 1852 “Map of the Northern Portion of San Francisco County” with general vicinity of Eureka Valley indicated. (San Francisco Public Library, Reproduced in Woodbridge, 2006, pp. 50-51)

<sup>17</sup> An estimated 20,000 squatters took up residence in the western, unplatted portions of the peninsula by 1851. Ibid., 21.

<sup>18</sup> Silver, *Rancho San Miguel*, 32, 40.

<sup>19</sup> San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 32.

## LAND DIVISION

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### Horner's Addition (1854)

José Noé sold the major portion of his rancho to brothers John M. and William Y. Horner in 1853 for \$280,000. The Horners made their fortune selling produce during the Gold Rush and grew into successful farmers, warehouse owners, and steamship and stagecoach operators. They were also experienced land developers. The brothers laid out the community of Union City near their farming operations in southern Alameda County in 1851 and the Potrero Nuevo land grant in San Francisco.<sup>20</sup> According to Horner's own writings, the brothers purchased the Rancho San Miguel lands for their strategic location directly in the center of the San Francisco Peninsula. Speculation about the path of future railroads up the peninsula made central locations prime real estate, primarily for the industrial development a railroad corridor would generate.<sup>21</sup>

The Consolidation Act of 1851 brought the incorporated boundaries of San Francisco south to 22<sup>nd</sup> Street and west to Castro Street, encompassing the northeast corner of the rancho.<sup>22</sup> The Horners planned to develop land within and abutting the city bounds – presumably the most valuable – first.<sup>23</sup> They surveyed a 600-acre portion of the Rancho San Miguel land and laid out a series of streets that conformed to the then largely empty surrounding San Francisco city grid.<sup>24</sup> The addition included the eastern half of the study area, encompassing all of the property east of Castro Street. The division pattern of blocks, some divided with an additional east-west street, remains in the blocks west of Noe Street. (Figure 4)

The Horners reportedly sold about 100 lots in their addition in the first two years, but the area remained largely unsettled. The Horner's ownership ended up being quite brief; the brothers lost the rancho in 1856, only two years after its purchase, in one of a series of financial crises that affected loan, property, and agriculture markets in the mid and later 1850s.<sup>25</sup> The Horners sold their holdings in the area to other property developers in 1854, beginning a series of transactions among land speculators who appear to have simply held the property waiting for land prices to revive.<sup>26</sup>

In the late 1850s and early 1860s, the Eureka Valley area was still sparsely settled. A coastal survey map from 1859 shows several outlying farmsteads on the relatively flat terrain along what are now 17<sup>th</sup> and 18<sup>th</sup> streets. The residential core of Rancho San Miguel, with at least two major buildings, is still situated on the hillside south of the neighborhood.<sup>27</sup> (Figure 5) Similarly, an 1861 map of San Francisco

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<sup>20</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]" (San Francisco: Corbett Heights Neighborhood Association, 2015), 19.

<sup>21</sup> Ibid., 21–23.

<sup>22</sup> As shown on Wackenruder 1861 map

<sup>23</sup> C. Humphreys, 1852 in Sally Byrne Woodbridge, *San Francisco in Maps & Views* (New York: Rizzoli International Publications, 2006), 51; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 30.

<sup>24</sup> Silver, *Rancho San Miguel*, 57.

<sup>25</sup> Ibid., 41; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 22.

<sup>26</sup> San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 22, 33; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 25.

<sup>27</sup> United States Coast Survey, "City of San Francisco and Its Vicinity, California" (Washington, DC: United States Coast Survey, 1859), David Rumsey Map Collection, <http://www.davidrumsey.com/luna/servlet/s/tq8s72>.



shows only the eastern edge of the study area laid out in street grid; the majority of the tract appears completely undeveloped.<sup>28</sup> (Figure 6)

Financial crises aside, other issues kept development in Eureka Valley relatively sparse in the 1850s and 1860s. The Van Ness Ordinance of 1858 threw land claims in western San Francisco into dispute, even as it sought to solve them. Part of the legislation now referred to as the Van Ness Ordinance granted titles to lands within the city limits west of Larkin and Ninth streets to those in actual possession of them during a portion of 1855. Legal challenges to the Van Ness Ordinance dragged on at the state and federal levels for nearly a decade, making property investment an insecure proposition for many.



Figure 4. Map of Horner's Addition, 1854. Detail with study area bounds. (Gardiner 1854)  
(Huntington Library)

<sup>28</sup> Langley, Henry G. and Wackenreuder, V., "City and County of San Francisco" (San Francisco, 1861), David Rumsey Historical Map Collection.

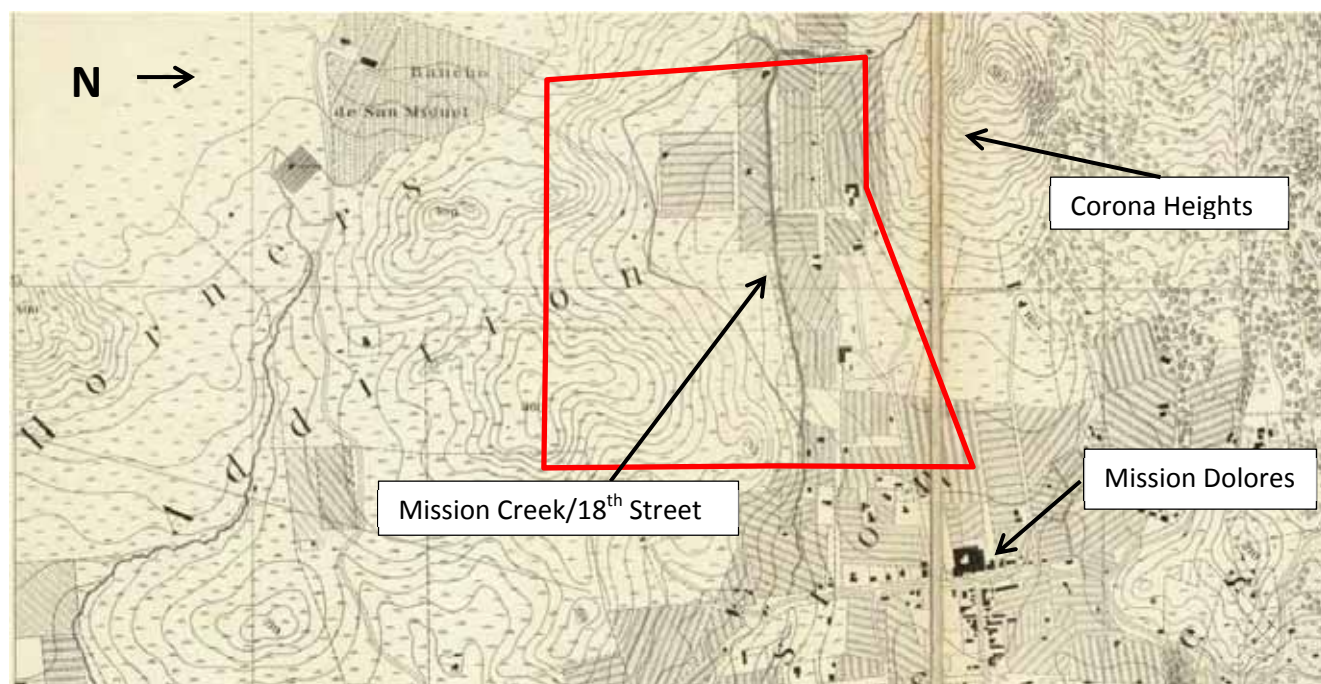


Figure 5. Detail of 1859 US Coast Survey of San Francisco showing agricultural development, Mission Creek, sparse settlement in the Eureka Valley district and approximate study area bounds(see indicators on map) (David Rumsey Map Collection)

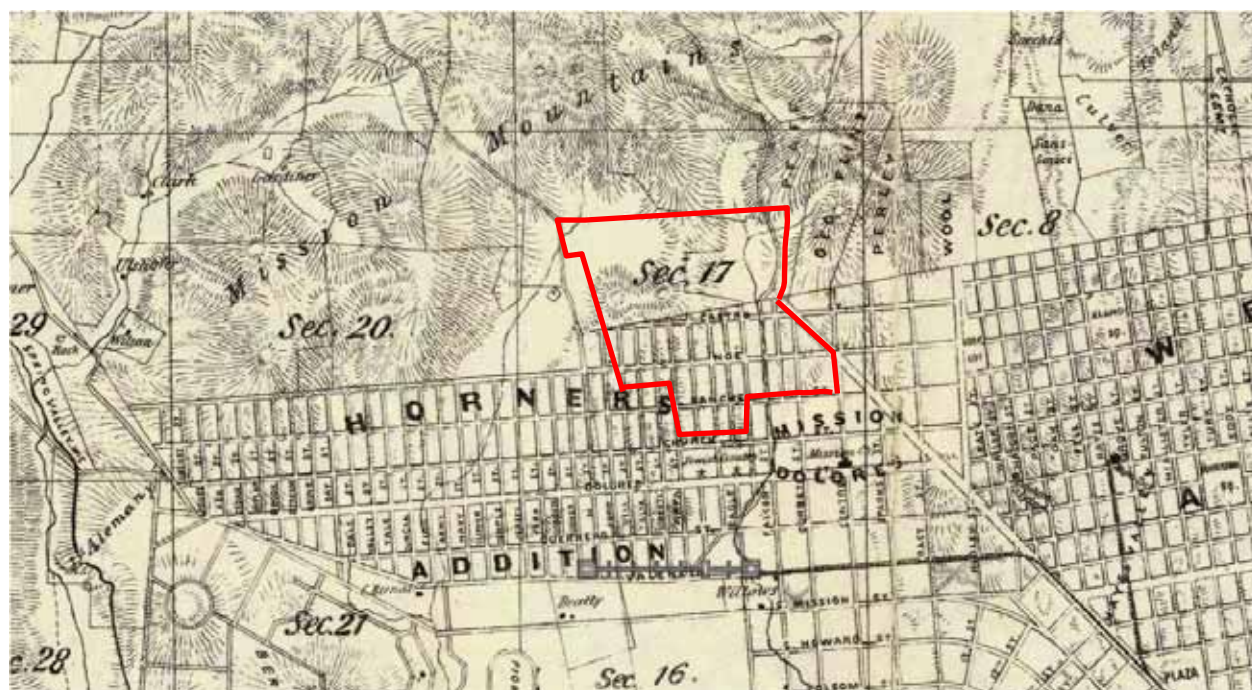


Figure 6. Detail of Wackenreuder's 1861 "City and County of San Francisco" showing Horner's Addition and the unplatted western portion of the study area. Survey area bounds approximated in red. (David Rumsey Map Collection, reproduced in Woodbridge 2006, pp. 66-67)

## TRANSPORTATION: EARLY ROADS, OMNIBUSES, AND RAILROADS

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As San Francisco expanded its early system of roads, developed new railroads, and set out early public transit routes in the 1850s and 1860s, Eureka Valley slowly gained greater connectivity with the denser urban settlement at Yerba Buena and the bay waterfront.<sup>29</sup> Beginning in the 1850s, a series of early improved roads and transportation routes extended into the Mission. The Mission Plank Road was completed in 1851, followed by a second plank road along Folsom Street in 1853. The increased accessibility to the densely settled portion of San Francisco and the port supported development of truck farming and continued cattle and dairy ranching in the undeveloped lands of the Mission.<sup>30</sup> Market gardeners and dairy and cattle ranchers taking goods to the port were the heaviest users of the new roads, but the routes opened the district to recreational users as well.<sup>31</sup> Private omnibus lines operated on both Mission plank roads, bringing residents out to what was then the country. The “country attractions” made accessible via these roads were still blocks east and north of Eureka Valley and included “The Willows” picnic ground at Mission and 18<sup>th</sup> streets, Woodward’s Gardens at Mission and 14<sup>th</sup> streets, Odeum Gardens at Dolores and 15<sup>th</sup> streets, and several racetracks south of Mission Dolores.<sup>32</sup>

Because of its geographically central location on the San Francisco peninsula, the Eureka Valley did have one route of note running through it. Before the extension or grading of Market Street beyond Castro Street, the Corbett Road was a primary connection over the hills to the western side of the peninsula. The Ocean House Toll Road, which connected settled districts on the east side of the peninsula with the Ocean House and racetrack on Ocean Beach, snaked through the hills on the south side of Eureka Valley. A toll house was located on the block bounded by Noe, Castro, 20<sup>th</sup> and 21<sup>st</sup> streets.<sup>33</sup> (See Figure 9.)

Market Street, which stopped at Castro Street in this period, also became a primary transportation corridor to more densely-settled portions of the Mission. In 1860, land developers L.L. Robinson and Francois Pioche established the San Francisco Market Street Railroad Company (later Market Street Railway Company). Robinson and Pioche had purchased what are now Corbett Heights and Noe Valley from the Noé family in the early 1860s. The company set about grading Market Street and running “steam dummy” and later horse-drawn streetcars between downtown and their “outside” lands. The company extended the line east in 1863 to the port and west in 1865 to Valencia and 26<sup>th</sup> streets.<sup>34</sup>

The railroad reached the then-western limits of urban development in San Francisco, albeit at a distance. In 1863, the San Francisco-San Jose Railroad was completed through the adjacent Mission Valley along the alignment of El Camino Real. The passenger station was at Valencia and 16<sup>th</sup> streets,

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<sup>29</sup> San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District,” 23.

<sup>30</sup> San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 32.

<sup>31</sup> San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District,” 25.

<sup>32</sup> San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 33.

<sup>33</sup> George C. Potter, “Map of the Property of the Eureka Homestead Association, San Francisco Adopted Nov. 16th 1864” (San Francisco, CA: Edward Denny & Co, 1864), Calisphere, University of California, Berkeley.

<sup>34</sup> Bion J. Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco* (San Francisco: The Hicks-Judd co., 1913), 412.







#### ASSOCIATED PROPERTY TYPES

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There are no known properties associated with the Early American period in the study area, though portions of the street and lot layout in the former Horner's Addition date to this time. Physical evidence of land use and settlement from the period may survive in the archaeological record, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted survival of archaeological material.

#### HOMESTEAD ERA LAND DIVISION AND SETTLEMENT (1864-1886)

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The 1860s and 1870s saw the greatest increases in San Francisco's population in the nineteenth century and the greatest need for new housing development.<sup>36</sup> During this period, the city expanded its bounds, settled disputed land claims, and saw rapid expansion of public transportation networks. An 1864 Congressional Act permanently settled land disputes brought on by the Van Ness Ordinance. The finality of these decisions made real estate development and sales during one of the city's major growth periods more secure. Between the late 1860s and early 1870s, the city granted hundreds of unclaimed parcels of "outside land" to individuals and developers and previously platted areas began to develop in fits and starts.<sup>37</sup>

During this period, Eureka Valley remained a semi-rural fringe settlement area of the denser urban core, characterized by modest residential, commercial, and institutional development and common urban edge activities such as agriculture and industrial production. (Figure 8) However, the basic planning infrastructure that would determine the shape of the district for more than a century to come was put into place during this period, primarily in the form of land division patterns. The district also received more direct, basic transportation service in the form of a steam dummy and horse car that took riders from the streetcars at Valencia Street to Castro and 17<sup>th</sup> street in the late 1870s and early 1880s.



Figure 8. Market Street between Noe and Sanchez streets, 1872.  
(AAB-4881, San Francisco History Center, San Francisco Public Library)

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<sup>36</sup> Anne Bloomfield, "The Real Estate Associates: A Land and Housing Developer of the 1870s in San Francisco," *Journal of the Society of Architectural Historians* 37, no. 1 (March 1, 1978): 15, doi:10.2307/989312.

<sup>37</sup> San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 30.

#### LAND DIVISION: EUREKA HOMESTEAD ASSOCIATION (1864)

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Eureka Valley's real estate development pattern was typical of wider patterns of urban edge development in San Francisco in the mid-nineteenth century. Local land developers realized their investments first by making the land accessible (as with Robinson and Pioche and the Market Street Railway) and then selling the bulk of their property via corporate vehicles such as homestead associations.<sup>38</sup> Homestead associations were a successful and widely-used nineteenth-century method for encouraging development by subdividing and selling land at moderately affordable prices. In the 1860s alone, investors formed about 170 different homestead associations in San Francisco. Association officers purchased large tracts of land with investor capital and sold "membership shares" to working men or women for a small down payment and monthly installments. Once purchasers paid the share in full, they received title to a building lot in the tract.<sup>39</sup> The 1865 Langley directory for San Francisco detailed the benefits and accomplishments of the various homestead associations operating in the city at the time:

One of the most important as well as pleasing features in the unexampled progress of our city, is the organization of numerous Homestead Associations, which, by united effort and consolidated capital, place it within the scope and means of any industrious and prudent individual to secure a tract that he can call his own, and secure to him the proud title of "lord of the soil". In all civilized countries, the moral and healthful effect produced upon communities and more especially the so-called industrial classes, by the ownership of a fee simple in the soil, [sic] has ever been the subject of laudation among the most enlightened statesmen and liberal philanthropists.<sup>40</sup>

In 1864, the homestead association that was to give Eureka Valley its moniker and define the neighborhood for decades to come incorporated and filed its plat map. The Eureka Homestead Association laid out lots over the majority of the study area, covered sixteen city blocks between Noe Street on the east, Douglass Street on the west and 17<sup>th</sup> Street on the north and 20<sup>th</sup> Street on the south. Lots ranged in size from approximately 75 by 125 feet to through-block lots of 75 by 250 feet. (Figures 9 and 10) The association leadership was made up of prominent and moneyed individuals investing in real estate. Association President Benjamin D. Dean was a physician and Secretary H.B. Congdon was a mining secretary and commissioner of deeds for the Nevada Territory.<sup>41</sup> Neither lived in or near the study area.

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<sup>38</sup> Silver, *Rancho San Miguel*, 74–75; "San Francisco Market Street Railway Operations," accessed March 21, 2016, <http://www.sfmuseum.org/hist1/msrr.html>.

<sup>39</sup> Bloomfield, "The Real Estate Associates," 16.

<sup>40</sup> Henry G. Langley, ed., *The San Francisco Directory for the Year* (San Francisco: Commercial Steam Presses, S.D. Valentine & Sons, 1858) (1865).

<sup>41</sup> Ibid. (1862, 1865, 1871); George C. Potter, "Map of the Property of the Eureka Homestead Association: San Francisco, Adopted Nov. 16th, 1864" (San Francisco: Edward Denny & Co, 1864), [http://servlet1.lib.berkeley.edu:8080/mapviewer/searchcoll.execute.logic?coll=eartmaps&catno=b22254014&map=G4364\\_S5\\_2E92\\_1864\\_P6\\_1900.TIF](http://servlet1.lib.berkeley.edu:8080/mapviewer/searchcoll.execute.logic?coll=eartmaps&catno=b22254014&map=G4364_S5_2E92_1864_P6_1900.TIF) Congdon later changed his occupation in directory listings to real estate agent.

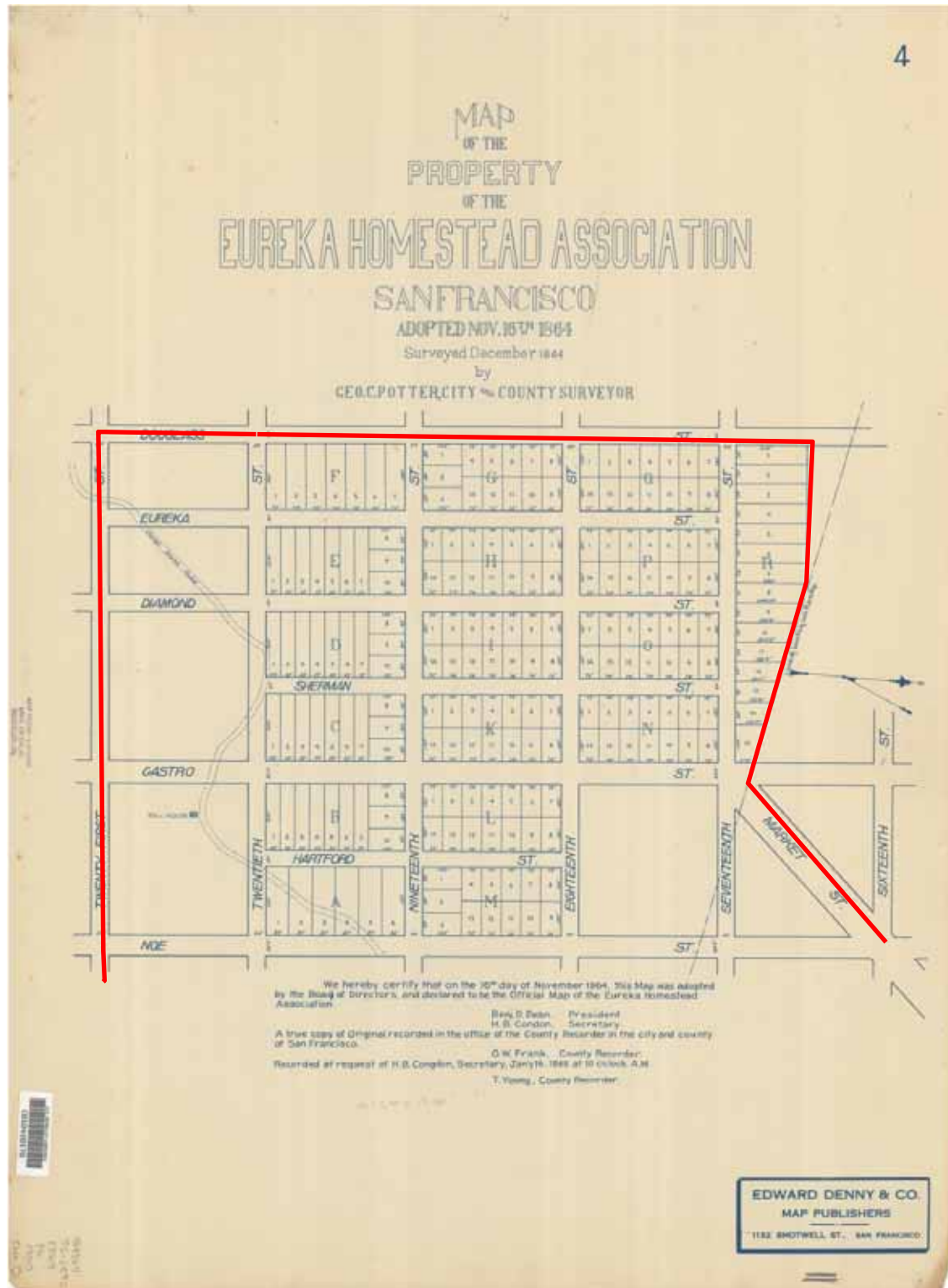


Figure 9. Eureka Homestead Association Plat Map, 1864 with study area indicated. The Ocean House Toll Road connected settled districts on the east side of the peninsula with the Ocean House and racetrack on Ocean Beach. The road was later the main connection between Eureka and Noe valleys, Golden Gate Park, and the Pacific beaches. (Collection of the Earth Sciences & Map Library, University of California, Berkeley; reproduced online at

<http://servlet1.lib.berkeley.edu:8080/mapviewer/searchcoll.execute.logic?coll=eartmaps&catno=b22254014>)

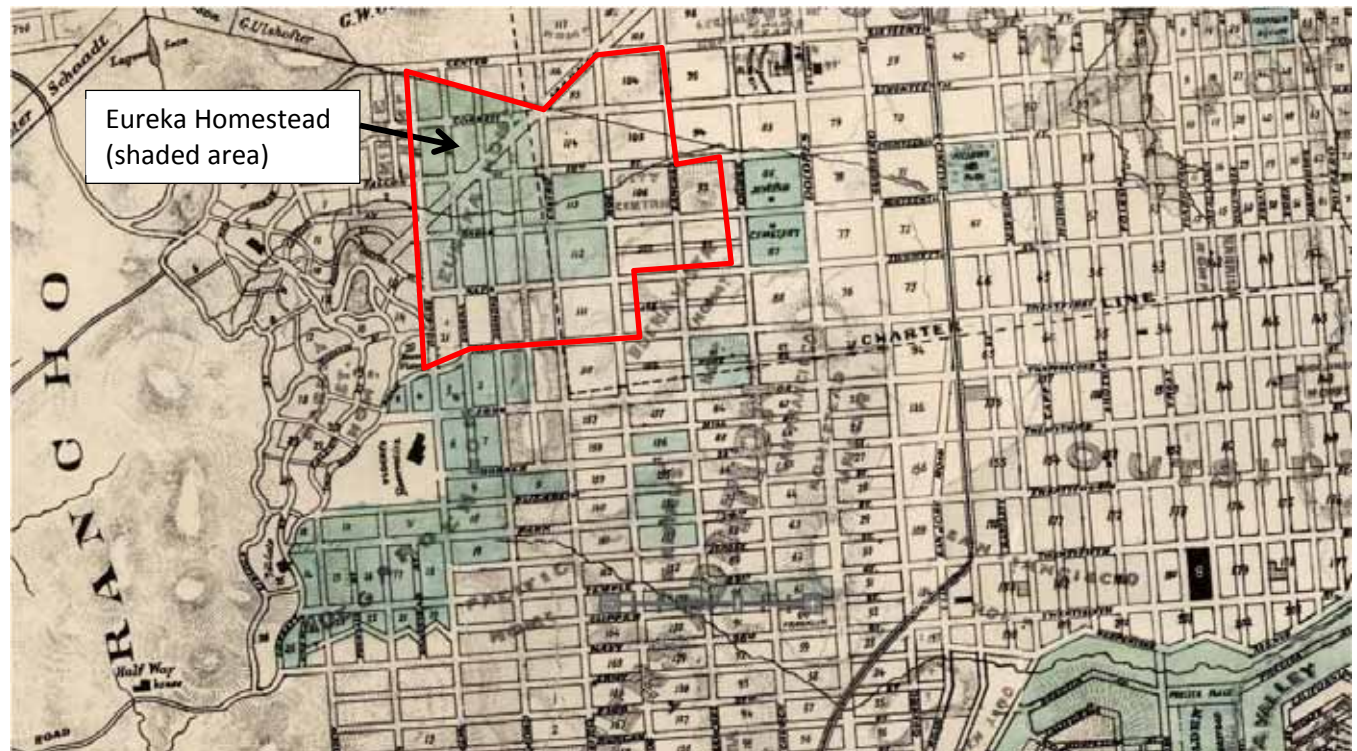


Figure 10. Detail of George Goddard's 1869 map of homestead associations in San Francisco with study area indicated in red. (David Rumsey Map Collection)

#### Associated Property Types

The street grid and lot plans proposed by the Eureka Homestead Association remain largely intact in the study area and many lots retain their early dimensions. All through-block lots have since been subdivided into smaller parcels.

#### AGRICULTURAL PRODUCTION (1845-CA. 1915)

Aside from land speculation, agriculture was the major economic activity in Eureka Valley during the second quarter of the nineteenth century. The valley was part of a band of agricultural production in the rural, outlying regions of San Francisco free of drifting sand. During the mission and rancho periods, cattle grazing and ranching were the primary activities, supplemented by smaller market agriculture and nursery operations growing products for the Yerba Buena settlement. Much of this activity was focused further east along the Mission Plank Road in the 1860s.<sup>42</sup>

Cattle and dairy farming continued into the 1890s in Eureka Valley, with milking or dairying operations on the valley floor and grazing lands on the hilly surrounding terrain. Several dairy ranches operated alongside the Noé Family rancho on the east-facing hillsides of Twin Peaks in the 1850s and

<sup>42</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 23.



1860s, including the Pfaff, Schaefer, Short, Wagner and Miller operations.<sup>43</sup> In the mid-1880s, just as streetcars were reaching the neighborhood from downtown, there were still four dairies operating in the area: one at 17<sup>th</sup> and Douglass streets; another at Diamond and 18<sup>th</sup> streets, complete with a horse corral opposite the cattle yard; John Kyne's milk ranch on 19<sup>th</sup> Street between Douglass and Eureka streets; and the Pacific Dairy at Eureka and 19<sup>th</sup> streets. Later, Alfred "Nobby" Clarke, whose large 1891 home survives at 250 Douglass Street (Landmark #80), also kept cattle at the Douglass and 17<sup>th</sup> street site.<sup>44</sup> (Figure 11) Most of the dairy operations were gone by 1900 as land became more valuable for building than animal production, though a few corrals survived to that date on the hillsides above 17<sup>th</sup> Street. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street.<sup>45</sup> (Figure 12; see Figure 13 for image of extant dwelling.)

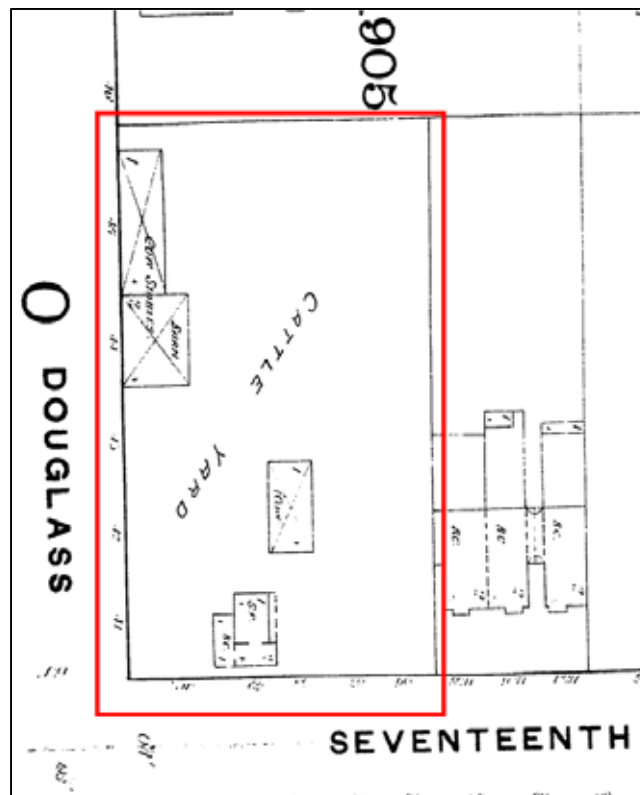


Figure 11. Detail of cattle yard and farmstead at Douglass and 17<sup>th</sup> streets (Sanborn 1886)

<sup>43</sup> Langley, Henry G. and Wackenreuder, V., "City and County of San Francisco" In the 1870s, Frank Short had a ranch on the south side of the hills facing Noe Valley and ran cattle on the hilltop to 20th Street. Adam Wagner also operated a milk ranch nearby at 18th and Ord streets. ; See Anita Day Hubbard, *Cities within the City* ([San Francisco, Calif: s.n, 1951), 89, <http://www.archive.org/details/citieswithincity19241sanf> (September 23, 1924).

<sup>44</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" (Sanborn Map Company, 1900, 1914, 1950 1886); *Langley's San Francisco Directory for the Year Commencing* (San Francisco: Francis, Valentine & Co, 1880).

<sup>45</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA"; *Langley's San Francisco Directory for the Year Commencing*.

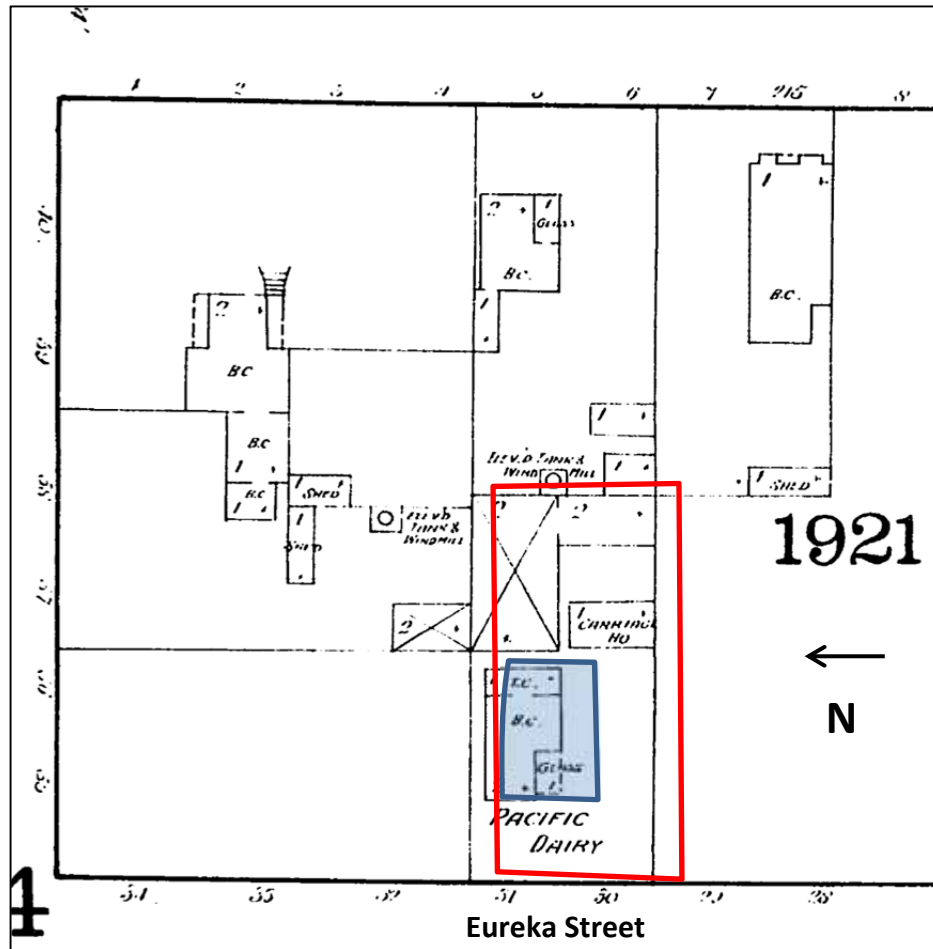


Figure 12. Pacific Dairy on Eureka Street, 1886 with extant building shaded. (Sanborn Map Company, 1886)

Eureka Valley had a substantial market gardening sector serving the inner districts of the city in the late 19<sup>th</sup> century. Vegetable gardens and grain fields filled the area between Noe, Guerrero, and Valencia streets.<sup>46</sup> A small nursery operation with a greenhouse was situated on 18<sup>th</sup> Street between Noe and Sanchez streets from at least the mid-1880s through the 1900s. Infrastructure remained on the property as late as 1914, though the business appeared to be no longer active.<sup>47</sup>

Though market gardening and dairying faded in the neighborhood by the turn of the twentieth century, home production continued. In the late 1920s, residents still commonly raised chickens, rabbits, and ducks in their back yards, providing a small source of household income or food stability.<sup>48</sup> A series of small hen houses were situated behind homes on the north side of 17<sup>th</sup> Street between Castro and Douglass streets as late as 1950.<sup>49</sup>

<sup>46</sup> Hubbard, *Cities within the City*, 88, 90 (September 23, 1924).

<sup>47</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA."

<sup>48</sup> *Eureka Valley Victorians* ([San Francisco: San Francisco State University], 1975), np.

<sup>49</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1950.

### Associated Property Types

There is one identified property in the study area associated with agricultural production. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street. (Figure 13) Other extant property types may include residential buildings associated with agricultural production; outbuildings and support structures such as barns, sheds, hen houses, small processing facilities, tank houses, or well heads; and landscape features such as earthworks, irrigation channels, and engineered structures for water supply associated with local irrigation operations.



Figure 13. Dwelling associated with former Pacific Dairy, 225-227 Eureka St., ca. 1900

## INDUSTRIAL PRODUCTION

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As an outlying district of the city, the Eureka Valley hosted a series of small industries that capitalized on local natural resources or sought the remoteness of the area because of the unpleasant nature of their operations. San Francisco had no zoning regulations stipulating separation of industrial, commercial, and residential uses until 1921. The bourgeois residential and commercial setting of the district in later years stands in stark contrast to the noisy, dirty, and no doubt smelly environment that local quarries, brick kilns, soap works, and breweries created in the late nineteenth and early twentieth centuries.

### Soap Making

Soap making – a messy, noxious operation - was among the first industries to locate in Eureka Valley. In 1872, the firm of Newell & Brother located the works for their New York Soap Company in Eureka Valley on Diamond Street between 17<sup>th</sup> and 18<sup>th</sup> streets.<sup>50</sup> The company began in the neighborhood with a small operation in a single-story, wood-frame factory with adjacent dwelling, but by 1896 grew to include a two-story, wood-frame factory. Historic photographs of the works show the building advertised their major product, Stryker's Kitchen Soap. (Figure 14)

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<sup>50</sup> Newell & Brother kept offices downtown on Davis Street. The Newell brothers, Horace and David, lived outside the study area.

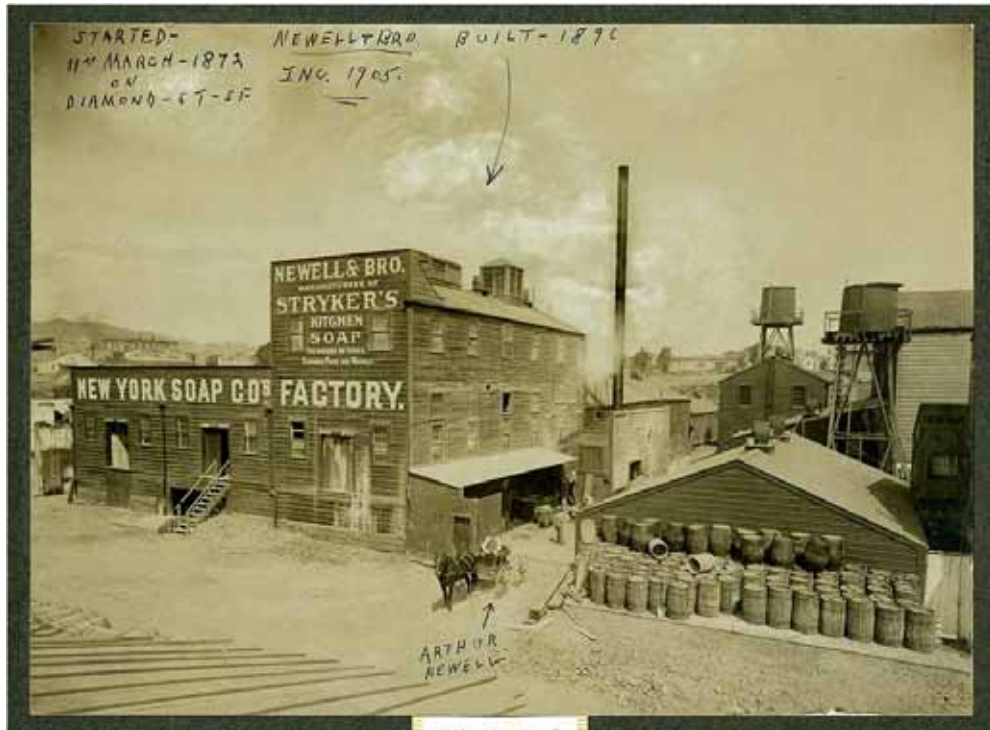


Figure 14. New York Soap Company works on Diamond Street, ca. 1890. Note that the built date on photograph is inaccurate per Sanborn map research. The southern portion of the factory building was on site by 1886. (Collection of the California Historical Society, [http://californiahistoricalsociety.blogspot.com/2014/08/making-world-go-round\\_28.html](http://californiahistoricalsociety.blogspot.com/2014/08/making-world-go-round_28.html))

In 1882, former Newell Brothers employee Otto Luhn started the Philadelphia Soap Manufactory just one block south of the New York Soap Company on Diamond Street between 18<sup>th</sup> and 19<sup>th</sup> streets.<sup>51</sup> Luhn kept offices downtown on Battery Street, but lived on the same parcel as his soap works.<sup>52</sup> He manufactured soap in Eureka Valley until his death sometime between 1910 and 1911.<sup>53</sup> His products included Otto Luhn's Oriental Soap, Pride Borax, and White Lilly Soap. The works also made laundry soaps.

By 1900, most of the soap manufacturers in Eureka Valley had relocated, most likely due to the increasing residential nature of the neighborhood and the noxious business of soap manufacturing. The Newell brothers moved their operation to San Bruno and Army streets in 1896 and their former soap works were demolished shortly thereafter.<sup>54</sup> The Newell Brothers' business continued at least into the

<sup>51</sup> *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1880), <http://archive.org/details/langleyssanfranc1881sanfrich>; *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1882), <http://archive.org/details/langleyssanfranc1882sanf>.

<sup>52</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1886; *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1886), <http://archive.org/details/langleyssanfranc1886sanf>; *Official Guide to the California Midwinter Exposition in Golden Gate Park, San Francisco ...* (G. Spaulding & Company, 1894), 118.

<sup>53</sup> *Crocker-Langley San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1910), <http://archive.org/details/crockerlangleysa1910sanf>. Also for years 1911, 1912, 1914.

<sup>54</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1900, 1914, 1950; *Langley's San Francisco Directory for the Year Commencing ..*, 1880. Also 1885, 1890, 1900. SF Chron Feb 27 1896.



1950s doing business as Stryker's Soap Company. Luhn's soap works were demolished by 1914 and the Luhn dwelling was demolished by 1917 for construction of the Most Holy Redeemer parish school and convent.<sup>55</sup>

### Quarrying and Brick Making

Clay and rock in the hills ringing Eureka Valley attracted a series of brick making and quarrying operations in the late nineteenth and early twentieth centuries. Maps of the area show evidence of some quarrying activity as early as the 1860s, but the earliest organized efforts appear to date to the mid-1880s. (Figure 15) The Flint Tract, north of Market Street, had a quarrying operation in the early 1890s and the California Construction Company operated a rock crusher in the same period on 16<sup>th</sup> Street, opposite Diamond Street. The California Construction Company's constant blasting was called out as a local annoyance in an 1893 newspaper account. Particularly heavy blasts shook neighborhood houses.<sup>56</sup> By the first decade of the twentieth century, several other operations dotted the neighborhood. The Simons-Fout Quarry and Brick Company (est. 1900) operated on the west slopes of Corbett Heights from 1900 until 1918.<sup>57</sup> The Blue Rock Blasting and Quarrying Company had a rock crushing and quarrying operations at two sites in 1906: one at 20<sup>th</sup> and Douglass and another outside the study area at Clipper, Douglas, and 26<sup>th</sup> streets. When blasting permits for the sites came up for review in 1906, local residents were bitterly opposed to the blasting resuming and petitioned for an end to the practice.<sup>58</sup>

The earliest brick making operation in the vicinity was the Tuttle Brothers' company, which began making brick just outside the study area at the southwest corner of Douglass and 18<sup>th</sup> streets in 1878. The firm operated the yard for only one year, relocating their works by 1880.<sup>59</sup> Later accounts of the history of industry in the valley note that the Tuttles used Chinese laborers, who may have lived on site.<sup>60</sup>

The longest standing quarrying and brick making operation near the study area was the San Francisco Brick Company. The concern opened a large brick works on Corona Heights, just outside the northern boundary of the study area, in 1900.<sup>61</sup> (Figure 16) Founders and brothers George F. and Harry N. Gray operated on a five-acre parcel bounded by 16<sup>th</sup> Street (then State Street), Park Hill Avenue, 15<sup>th</sup> Street (then Tilden Avenue) and Flint Street. The company mined loam, clay and shale from a pit atop the hill and made bricks at a kiln on 16<sup>th</sup> Street. In the early years of 1900s, San Francisco Brick was the only brick manufacturer in San Francisco. However, their products had a terrible reputation for quality, labor conditions at the site were reportedly abysmal, and the plant was a public nuisance. Though outside the study area, the brick company directly affected the residents of the district. In 1900 the Eureka Valley Improvement Club asked the Board of Supervisors to examine the Gray Brothers' brick making plant as a hazard to the neighborhood and petitioned for its "abandonment," and repeated their requests in 1902, 1903, and 1911. Removing the Gray Brothers quarry and brick factory became one of

<sup>55</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914, 1950.

<sup>56</sup> "Above Eureka Valley," *San Francisco Call*, December 11, 1893.

<sup>57</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75–76  
Founders were Edward Simons, Charles E. Fout, Lutie W. Fout, W.W. Simons, and C.F. Simons of Los Angeles.

<sup>58</sup> "Citizens to Make Fight Against Rock Crusher," *San Francisco Call*, April 1, 1906; "Put Blasting Under the Ban," *San Francisco Call*, April 3, 1906.

<sup>59</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 74.

<sup>60</sup> *Ibid.*; Hubbard, *Cities within the City*, 89 (September 23, 1924).

<sup>61</sup> The Gray Brothers operated several other quarry sites in San Francisco on Telegraph Hill and near 30th and Castro streets.

the local neighborhood improvement association's primary goals in the 1910s. In addition to being incompatible with a now solidly residential district, the quarry was excavated up to 30 feet below street grades in some areas, creating a public safety hazard. The San Francisco Brick Company eventually closed in bankruptcy in 1914, shortly after George Gray was dramatically murdered by a disgruntled former employee.<sup>62</sup> The presence of the quarry marked the site for decades, however, and periodic landslides of the destabilized hillside put adjacent houses within the study area in danger.<sup>63</sup>



Figure 15. Looking northwest from Hartford and 19<sup>th</sup> streets toward Corona Heights quarrying operations, ca. 1885. (Collection of Greg Gaar)



Figure 16. View of Gray Brothers quarry and San Francisco Brick Factory on Corona Heights, looking NE, ca. 1900 (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=Gray\\_Brothers\\_Quarry\\_at\\_Corona\\_Heights](http://FoundSF.org/index.php?title=Gray_Brothers_Quarry_at_Corona_Heights))

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<sup>62</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75; "Petitions Received," *San Francisco Call*, March 6, 1900.

<sup>63</sup> SF Chron 1937-1-18

Evidence of the Gray Brothers' operation still remains just outside the northern edge of the study area. The topography of the hillside from the north boundary of the study area to Market Street is largely the product of the Gray Brothers quarrying operation as they removed hillside and cut in streets to service their operations. Just outside the northern bound of the study area remnants of the brick kiln reportedly remain on the site, as do the cement foundation of the plant chimney and several houses that served as homes for brick yard workers.<sup>64</sup>

### Brewing and Bottling

A number of brewers and bottling operations operated in the Eureka Valley in the last decades of the nineteenth century, possibly drawn to the area by the availability of fresh water from local springs and wells. The earliest documented commercial brewing operation in the valley was the Phoenix Brewery on Noe Street.<sup>65</sup> Thomas Kirby, an Irish immigrant, founded the Phoenix Brewery in 1876 and was operating and living on Noe Street by 1878.<sup>66</sup> Kirby made ale, malt extract, and stout on the site, utilizing a brew house and keg sheds arranged along the north side of the lot.<sup>67</sup> The Kirby Family lived on site, first in a small 1.5-story dwelling at the rear of their lot, and later a 2-story house set on Noe Street. (Figures 17 and 18) Thomas Kirby died in 1904 and a portion of the brewery was reportedly damaged in the 1906 earthquake.<sup>68</sup> The home and larger buildings remained however, and by 1910 the former brewery continued in industrial use as an ornamental iron works.<sup>69</sup> The Kirby/Phoenix Brewery building and Kirby residence remain extant at 552 and 560 Noe Street, respectively. (See Figures 19 and 20 on page 28.)

A later addition, the California Brewery, operated on Douglass Street between 17<sup>th</sup> and 18<sup>th</sup> streets from 1891 to about 1915.<sup>70</sup> Brothers John and Henry Peters began the business with funding from Adolph Dittmann and in partnership with brew master Charles Baltz. The Peters and Baltz both lived in the Eureka Valley neighborhood. The brewery likely closed in connection with the construction activities for the Twin Peaks Tunnel (completed 1917) and the site is now in the rerouted path of Market Street.<sup>71</sup>

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<sup>64</sup> Mosier, Dan L., "San Francisco Brick Company," *California Bricks*, 2006, <http://calbricks.netfirms.com/brick.sanfranciscobrick.html>; "Corona Heights Park: Cultural History," *San Francisco Recreation and Parks Department*, n.d., <http://sfrecpark.org/destination/corona-heights-park/>; "Gray Brothers Quarry at Corona Heights," *Found SF*, n.d., [http://FoundSF.org/index.php?title=Gray\\_Brothers\\_Quarry\\_at\\_Corona\\_Heights](http://FoundSF.org/index.php?title=Gray_Brothers_Quarry_at_Corona_Heights).

<sup>65</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1886, 1900.

<sup>66</sup> Langley, *The San Francisco Directory for the Year, 1878*; US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1880, <http://ancestry.com>.

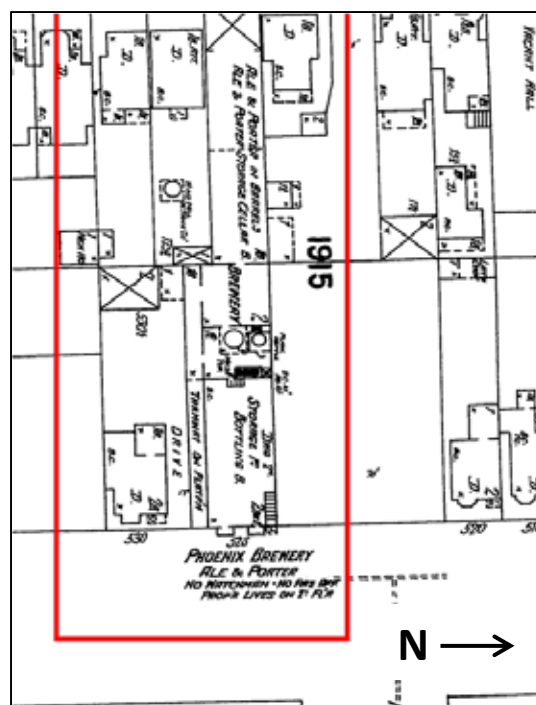
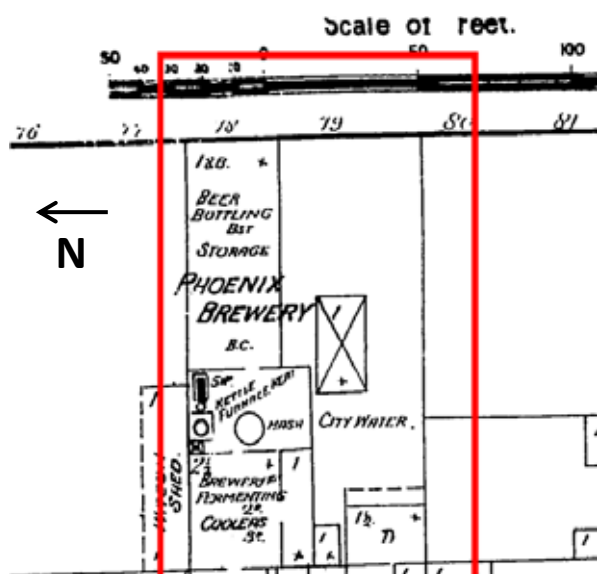
<sup>67</sup> *One Hundred Years of Brewing: A Complete History of the Progress Made in the Art, Science and Industry of Brewing in the World, Particularly During the Last Century* (H.S. Rich & Company, 1901), 223.

<sup>68</sup> Robert Wahl and Arnold Spencer Wahl, *American Brewers' Review* (Der Braumeister Publishing Company, 1906), 292.

<sup>69</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

<sup>70</sup> *Ibid.*, 1900, 1914.

<sup>71</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75; *Langley's San Francisco Directory for the Year Commencing .., 1880, 1895, 1900, 1905.*



Figures 17 and 18: Phoenix Brewery in 1886 (left) and 1900 (right) (Sanborn Map Company, 1886, 1900)

The neighborhood also had a soda and mineral water manufactory and bottling operation on Eureka Street between 18<sup>th</sup> and 19<sup>th</sup> streets. Charles Eggers, founder of Eggers & Company, used the rear ell of his home and then a series of small out buildings for his bottling works.<sup>72</sup> The company billed itself in period advertisements as “dealers in all kinds [of] natural mineral waters, soda water manufacturer” and “dealers in domestic and imported mineral spring water and manufacturers [of] superior ginger ale.”<sup>73</sup> Before beginning his bottling works on Eureka Street, Eggers had been in business selling mineral water from the Tolenas Springs near Suison in Solano County. These springs, which came up from the ground near the Tolenas onyx quarries, were popular throughout California for addressing skin problems and syphilitic conditions. The sources of the mineral water at the Eureka Street works are unclear, but it appears Eggers continued bottling Tolenas spring water at this site until around 1903.<sup>74</sup> The Eggers Family home and perhaps some portion of the bottling works attached to the dwelling survive at 128 Eureka Street. (See Figure 21 on page 29.)

### Small-Scale Industry

As the Eureka Valley neighborhood developed into a residential suburb and then urban neighborhood of San Francisco, a number of small-scale industries continued to operate on domestic and commercial properties. These included paint shops, small-scale iron works, an art plaster works, machine and tin shops, small garment manufacturing businesses, wood shops, and blacksmiths. A few blacksmiths remained in business well into the 1910s before the automobile and modern machining processes rendered them largely obsolete.

<sup>72</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1900, 1914.

<sup>73</sup> Crocker-Langley San Francisco Directory for the Year Commencing 1900 (San Francisco, CA: H.S. Crocker Co., 1900); Crocker-Langley San Francisco Directory for the Year Commencing 1907 (San Francisco, CA: H.S. Crocker Co., 1907).

<sup>74</sup> “Tolenas Soda Springs,” *We Love Old Bottles*, 1997, <http://www.weloveoldbottles.com/bottles/sodas/blobsoda.html>.

The neighborhood also had a small candy factory at 17<sup>th</sup>, Market, and Collingwood streets (2500 Market Street) in the 1940s. Cora Lou Confectioners took over a repurposed automobile repair facility on the site in 1940, moving from a previous location on Army Street.<sup>75</sup> Proprietor Alice Sebbelot specialized in marzipan and Danish specialty confections. She moved her business to 434 Castro Street sometime in the mid-1950s.<sup>76</sup>

#### Associated Property Types

Relatively few properties associated with industrial production in Eureka Valley survive, and most are partial remnants of larger production complexes. The most intact identified examples are the Kirby/Phoenix Brewery building and Kirby residence at 552 and 560 Noe Street, respectively. (Figures 19 and 20) The Eggers Family home and perhaps some portion of the soda and mineral water bottling works attached to the dwelling also survive at 128 Eureka Street (Figure 21). The building associated with Cora Lou Confectioners in the 1940s and early 1950s also survives at 2500 Market Street. (Figure 22)



Figure 19 (left): Kirby/Phoenix Brewery Building, 552 Noe Street

Figure 20 (right): Kirby Residence, 550 Noe Street

<sup>75</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950; "San Francisco, Colma and Daly City Street Address List : Pacific Telephone and Telegraph Company : Free Download & Streaming," *Internet Archive*, accessed July 30, 2015, <https://archive.org/details/sanfranciscocolm1933paci>; House and Street Directory Company (San Francisco, Calif.), ed., *San Francisco House and Street Directory* (San Francisco, Calif: House and Street Directory Co, 1940); "Bernal Heights in 1922... and 1933!: Army Street 1922," *Researching Your Home: City Directories; Bernal History Project*, n.d., <http://www.bernalhistoryproject.org/images/pdf/army1922.pdf>.

<sup>76</sup> *Polk's Crocker-Langley San Francisco City Directory 1945-46* (San Francisco, CA: R.L. Polk & Co., 1945); *Polk's San Francisco City Directory 1953* (San Francisco, CA: R.L. Polk & Co., 1953).





Figure 21 (left): Eggers Family home and bottling works site at 128 Eureka Street  
Figure 22 (right): Former auto repair garage and Cora Lou Confections factory, 2500 Market St., built 1920

The study area retains landscape features and archaeological evidence associated with the Gray Brothers brick making and quarrying operation just outside the northern boundary, including the topography of the hillside rising up to Corona Heights and remnants of the brick kiln, chimney foundations, and worker housing foundations.

Associated property types might also include residential buildings associated with sites of industrial production and archaeological material related to the soap making, quarrying, brick making, brewing and bottling, and other small-scale industrial production in Eureka Valley.

#### RESIDENTIAL DEVELOPMENT

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Though fully platted, residential, commercial, and institutional growth proceeded slowly in Eureka Valley during the 1860s and 1870s. Residents of downtown San Francisco at the time called living in Eureka Valley living “in the country,” and for good reason.<sup>77</sup> The area contained primarily small, widely-set, “homesteads” with outbuildings and small associated agricultural parcels. C.B. Gifford’s 1864 bird’s-eye view of San Francisco shows a cluster of small buildings in the general vicinity of Eureka Valley and some evidence of quarrying operations on what is now Corona Heights.<sup>78</sup> The US Coast Survey map of 1869 shows only the suggestion of gridded streets primarily along the spine of 17<sup>th</sup> Street and no more than a dozen buildings.<sup>79</sup> (Figure 23)

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<sup>77</sup> *Eureka Valley Victorians*, np.

<sup>78</sup> Woodbridge, *San Francisco in Maps & Views*, 75.

<sup>79</sup> United States Coast Survey, “San Francisco Peninsula” (Washington, DC: United States Coast Survey, 1869), David Rumsey Map Collection, <http://www.davidrumsey.com/luna/servlet/s/5vh71l>.



Figure 23. Detail of 1869 US Coast Survey showing vicinity of Eureka Valley with approximate bounds of the study area indicated. (David Rumsey Map Collection)

This pattern of modest, semi-rural settlement patterns persisted through the 1870s and into the 1880s. Parson's 1878 bird's eye map of San Francisco shows a neat grid of streets in the Eureka Valley area with a sprinkling of houses at regular intervals.<sup>80</sup> (Figure 24) Gray's map of the same year shows a theoretical gridiron of streets laid out on the neighborhood, contrasting with the lacy pattern of roads traversing the adjacent hills of Corbett Heights. Vast open spaces atop the hills still extended west and southwest of the neighborhood.<sup>81</sup> (Figure 25) In the late 1870s, the area along Market Street contained homes with collections of outbuildings, orchards, and other surrounding agricultural uses.<sup>82</sup> (See Figure 8 on page 16). The site of the future Castro Theater on Castro Street was then the site of the Matear House, an expansive building with verandahs. The Chandler home across the street boasted a large rose garden.<sup>83</sup> Market Street existed only on paper as far as Castro Street, and the Corbett Road functioned as the major through-road to western portions of San Francisco. The road passed two inns on the opposite side of Twin Peaks: the Eureka House and Mountain Spring House.<sup>84</sup> One significant change in

<sup>80</sup> Parsons, C.R., "City of San Francisco: Bird's Eye View from the Bay Looking South-West" (New York, NY: Currier & Ives, 1878), David Rumsey Map Collection, <http://www.davidrumsey.com/maps900100-24614.html>.

<sup>81</sup> Gray, Orlando Willis, "San Francisco" (Philadelphia: O.W. Gray & Son, 1878), David Rumsey Map Collection, <http://www.davidrumsey.com/luna/servlet/s/d28xr4>.

<sup>82</sup> De Jim, *San Francisco's Castro*, 10.

<sup>83</sup> Hubbard, *Cities within the City*, 89 (September 23, 1924).

<sup>84</sup> *Ibid.* (September 23, 1924).



the district was the filling of Mission Creek in 1874, more a reflection on the growth of its course and outlet further west than the areas around its source on Twin Peaks.<sup>85</sup>

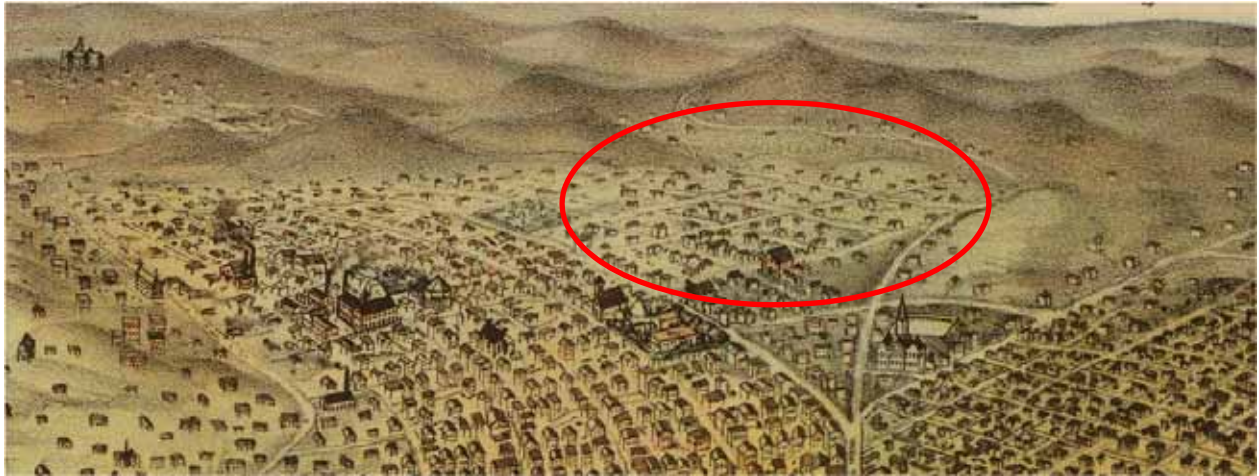


Figure 24. Detail of Charles Parson's 1878 bird's eye view of San Francisco with general location of Eureka Valley indicated (David Rumsey Map Collection)



Figure 25. Detail of O.W. Gray's 1878 map, "San Francisco" with study area indicated (David Rumsey Map Collection)

<sup>85</sup> San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 35.





Figure 26. Detail of Marriott's 1875 "Graphic Chart of the City and County of San Francisco" showing the Eureka Valley area. Number 65 on the map is Mission Dolores; number 52 is the Ocean Road. (Library of Congress; Reproduced in Woodbridge 2006, pp. 84-85)



Figure 27. Noe Street at 18<sup>th</sup> Street in 1882, looking northwest. (Private Collection, San Francisco, CA; published online at Found SF, [http://Found SF.org/index.php?title=1882\\_No\\_e\\_and\\_18th](http://Found SF.org/index.php?title=1882_No_e_and_18th))

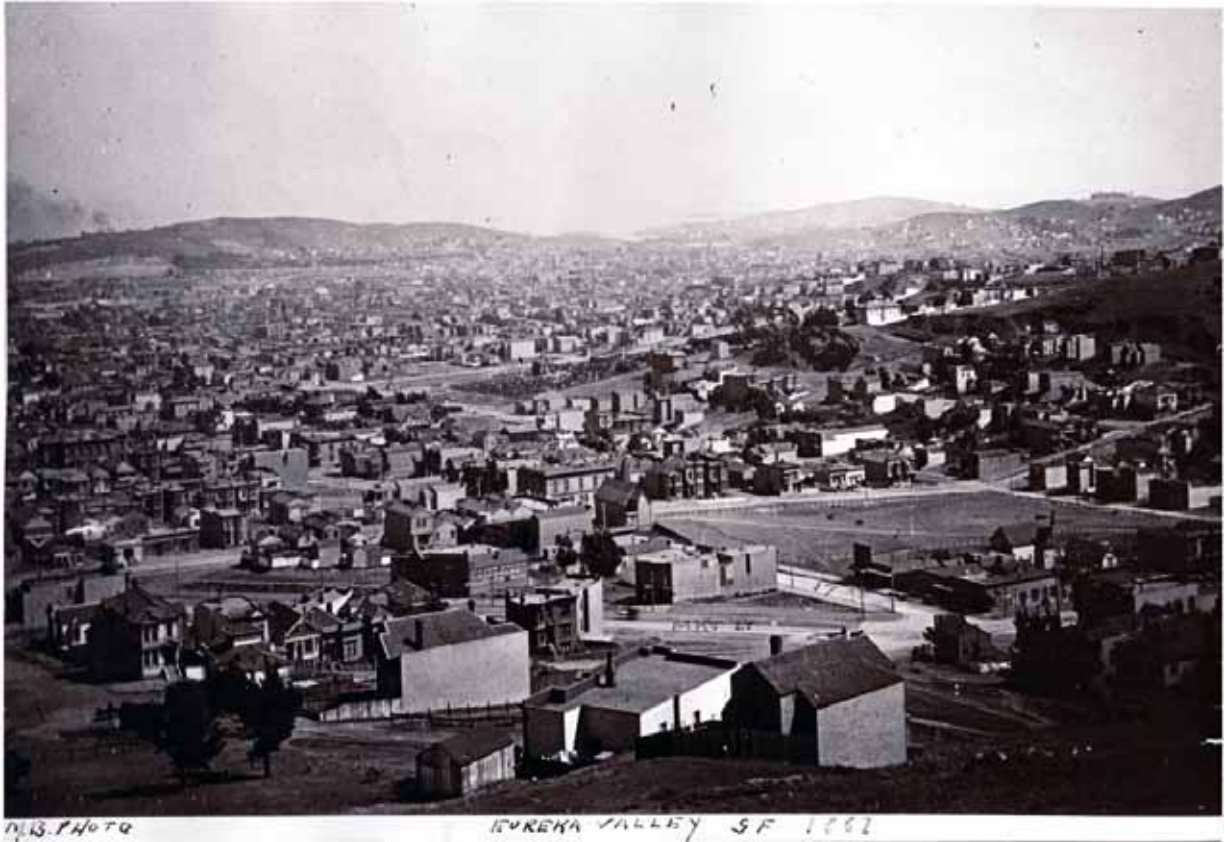


Figure 28. Eureka Valley in 1882, looking southeast, probably from Twin Peaks; note large open spaces on the valley floor and cows grazing in foreground. (Collection of Greg Gaar)

Available map evidence for Eureka Valley in the mid-1880s gives a more detailed picture of the character of residential development in the neighborhood before the arrival of direct streetcar service from downtown. An 1886 Sanborn map shows that the area was a district of primarily single-story dwellings with square plans, many with bay windows and offset rear blocks or rear ell extensions. There were scattered two-story dwellings, also with prominent bay windows, and a smaller number of scattered, two-story duplexes. Castro, Noe, and Sanchez streets between 18<sup>th</sup> and 19<sup>th</sup> streets had the most residential development, probably reflecting the extension of settlement from the adjacent Mission. But the area was in no way dense. The platted blocks still had many developable lots, and development largely stopped south of 20<sup>th</sup> Street.<sup>86</sup> As an outlying district of the city, Eureka Valley was also home to several “estate” houses in the late nineteenth century. A large, two-story house with carriage barn sat on the south side of 20<sup>th</sup> Street between Noe and Sanchez streets from the 1880s through at least 1950.<sup>87</sup>

Even by the mid-1880s, however, Eureka Valley was still a quiet part of the city. A newspaper account from 1886 encouraged readers to visit the district, “if only to experience the sensation of being entirely shut off from San Francisco and living “far from the madding crowd,” while in fact being within five or ten minutes’ walk from a cable line.” At this time, residents still considered themselves part of

<sup>86</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1886.

<sup>87</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA.”



the Mission and disliked the gold rush-inspired “homestead furor” the Eureka Homestead Association had wrought.<sup>88</sup>



Figure 29. View looking southeast from Buena Vista hill with Corona Heights in the foreground and Eureka Valley and Jewish Cemetery (now Dolores Park) in the middle ground, 1886. (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=Corona\\_Heights](http://FoundSF.org/index.php?title=Corona_Heights))

#### Associated Property Types

The earliest documented dwellings in Eureka Valley date from this period. The earliest documented dwelling in the study area is 591-593 Noe Street. (Figure 30)



Figure 30. The earliest documented dwelling in the study area at 591-593 Noe, built 1864

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<sup>88</sup> “Hidden Districts: Out-of-the-Way Places in San Francisco Noe and Eureka Valleys ‘Far From the Madding Crowd,’” *San Francisco Chronicle (1869-Current File)*, March 28, 1886.

Surviving house forms from the 1860s, 1870s, and early 1880s are primarily single-family forms: two-story, side hall plan row or town houses, single-story-over-basement forms with bay windows and small entry porches, and cross-gable or “parlor front” dwellings. Dwellings from this period are situated throughout the study area, though there are greater densities of these forms and styles in the eastern portions of the study area. Primary architectural styles include Stick and Italianate. See Residential Property Types and Architectural Styles for more detailed description of these forms and styles.

#### COMMERCIAL DEVELOPMENT

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Eureka Valley had only minor commercial development before the 1890s. The 1886 Sanborn map for the area shows only isolated shops on Sanchez and Castro streets and scattered corner commercial buildings with canopies over the street. There was considerably heavier commercial development just outside the study area on 17<sup>th</sup> Street west of Noe Street, likely reflecting that most Eureka Valley residents took their commercial trade to the adjacent Mission or downtown.<sup>89</sup>



Figure 31. Market Street approaching Castro Street ca. 1886. (Found SF, [http://FoundSF.org/index.php?title=Castro\\_and\\_Market\\_Over\\_the\\_Years](http://FoundSF.org/index.php?title=Castro_and_Market_Over_the_Years))

#### Associated Property Types

Surviving commercial buildings from this period are few, and are mixed-use residential and commercial structures with commercial on the first story and single-family flats above. The properties may have originally had storage spaces on the upper stories that were later converted to residential use. Commercial buildings from this period are most likely to be situated in the eastern portion of the study area along early commercial streets such as 17<sup>th</sup> and 18<sup>th</sup> streets that extended from adjacent Mission district commercial hubs. All identified surviving commercial/mixed use buildings from this period are rendered in the Stick style. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

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<sup>89</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA” 1886.

## SOCIAL AND POLITICAL LIFE

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### Demographics

A sampling of US Census records from 1870 shows that Eureka Valley residents largely consisted of German, Irish, and New England-born residents engaged in dairying or vegetable farming, assisted by live-in laborers from Ireland and the British Isles. Their profile was typically working class and young or newly married. Their occupations included a range of skilled labor and services such as carpentry, shoe making, tailoring, blacksmithing, domestic service, and food trades. The neighborhood also had a fair number of teamsters and the odd horse trainer from Ireland. A smattering of German, Scandinavian, Italian, Russian, and Slovenian immigrants also lived in the neighborhood.<sup>90</sup>

By 1880, the district had a considerably more diverse population in terms of occupation, with a strong contingent of Irish- and American-born and second-generation German skilled and unskilled laborers, storekeepers, clerks, builders and building tradesmen, brick makers, a few sailors, and a small number of professionals such as engineers and lawyers. There were also a fair number of milk dealers at the edges of the study area.<sup>91</sup>

One of the earliest prominent residents of the Eureka Valley area was German immigrant Adam Miller, a trained engineer. Miller purchased a home site on the east slope of Twin Peaks in 1864 and built a house there (outside the study area, now incorporated into the Miller-Joost House, 3224 Market Street, San Francisco Landmark #79).<sup>92</sup>

### First Improvement Association

As the district developed during the late nineteenth and early twentieth centuries, local organization was critical in realizing urban improvements. Street grading, for example, was funded through special assessments on property owners determined to benefit from the improvement and required agreement of two-thirds of block owners to go forward.<sup>93</sup> In later years, sewers, electric lights, and fire service came to those who pressed city government for it, and was also often locally funded by residents using or benefitting from the services. This system of urban improvement spurred the formation of numerous neighborhood improvement associations wherein local residents banded together to press for infrastructure development. A 1922 *San Francisco Chronicle* article looking back at the phenomenon characterized the associations thus:

Whenever a dozen or more families located [sic] in some out-of-the-way district beyond the then city limits they formed an improvement club and immediately agitation was begun to bring about development work, attract new residents and secure community service in the

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<sup>90</sup> Silver, *Rancho San Miguel*, 60.

<sup>91</sup> US Bureau of the Census, "1870 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1880, <http://ancestry.com>; US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California."

<sup>92</sup> Hubbard, *Cities within the City*, 90–91 (September 23, 1924).

<sup>93</sup> San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 39.

way of lights, water, pavements, and sewers and then street railway service, in every instance winning out on all projects inaugurated.<sup>94</sup>

Eureka Valley residents Behrend Joost and William (W.E.) Dubois founded the first improvement association in Eureka Valley, the Eureka Valley Promotion Association (EVPA), in 1881. Dubois was a local plumber. In 1880, he and his four brothers, all employed in the building trades, lived at 17 Collingwood Street (no longer extant).<sup>95</sup>

Behrend Joost was a German immigrant who built his first fortune in the grocery business, a second through dredging companies working the Panama Canal, and would soon build a third through land development. In 1874, Joost married Amelia Miller, daughter of Twin Peaks rancher Adam Miller, and the couple eventually took up residence at the Miller property just outside the study area in Corbett Heights in 1883 (Miller-Joost House, 3224 Market Street, Landmark #79). Joost was a leading figure in real estate development, subdividing and selling land in conjunction with nearly a dozen homestead associations, land companies, and building organizations. His railway and water development activities were equally impressive. Joost established the San Francisco-San Mateo Electric Railway Company (1892), whose later branch line along 18<sup>th</sup> Street allowed residents of the Mission and Eureka Valley to move “over the hills” and downtown with ease. He also developed one of the earliest private water companies in the valley, the Mountain Spring Water Company with its source just south of his home on Market Street. Both ventures served to support his local real estate subdivisions and sales.<sup>96</sup>

Joost and DuBois’ interests in forming the promotion association were to address a significant barrier to streetcar access, and thus further development in the district. The association came together “for the immediate purpose of reducing the hill on Market Street at Dolores...”<sup>97</sup> By 1884, the association had a full set of committees working on a variety of local issues, including a Committee on Sewers to monitor the progress of the 18<sup>th</sup> Street sewer installation project and a Committee on Street Railroads to keep abreast of the Southern Pacific Railroad plans for a cable car on Castro Street.<sup>98</sup> Over the next fifty years, the EVPA and its later iterations would act as a defacto local government in Eureka Valley, organizing citizens, pushing for neighborhood improvements at the city level, and organizing the social and political life of the district.

#### Associated Property Types

During this period, the EVPA appears to have met in existing businesses, homes, and possible civic or fraternal meeting spaces. There is no clear documentation of meeting sites before 1886 in extant archival materials. There are no known extant properties associated with social and political life or identified civic and institutional leaders from this period in the study area.

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<sup>94</sup> “Eureka Valley Veritable City Within San Francisco: Section Grows into Big Part of Metropolis; Self-Sustaining in Every-Day Life With Stores of High Order; Schools Thriving, Too; New Motion Picture Theater Another Indication of Great Progress,” *San Francisco Chronicle (1869-Current File)*, June 22, 1922.

<sup>95</sup> US Bureau of the Census, “1880 US Census, Population Schedule, San Francisco, California”. By 1900, DuBoise had married and lived at 2251 Market Street. .

<sup>96</sup> Silver, *Rancho San Miguel*, 98–101; Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 41.

<sup>97</sup> “Eureka Association Installs Officers,” *San Francisco Chronicle*, January 6, 1928.

<sup>98</sup> “The Eureka Valley: A Meeting of the Improvement Club Last Night,” *San Francisco Chronicle*, January 3, 1884.

## RELIGIOUS COMMUNITIES

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The first organized religious community in Eureka Valley formed in 1880, organized under the name “The Eureka Valley Union Church of Jesus Christ.” The congregation constructed a small church building on Sanchez Street near 18th Street. The group reorganized in 1881 under the Rev. A. Starr as the Olivet Congregational Church. The congregation at that time numbered only 11 people. The church demolished the small 1880 building at the corner of Noe and 17th streets in 1889 and constructed a new building.<sup>99</sup> The church continued on site until 1908, when in the absence of a minister, it merged with the Third Congregational Church in a new church on Dolores Street.<sup>100</sup>

### Associated Property Types

There are no known extant properties associated with religious communities from this period in the study area.

## STREETCAR SUBURB (1886-1906)

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In 1896, a *San Francisco Chronicle* story titled “Affairs in the Growing Suburbs, Eureka Valley March of Progress” profiled the quickly-growing Eureka Valley district in the wake of a pivotal development in its history: direct connection with the city’s streetcar system. The news article described the valley before the late 1880s as a section with “but a few dwellings and graded streets were unknown.” The extension of the Market Street Railway cable car system from Valencia Street to 17<sup>th</sup> Street (1886) and then south on Castro Street (1888) marked the beginning of widespread development in the district. The Castro Street extension began “remarkable activity in the erection of homes and structures adapted for retail business.” From fewer than forty homes, the valley had an estimated 400 buildings by 1896, an increase of nine hundred percent. The article describes the late 1880s and early 1890s as a time of intense infrastructure improvement as well, when “thoroughfares which were streets in name only” were graded, paved, and sewered.<sup>101</sup>

The result of intensive development post-streetcar linkage was that by 1906, the Eureka Valley was a burgeoning suburban village within the larger city, complete with its own locally-oriented business district, a sense of self-identity and citizen activism, and developing urban infrastructure and services. The advent of the streetcar allowed for greater separation between workplace and residence for a widening range of classes.<sup>102</sup> During this greatest period of growth for Eureka Valley, large numbers of San Francisco’s working, middle, and aspiring middle classes moved from earlier neighborhoods clustered along the bay shore to developing outlying districts.<sup>103</sup> The transit lines south of Market Street connected the industrial and port facilities in the South of Market district to areas such as the Mission and Eureka Valley, influencing the class and social makeup of these neighborhoods.

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<sup>99</sup> “The Olivet Church: Its Formal Dedication Yesterday. History of Its Origin, Growth, Various Troubles, Advancement and Final Completion,” *San Francisco Chronicle (1869-Current File)*, March 18, 1889.

<sup>100</sup> “Congregations Agree on Site: Mission Congregational Church to Build at Mission Park,” *San Francisco Chronicle*, August 12, 1908; Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1886, 1900; Hubbard, *Cities within the City*, 104 (September 27, 1924).

<sup>101</sup> “Affairs in the Growing Suburbs: Eureka Valley March of Progress,” *San Francisco Chronicle (1869-Current File)*, January 19, 1896.

<sup>102</sup> Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco’s Ethnic and Nonconformist Communities*, University of California Publications in Geography, v. 27 (Berkeley: University of California Press, 1988), 65.

<sup>103</sup> *Ibid.*, 3.



Figure 32. Eureka Valley, looking east from Corona Heights along Market Street in 1900 with nearly full development on the valley floor. Note Most Holy Redeemer Catholic Church in lower center of image. (AAB-8463, San Francisco History Center, San Francisco Public Library)

## TRANSPORTATION

The pace of development in Eureka Valley accelerated markedly with the arrival of direct streetcar service between the neighborhood, downtown, and the South of Market industrial and commercial employment district. The Market Street Railway Company had a legislative grant as early as 1868 to extend its streetcar rail line along Market Street from Valencia to Castro streets, but did not complete the work until 1886.<sup>104</sup> Other lines came in rapid succession. Castro Street was finally “cut through” the hills dividing Eureka and Noe valleys in 1887, followed by extension of the Market Street Railway cable cars along Castro from Market Street to 26<sup>th</sup> Street in Noe Valley. (Figure 33) The presence of the cable line made what was once an only vaguely commercial street into a primary business corridor in the district.<sup>105</sup>

<sup>104</sup> Roy S. Cameron and San Francisco (Calif.), eds., *History of Public Transit in San Francisco, 1850-1948* (San Francisco: Transportation Technical Committee, 1948), 9; Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 417. In 1882, Leland Stanford took over the Market Street Railway Company and converted the entire system to cable haulage. It was under this reorganization that the railway was extended as a cable car system to Castro Street, and then down Castro Street to Noe Valley. In the interim, a steam dummy ran from Valencia and Market to 17th and Castro streets in the late 1870s and early 1880s.

<sup>105</sup> Hubbard, *Cities within the City*, 90 (September 23, 1924).



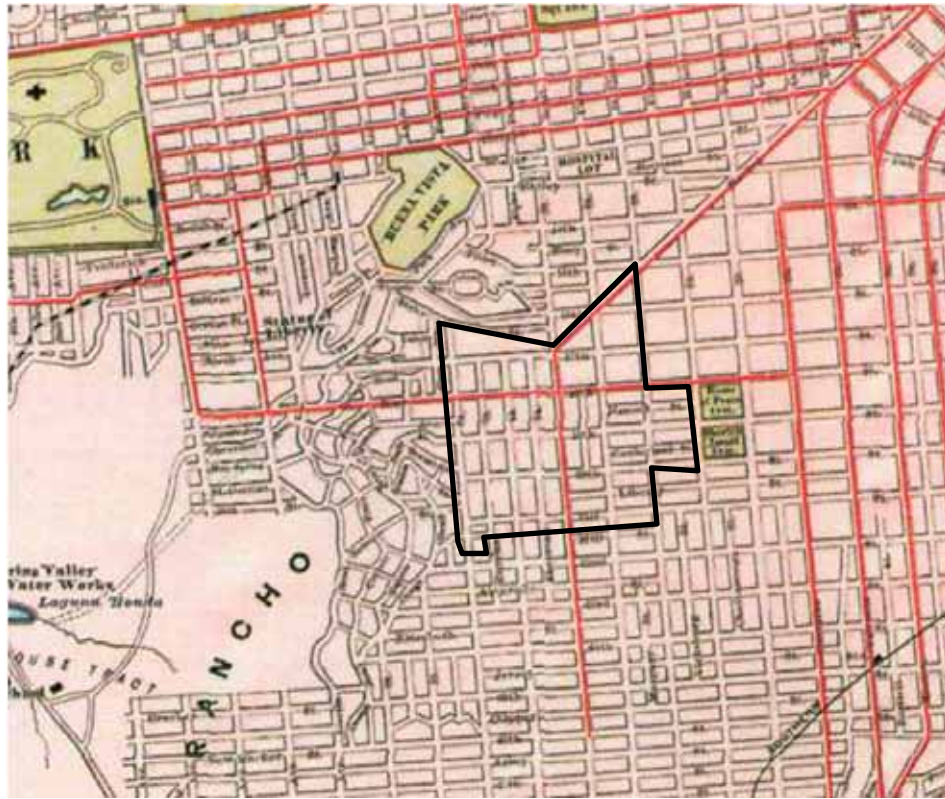


Figure 33. Detail of 1897 "Map of San Francisco in Rand McNally & Co.'s *Indexed Atlas of the World* showing transit lines (in red) in the Eureka Valley area. Study area indicated in black. (David Rumsey Map Collection, reproduced in Woodbridge, 2006, pp.104-105)



Figure 34. Upper Market Street, approaching Castro Street in 1888. Note that Market Street is unpaved except for the streetcar right-of-way. (Private collection, published online at [http://FoundSF.org/index.php?title=Castro\\_and\\_Market\\_Over\\_the\\_Years](http://FoundSF.org/index.php?title=Castro_and_Market_Over_the_Years)).



Figure 35. Cable car at Market and Castro Streets, 1892. (The children are scrambling to catch election cards a candidate is throwing from the car).  
(AAC-7903, San Francisco History Center, San Francisco Public Library)

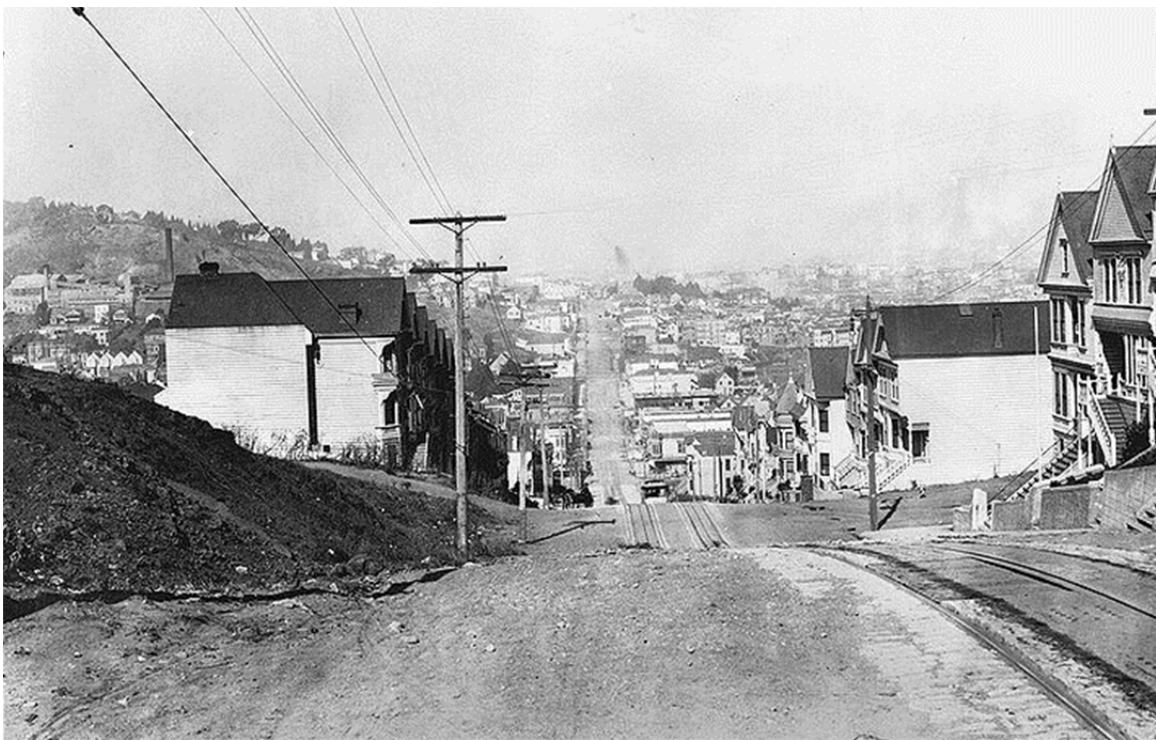


Figure 36. Castro Street looking north from 21<sup>st</sup> Street in 1905 showing cable car tracks and adjacent development. (Charles Ruiz Collection)

Eureka Valley resident Behrend Joost constructed a branch from the main line of his San Mateo Electric Street Railroad (1891) at Guerrero Street west along 18<sup>th</sup> Street to Corbett Road in 1892-1893. The line continued on to Lake Merced and Golden Gate Park. The east-west connectivity the line provided through the neighborhood made Eureka Valley an increasingly attractive locale for working class residents and reinforced 18<sup>th</sup> Street as a major neighborhood commercial corridor.<sup>106</sup>

#### Associated Property Types

There are no identified extant resources associated with the development of street car transportation in the study area. Commercial properties may be associated with this context if research demonstrates a strong association between the property or property type and local transportation development.

#### RESIDENTIAL DEVELOPMENT

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Residential development in Eureka Valley in this period was profoundly impacted by two factors: population growth and accessibility to and from urban employment districts. During the 1880s and 1890s, more than 100,000 people moved to San Francisco, spurring what would become a definitive period of housing construction in the city.<sup>107</sup> Improved public transportation to outlying districts such as Eureka Valley also increased growth and housing demand. Other factors were necessary for the neighborhood to begin to grow in earnest, however. Residential development in Eureka Valley in this period dates primarily to the late 1890s and early 1900s when growth, accessibility, water availability, and the economy cooperated. Water availability in the district stabilized in 1895 when the Spring Valley Water Company began servicing the area. A fresh burst of money into the local economy from the Alaskan gold rush and recovery from the Panic of 1893 and its associated recession also spurred building.<sup>108</sup>

The pattern of real estate development and home building in Eureka Valley from the late 1880s until the 1906 earthquake was consistent with broader patterns of residential development in the city. From the 1860s through the 1880s, San Francisco was in a process of transition from the boom economies and landscapes of mining and railroads to a more stable, bourgeois state. As the city spread along its gridded streets and snaking streetcar lines, rows and rows of wood-frame townhouses and flats gave an air of “instant urbanity” to growing districts.<sup>109</sup> By the time streetcars and their associated development patterns reached Eureka Valley with intensity, San Francisco’s speculative building industry was well established, making their marks in areas such as the Western Addition and Mission in the late 1860s and early 1870s.<sup>110</sup>

Housing development in Eureka Valley from this period was also consistent with common patterns of speculative, commercial home building in San Francisco – patterns that reflected the economics,

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<sup>106</sup> Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 65; “Affairs in the Growing Suburbs.”

<sup>107</sup> Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge, Mass: MIT Press, 1986), 41.

<sup>108</sup> Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 36.

<sup>109</sup> Walker, Richard, “Classy City: Residential Realms of the Bay Region,” 2002, 3, [http://geog.berkeley.edu/PeopleHistory/faculty/R\\_Walker/ClassCity.pdf](http://geog.berkeley.edu/PeopleHistory/faculty/R_Walker/ClassCity.pdf).

<sup>110</sup> Bloomfield, “The Real Estate Associates,” 16. City directories by that date carry advertisements for blocks of houses under construction and available for purchase, often along or near the end of street car lines.

existing conditions, and favored traditions of the day. Builders relied heavily on easily available regional materials such as redwood, and a high proportion of wood structures became a hallmark of the city's built environment.<sup>111</sup> Housing development in San Francisco was a modern, mass-production affair from a very early date. Houses had standard floor plans from pattern books or purchased plan sets, industrially produced materials, and efficient balloon frames.<sup>112</sup>

A pattern of small, single-family, detached homes dominated. When they could assemble enough land, developers and builders arranged groups of nearly identical housing forms in rows with lockstep setbacks and minor variation in exterior ornament. Corner houses might be larger and more elaborate, functioning almost as an advertisement for the developers' wares aligned behind it.<sup>113</sup> Savvy developers looking to hedge their bets often combined groups of single-family, two-flat, and the occasional three-flat dwellings. Builders also began building a San Francisco-specific form of flat called the Romeo Flat, composed of stacked, narrow units arranged around a central, unenclosed or semi-enclosed stairwell. Variation on the base module of housing to accommodate topography was also a common characteristic of housing in the study area.<sup>114</sup>

Housing development in Eureka Valley tended to skew toward the middle and lower ends of the home buying market. Cultural geographer J.B. Jackson observed of San Francisco that at "a time when the larger eastern cities had given up building low-cost family dwellings and were erecting either multi-family tenements or expensive row houses, San Francisco... was producing houses specifically designed for the taste and pocketbook of workmen – specialized forms to suit a specialized market."<sup>115</sup> Like much of San Francisco, Eureka Valley has a strong collection of small houses for lower middle and working class residents. Lot development patterns often reflected a phased construction program dictated by modest finances. In the early decades of Eureka Valley's development lots often featured small houses at the front of the lot, which owners later moved to the back of lot for construction of a larger house. Alternatively, owners constructed a small house at the rear of a lot in anticipation of later building larger house on the front portion when circumstances allowed. This pattern is apparent on many parcels throughout the Eureka Valley area.<sup>116</sup>

While ostensibly a rubric of equity, the urban grid of neighborhoods such as Eureka Valley and component home sites were socially graded. The relative importance of the street often dictated housing value, with lot sizes and housing quality and cost being higher on major, prestigious thoroughfares. Skilled laborers and more middle class residents tended to build on major streets, while the alleys carved through the center of major blocks hosted smaller lots and smaller, cheaper houses. In the steep, hilly outlying neighborhoods topography also correlated with socioeconomic class; the least buildable lots atop the hills were often the sites for the most modest housing until development pressure, land shortages, and streetcar access brought more middling and upper-income residents to the slopes.

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<sup>111</sup> Robert W. Cherny and William Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, Golden State Series (San Francisco, Calif: Boyd & Fraser, 1981), 93–94; Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.

<sup>112</sup> Walker, Richard, "Classy City: Residential Realms of the Bay Region," 4.

<sup>113</sup> Bloomfield, "The Real Estate Associates," 16–20 Owners might also pay for additional architectural details or more elaborate ornamentation on their home.

<sup>114</sup> *Ibid.*, 22–23.

<sup>115</sup> John Brinckerhoff Jackson, *American Space: The Centennial Years, 1865-1876*, 1st ed. (New York: Norton, 1972) quoted in ; Moudon, *Built for Change*, 43.

<sup>116</sup> Moudon, *Built for Change*, 44.



Sanborn maps and period newspaper accounts give some sense of the character of housing in Eureka Valley in the last decade of the nineteenth century. The 1896 *San Francisco Chronicle* article cited at the opening of this section describes the area buildings as being primarily “one and two-story cottages occupied by clerks, mechanics and working people. Here and there is the more pretentious domicile of a merchant or capitalist.” Behrend Joost, president of the San Mateo Electric Railroad and Alfred “Nobby” Clarke are called out for their particularly substantial homes and profiles in the neighborhood. (Clarke’s home at 250 Douglass Street is Landmark #80.)<sup>117</sup>

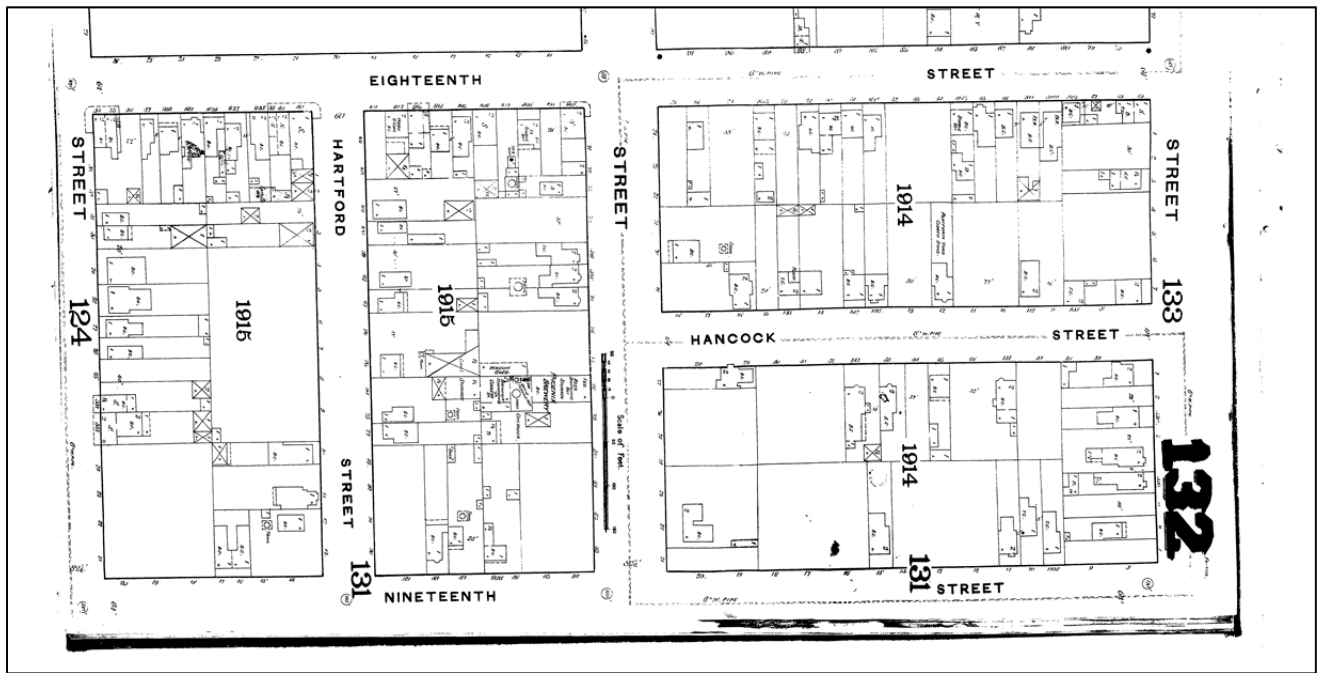


Figure 37. 1886 Sanborn map of 18<sup>th</sup> and 19<sup>th</sup> Streets between Castro Street (left) and Sanchez Street (right) showing small, single-story, single-family dwellings in the most densely settled portion of the study area.

By 1900, the unevenly-settled blocks in Eureka Valley had begun to fill in with single-story-over basement houses, two-story flats, and fewer numbers of side-by-side duplex dwellings and three-story flats. The area east of Castro Street and the blocks bordering 18<sup>th</sup> and Castro streets were the most heavily developed, though there were still large open lots in places along Castro. The Eureka Homestead section of the neighborhood, platted in 1864, was nearly 100 percent built out by this date.<sup>118</sup> Residential developers’ presence is also apparent, with groups of identical houses hopscotching along Liberty Street, 20<sup>th</sup> Street, the hilly section of Castro Street, and on Eureka, south of 20<sup>th</sup> Street.<sup>119</sup>

<sup>117</sup> “Affairs in the Growing Suburbs.”

<sup>118</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1900.

<sup>119</sup> Ibid.

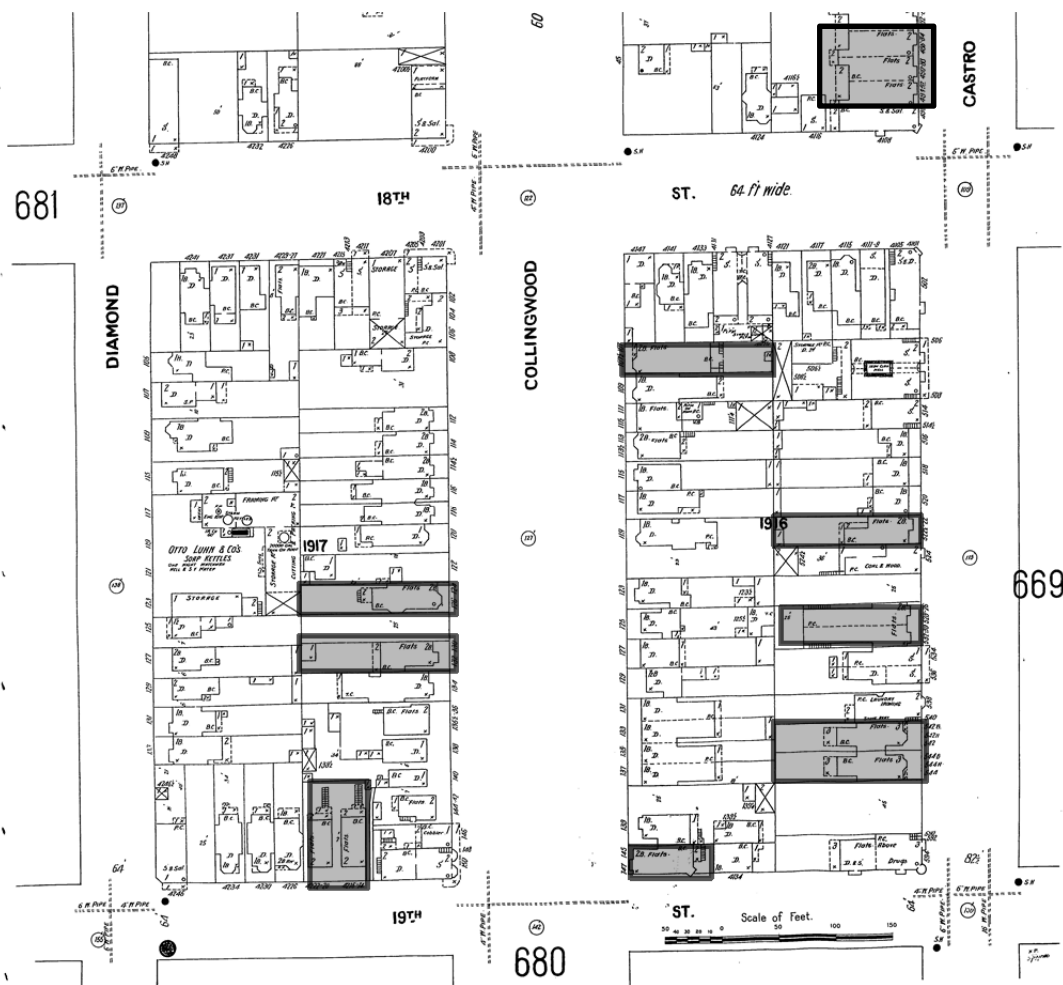


Figure 38. 1900 Sanborn map showing mix of housing forms and density of development in the Eureka Valley Homestead section of the study area. Flats are shaded.

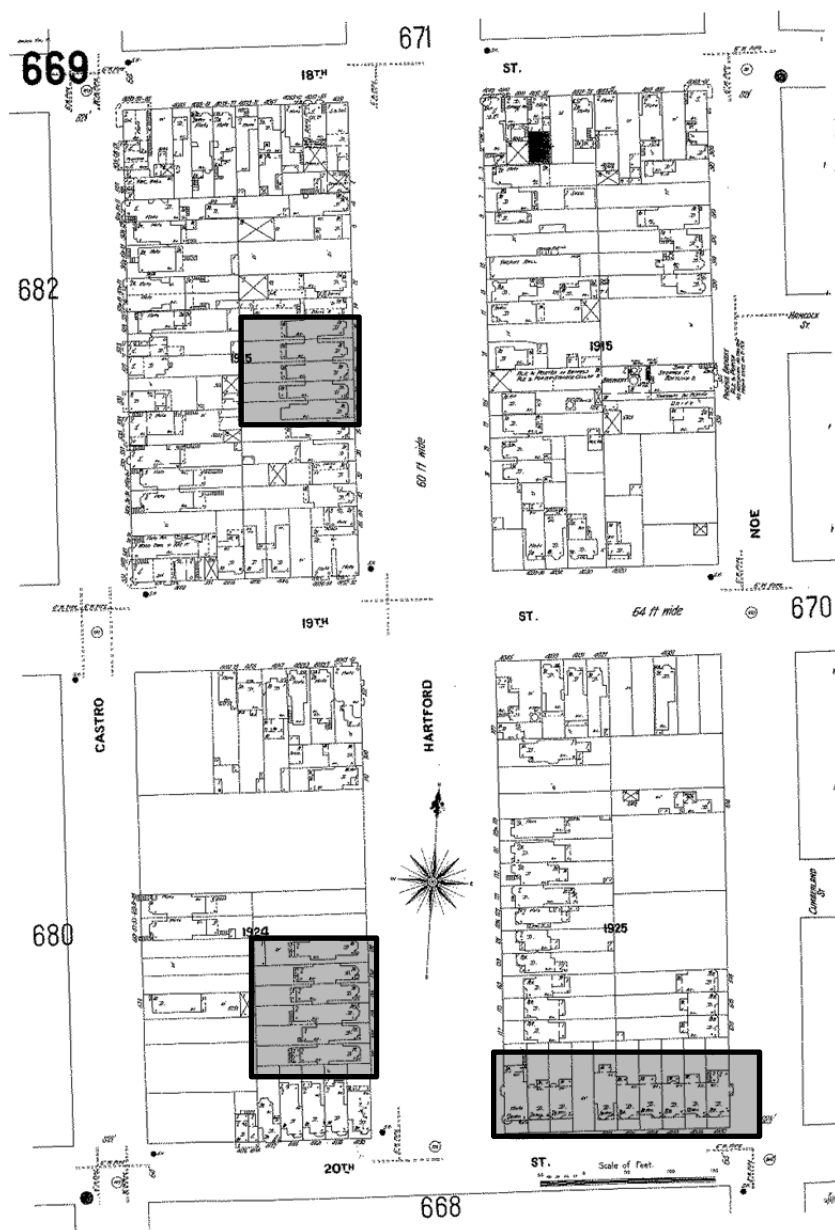


Figure 39. 1900 Sanborn map of densely-settled area around Castro and 18<sup>th</sup> streets, showing sporadic vacant sites on hillier sections of Castro south of 19<sup>th</sup> Street. Note blocks of developer housing on 20<sup>th</sup> Street with larger, more elaborate house on corner of 20<sup>th</sup> and Hartford streets and developer houses on both sides of Hartford Street (shaded).

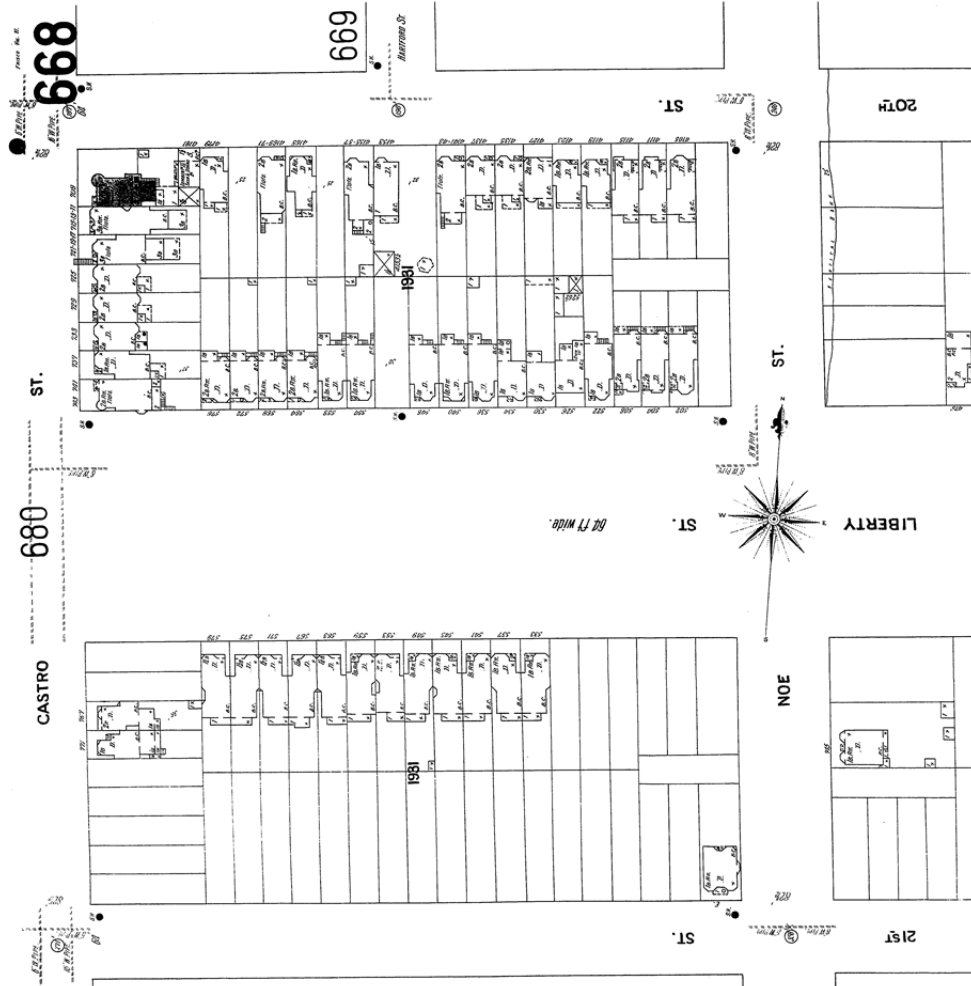


Figure 40. 1900 Sanborn showing developer housing on both sides of Liberty Street between Castro and Noe streets and east side of Castro Street.





Figure 41. Castro Street near 20<sup>th</sup> Street looking north, ca. 1901. (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=Castro\\_St\\_North\\_1901](http://FoundSF.org/index.php?title=Castro_St_North_1901))



Figure 42. 1901 photo looking southwest toward Twin Peaks from the corner of Noe and 20<sup>th</sup> streets, showing southerly portions of Douglass, Eureka, Diamond, and Collingwood streets. (Photo by Turrill and Miller, reproduced in Evanosky and Kos, 2010, p. 120)

### Housing Developers

Real estate developer-builders and carpenter-builders constructed much of the housing in Eureka Valley. Integrated real estate development and building operations typically purchased and subdivided land and then either speculatively constructed houses in small numbers or built them on contract to lot purchasers. Carpenter-builders sometimes dealt in land as well, albeit at smaller scale, or teamed with a partner who did the land subdividing.<sup>120</sup> Most of the housing in Eureka Valley was designed without the services of an architect as we might recognize one today. Experienced carpenter-builders with drafting skills often supplied plans and elevations for the dwellings they or real estate development partners constructed.<sup>121</sup>

#### *Fernando Nelson*

Fernando Nelson was one of the most prolific housing developers in the study area. During his 70-plus year career in homebuilding in San Francisco, Nelson constructed more than 4,000 houses, dozens of which line the streets of Eureka Valley. Nelson was born in New York in 1860 and moved to San Francisco as a teenager in 1876. After working for a time as a carpenter's apprentice in the Mission and Noe Valley, he built his first house at 407 30<sup>th</sup> Street (Noe Valley) in 1880. It sold for \$800. Nelson continued to construct single and multi-family housing in Noe Valley and Bernal Heights in the 1880s and 1890s, but developed a specialty in single-family construction. Nelson was an early practitioner of the integrated building and real estate development operation, selling not just land and housing, but often holding purchasers' mortgages as well.

Nelson's first ventures in Eureka Valley were personal rather than speculative. In the late 1890s, Nelson purchased land at the southeast corner Castro and 20<sup>th</sup> streets where he constructed an impressive home for his family (701 Castro Street, 1897, Figure 43). The house no doubt also served as a standing advertisement for his homebuilding business as he made forays into the rapidly developing Eureka Valley residential market. Nelson lived in and ran portions of his business from his Castro Street home, keeping a workshop, lumber, and other building material storage on the lot behind his home. Work horses originally lived in basement stables.

Nelson's houses in Eureka Valley and elsewhere sold for between \$1,000 and \$4,500 in the 1880s and 1890s. His typical clients were skilled working class and entry-level professional class buyers: the clerks, policemen, firemen, and warehouse workers of the city. Much like suburban homebuilders of a half century later, Nelson offered his potential Eureka Valley buyers a limited series of house plans with the option of customizing ornament from mill pattern books. Nelson's signature ornamental flourishes on his standardized houses included button board panels, pendant drips, bands of cut-out "donut" circles, blocky geometric cut-out designs above the entry porches, two-sided bay windows, and quarter-sunburst patterns above arched entryways.

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<sup>120</sup> Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.

<sup>121</sup> Bloomfield, "The Real Estate Associates," 22–23.



Figure 43. Fernando Nelson House, 701 Castro Street (built 1897)



Figure 44 (left): 554 and 558 Liberty Street (built 1897, Fernando Nelson)



Figure 45 (right): 4110-4118 20<sup>th</sup> Street (built 1897, Fernando Nelson)



Figure 46 (left): 725, 727-731, and 733 Castro Street (built 1898, Fernando Nelson)



Figure 47 (right): 4138 20<sup>th</sup> Street (built 1899, Fernando Nelson)

Nelson died in 1953 at age 93 after a career that spanned the earliest eras of speculative housing production in San Francisco to the mass suburban development of the mid-twentieth century. His buildings eventually graced sites in Bernal Heights, Noe Valley, Eureka Valley, and the Richmond District.<sup>122</sup>

Known extant houses built by Nelson in the Eureka Valley neighborhood include:

Address	Date	Type	Style
282 Eureka	1893	Side hall row house (SF)	Stick
286 Eureka	1893	Side hall row house (SF)	Stick
578-582 Castro	1897	Two-flat (now 3 units)	Stick
584-586 Castro	1897	Two-flat	Stick
701 Castro <sup>123</sup> (Nelson House)	1897	Single-story-over basement (SF)	Queen Anne
711-715 Castro	1897	Three-flat	Queen Anne
546 Liberty	1897	Single-story-over basement (SF)	Stick
550 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
554 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
558 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
564 Liberty	1897	Side hall row house (SF)	Stick
568 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
572 Liberty	1897	Side hall row house (SF)	Stick
4141-4143 20 <sup>th</sup>	c. 1897	Two-flat	Stick
725 Castro	1898	Side hall row house (SF)	Stick
727-731 Castro	1898	Two-flat	Stick
733 Castro	1898	Side hall row house (SF)	Stick
4119 20 <sup>th</sup>	1898	End-gable, entry porch, bay window (SF)	Queen Anne
4121-4123 20 <sup>th</sup>	1898	Two-flat	Queen Anne
4127-4129 20 <sup>th</sup>	1898	Two-flat	Queen Anne
4133 20 <sup>th</sup>	1898	Two-flat (now one unit)	Stick, altered
4137-4139 20 <sup>th</sup>	1898	Two-flat	Stick, altered

<sup>122</sup> San Francisco Planning Department, "Duboce Park Landmark District Designation Report" (San Francisco: San Francisco Planning Department, 2012), 18–20, San Francisco Planning Department; Judith Lynch Waldhorn and Sally Byrne Woodbridge, *Victoria's Legacy* (San Francisco : New York: 101 Productions ; distributed to the book trade in the U.S. by Scribner's, 1978), 78. Later owners moved the house to the street line and constructed brick garages beneath.

<sup>123</sup> Fernando Nelson originally constructed his house at 701 Castro Street at the current site of 709 Castro Street, which was then part of Nelson's large corner lot at Castro and 20th. According to research conducted by property owner Penelope De Paoli, the undeveloped portion of the corner lot was raised above street level with a stone retaining wall topped with an iron fence. The lot contained a garden and fountain supplied by a natural spring on the site. Sanborn maps from 1914 confirm this arrangement, though they do not indicate landscape features. The De Paoli Family has additional photo documentation of the historic site conditions. By 1950, Sanborn maps show that owners had moved the Nelson House to its current position at 701 Castro Street to make way for a single-story, wood frame garage on the original house site. Sometime after 1950, owners demolished the garage and raised the Nelson House on its existing foundation with basement garages. Early and mid-twentieth-century property owners ran a refrigeration and restaurant supply business and may have stored company vehicles and supplies in the raised basement. The De Paoli Family purchased the house in 1971.

Address	Date	Type	Style
4100 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4106 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4110 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4114 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4118 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4122 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4126 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4130 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (2-story, SF)	Altered
4134 20 <sup>th</sup>	1899	End-gable, entry porch, bay window (2-story, SF)	Altered
4138 20 <sup>th</sup>	1899	End-gable, entry porch, bay window and tower (2-story, SF)	Queen Anne
460 Noe	1901	End-gable, entry porch, bay window (1-story, SF, now 3 units)	Queen Anne
464 Noe	1901	End-gable, entry porch, bay window (1-story, SF, now 2 units)	Queen Anne, altered
468 Noe	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, altered
472-474 Noe	1901	Two flat	Altered
476 Noe		End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4000-4004 18 <sup>th</sup>	1901	Three-flat	Queen Anne, altered
4006-4008 18 <sup>th</sup>	1901	Two-flat	Queen Anne
4014 18 <sup>th</sup>	1901	End-gable, entry porch, bay window and tower (2-story, SF)	Queen Anne
4016 18 <sup>th</sup>	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, altered
4020 18 <sup>th</sup>	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4024-4026 18 <sup>th</sup>	1901	End-gable, entry porch, bay window (1-story, SF, now 2 units)	Queen Anne
4028 18 <sup>th</sup>	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4032 18 <sup>th</sup>	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4036-4038 18 <sup>th</sup>	1901	Two-flat	Queen Anne, altered
4040-4044 18 <sup>th</sup>	1901	Three-flat	Queen Anne
4052-4056 18 <sup>th</sup>	1901	Two-flat (now two-flat and commercial)	Queen Anne
20-64 Hartford	1901-1902	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, some altered
37-43 Hartford	1901-1902	Two-flats	Queen Anne
45-65 Hartford	1901-1902	End-gable, entry porch, bay window (2-story, SF)	Queen Anne, some altered

#### *Others*

Previous surveys have identified other builders in the Eureka Valley area, though few had the breadth of work that Fernando Nelson produced.

The earliest active, identified builder in Eureka Valley was John A. Swenson. He constructed the cross-gable, Stick-style houses at 284 Collingwood (1886-7) and 290 Collingwood (1886-7, Figure 48). Born in Sweden, Swenson listed his profession as carpenter and ship joiner in federal census records. He lodged on Jackson Street in 1880, but by 1900 was living at 234 Collingwood, perhaps another of his projects. By 1910, Swenson had left homebuilding and Eureka Valley, working as a ship joiner elsewhere in the city.<sup>124</sup>



Figure 48. John A. Swenson-built home at 290 Collingwood Street (built 1886-7)

Charles L. Hinkel was a carpenter and builder, and with his three sons, was among San Francisco's most prolific home builders. In the study area, Hinkel's work overlapped with Fernando Nelson's active period. Hinkel constructed the houses at 787 Castro (Queen Anne 2.5-story end gable, altered; 1891), 746 Castro (Two-flat, Queen Anne, altered; 1892, Figure 49), 712 Castro (side hall row house, Queen Anne and Stick; 1894), and 757 Castro (End gable, Queen Anne, 1897). The Hinkel Family lived at 740 Castro, which they constructed in 1892 (End gable, Queen Anne, Figure 49). Signature details of Hinkel houses include rounded architrave window moldings with beveled keystones and bracket and strip architraves at rooflines. Charles Hinkel died sometime between 1900 and 1910, but his sons continued the family building business.<sup>125</sup>

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<sup>124</sup> US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1900, <http://ancestry.com>; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1910, <http://ancestry.com>; Waldhorn and Woodbridge, *Victoria's Legacy*, 79.

<sup>125</sup> US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; Waldhorn and Woodbridge, *Victoria's Legacy*, 36, 78.





Figure 49. Charles Hinkel House at 740 Castro Street (1892, at far right) and Hinkel-built house at 746 Castro Street (1892, at far left)

Speculative developer Louis Landler constructed a series of 2-story, cross-gable, Queen Anne-style and single-story-over-basement Stick-style houses at 251 (c. 1891), 253-55 (1890), 257 (1890), 259 (1890) Hartford Street. Across Hartford, Landler constructed a group of four small, single-story-over-basement, Stick-style cottages at 262-280 Hartford Street (1891, Figure 50). He constructed a similar Queen Anne-style cottage a block away at 164 Hartford Street (c. 1890) as well as at 4150 20<sup>th</sup> Street (1892). Landler also constructed two single-family, Stick-style, side hall row houses at 4407 and 4409 18<sup>th</sup> Street (1892). Landler appears to have been a short-term speculator, and had moved on from San Francisco by 1900.<sup>126</sup>



Figure 50. Louis Landler-built homes at 262 to 280 Hartford Street (built 1891)

<sup>126</sup> US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; Waldhorn and Woodbridge, *Victoria's Legacy*, 78–80.

Local builder John (or Jonathan) Anderson worked primarily in Noe and Eureka valleys around the turn of the twentieth century. His signature decorative feature was an urn of flowers at the outer edges of the second story wall surfaces, beneath the gable. Anderson's surviving work in Eureka Valley includes fourteen 1.5-story, end gable, bay window/entry porch form, Queen Anne-style homes at 3816 to 3836 21<sup>st</sup> (1903-1904,) and five houses with the same form and style at 563-577 Liberty Street (1897, Figure 51).<sup>127</sup>



Figure 51. John Anderson-built homes 563 to 577 Liberty Street (built 1897)

#### Associated Property Types

Common single-family housing forms and styles from this period are similar to those in the Homestead period: two-story, side hall row houses; single-story-over-basement dwellings with bay window and entry porch; and cross-gable or “parlor front” dwellings. New forms appearing in this period include the end-gable dwelling with porch and bay window in varying story heights and simple, flat-front dwellings with Italianate or Stick styling. Multiple-family forms include the two-flat, but also expanded forms such as the three-flat, compound forms doubling two- and three-flat forms, and the Romeo flat. The Romeo flat, with units arranged around a central, unenclosed or semi-enclosed stairwell, typically housed between six and eight flats. While Stick style dwellings remain popular, the Queen Anne style becomes the preferred choice for developer-driven and individual housing development. Classical Revival and Mission Revival are also popular, particularly for multiple family dwellings. See Residential Property Types and Architectural Styles for more detailed description of forms and styles.

#### COMMERCIAL DEVELOPMENT

By 1900, Sanborn maps of the neighborhood show 18<sup>th</sup> and Castro streets – the two major local transit corridors – were also the area's commercial spines. Scattered corner commercial buildings were also present throughout the rest of the developed portions of the district. But commercial development remained limited until after 1906, with residents doing their major consumption in the Mission or downtown. Most of the commercial buildings in the era are mixed use, with shops on the first story and

<sup>127</sup> Waldhorn and Woodbridge, *Victoria's Legacy*, 33, 77, 78.



flats above. Local commercial concerns were largely local in their orientation and included saloons, restaurants, sellers of wood, coal, hay, lumber, and feed, as well as livery operations and laundries.<sup>128</sup>



Figure 52. Castro Street between 18<sup>th</sup> and 19<sup>th</sup> streets, looking southeast. Ca. 1900.  
Collection of Greg Gaar.



Figure 53. Castro Street between 18<sup>th</sup> and 19<sup>th</sup> streets, looking northeast. Ca. 1900.  
(Collection of Greg Gaar)

<sup>128</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900.

### Associated Property Types

Mixed-use residential and commercial structures with commercial on the first story and single-family flats above continue to predominate in this period. Commercial buildings are again likely to be situated in the eastern portion of the study area along major commercial corridors such as 18<sup>th</sup> Street that extend from adjacent Mission district commercial hubs. The Castro and 18<sup>th</sup> street intersection developed slightly denser commercial activity because of the 18th and Castro streetcar lines. Corner commercial and residential mixed-use buildings also developed sporadically along the more densely-developed streets of the valley floor. Stick and Queen Anne styles are the most common for commercial development in the period, but Classical Revival examples also begin to appear. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

## SOCIAL AND POLITICAL LIFE

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### Demographics

During this period, Eureka Valley became a district of working class families made up of industrial workers, building tradesmen, and skilled laborers, along with a small number of businessmen and professionals who worked in the district.<sup>129</sup> Common occupations included carpenters, teamsters, electricians, mechanical engineers, machinists, and common laborers. The demographics of the neighborhood were similar to those of the adjacent Mission district in 1900, being predominantly white, with one-quarter foreign-born residents and three quarters of residents with foreign-born parents. These residents included Irish, Scandinavian, and German ethnic groups, both foreign and American-born.<sup>130</sup> Household make up in the district was diverse, with many instances of multi-generational and extended family living together in a single dwelling unit. Family sizes also varied, but this period had one of the largest proportions of school-aged children in the district during the study period according to a sampling of census data.<sup>131</sup> (See Immigrant and Ethnic Communities for more information for more detailed information on period demographics.)

As the Eureka Valley transitioned from a quiet outlying district to a suburban village, two local figures played a prominent, often boisterous, and largely unavoidable role in the local development affairs. The first was real estate and street railway magnate Behrend Joost. (See Homestead Era, Social and Political Life, page 37 for more information about Joost.) The second figure was Alfred “Nobby” Clarke, who constructed a large residence still standing just outside the study area at the corner of Douglass and Caselli streets (outside the study area, Landmark #80) in 1892. Clarke was a former police officer and clerk to the Chief of Police in San Francisco. He reportedly made his fortune by running a side business lending money to patrol men, which eventually got him fired from his position. After leaving the police force, Clarke studied law, passed the bar, and spent his years as an attorney filing lawsuits against the Police Commissioner and Police Department on behalf of rank and file members. He also invested a hefty amount of time and energy feuding with neighbor Joost over water and property issues.

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<sup>129</sup> San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District,” 31.

<sup>130</sup> William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 63, 65. These observations draw on analysis of the Mission, defined as including Eureka Valley.

<sup>131</sup> This analysis is based on sampling of several blocks of Eureka, Collingwood, Hancock, and Ford streets in the study area from the 1880 and 1900 US Census.

Clarke also founded a local water company and ran cattle on the adjacent hillsides. Nobby Clarke lost his Eureka Valley home after investment failures forced him into bankruptcy in 1896.<sup>132</sup>

### Improvement Associations

During the late nineteenth century and the first few years of the twentieth century, civic clubs continued to act as the major social and political organizing bodies for the Eureka Valley District. The clubs addressed issues within bounds more expansive than the study area, covering everything from the area west of Castro Street between 16<sup>th</sup> and 20<sup>th</sup> streets to the territory from 14<sup>th</sup> to 23<sup>rd</sup> streets and Castro Street to Ashbury Avenue.

The Eureka Valley Promotion Association (EVPA), established in 1881, continued to be active in this period. Identified leadership in the period included solidly middle-class, professionals from the neighborhood such as oyster dealer Elijah McKnew, dentist Thomas X. Sullivan, and insurance broker Charles Blender. EVPA was soon joined by the Improvement Club of Eureka Valley, or Eureka Valley Improvement Club (EVIC), established in 1889. The EVIC was initially established as the Corbett Road and Eureka Valley Improvement Club to fight one of the founders of the EVPA, Behrend Joost and his closure of a section of Corbett Road he claimed was his personal property. The EVIC had broader sights, however, and characterized its mission at the time of its founding as taking “action on important matters that affect the property owners and residents of Eureka Valley.”<sup>133</sup>

Over the course of the 1890s, Eureka Valley had numerous short-lived improvement clubs, each addressing its own set of issues. These included the Market Street and Eureka Valley Improvement Club, and the West of Castro Street Improvement Club.<sup>134</sup> Based on newspaper accounts, it appears that groups reused club names overtime, dissolving and reconstituting organizations throughout the late nineteenth and early twentieth century.

By the early twentieth century, however, two organizations with staying power remained: the EVPA and a newer body, the Eureka Valley Improvement Association (EVIA). The EVIA was founded 1905 to secure better car service, better streets, and better street lighting “west of Church Street to the hills and south of Market to Twenty-second street.” The association later expanded its focal area to include the area north of Market Street to Duboce Avenue.<sup>135</sup>

Roads and utilities were primary concerns for improvement associations in Eureka Valley as the district grew. In the 1880s, road conditions in the district could be perilous. In 1889, the EVIC petitioned city government for improvements to district roads to combat ankle-deep dust and impassable mires in the rainy season.<sup>136</sup> The associations were largely successful in their efforts. The 1890s saw many street openings for thoroughfares that had existed only on paper and more widespread sewer installation in the neighborhood.<sup>137</sup> The clubs were also successful in getting Sanchez Street, then a precipitously steep street, regraded in 1895 for easier use.<sup>138</sup> At the end of the decade, the associations were petitioning to

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<sup>132</sup> Silver, *Rancho San Miguel*, 82–83.

<sup>133</sup> “In Eureka Valley: Protests Against Closing Corbett Road; An Improvement Club Formed by the Property-Owners and Residents,” *San Francisco Chronicle (1869-Current File)*, June 1, 1891.

<sup>134</sup> “Eureka Valley Neglected,” *San Francisco Call*, July 23, 1899.

<sup>135</sup> “Great Success Achieved by the Local Improvement Clubs,” *San Francisco Call*, August 20, 1910.

<sup>136</sup> “Eureka Valley,” *San Francisco Chronicle (1869-Current File)*, August 23, 1889.

<sup>137</sup> “In Eureka Valley.”

<sup>138</sup> “The Grade Too Steep,” *San Francisco Call*, September 30, 1895.

have street lights installed on Market Street from Valencia to 17<sup>th</sup> streets and to cut, fill, and grade Market Street from Valencia to 15<sup>th</sup> streets.<sup>139</sup> In 1902, the associations petitioned for grading on Market Street from Valencia to Sanchez streets, eliminating a well-known “hump” in the roadway.<sup>140</sup> In the early 1900s, the Federation of Mission Improvement Clubs, which included the Eureka Valley clubs, began a revived series of efforts to extend Market Street across the peninsula to the ocean. At a meeting in 1904, Behrend Joost, then back in the good graces of the neighborhood, represented the community in addressing Mayor Eugene Schmitz at a meeting in the neighborhood about the issue.<sup>141</sup>

Streetcar transportation, which was essential for area growth, was another major concern of the improvement associations. In 1899, the Market Street and Eureka Valley Improvement Club joined the Federation of Mission Improvement Clubs in a “protest of an outraged people” over period corruption in the granting of railroad franchises. The club passed a resolution protesting the granting of new franchises that would ultimately prevent street railways from being under municipal control for decades to come.<sup>142</sup>

Environmental concerns in the period focused primarily on the remaining industrial operations near the rapidly growing residential neighborhood. In the early 1900s, the Market Street and Eureka Valley Improvement Club petitioned the city’s Street Committee to include the Flint Tract and Twin Peaks in the areas where brickmaking was prohibited. The group complained of the gas, smoke, and soot from the Gray Brothers kilns on Corona Heights and their use of crude oil fuel.<sup>143</sup> But animals and animal husbandry also drew the ire of local improvement clubs. In the 1880s, the clubs fought to have the remaining dairy businesses removed from the area as an unwanted “check on growth” and danger to property values. The EVIC also protested a proposal to locate the city animal pound, operated by the Society for the Prevention of Cruelty to Animals, in the district in 1889.<sup>144</sup>

Other improvement association projects of the in the 1880s and 1890s included agitating – eventually successfully – for a new school for the district (See Civic and Institutional Development, Education), introduction of Spring Valley Water Company mains (see Urban Planning, Water Systems Development), and a fire company (See Civic and Institutional Development, Local Protective Services). Electric lights were available in the district by 1891. EVPA regularly hosted candidate forums, discussion forums on civic issues, and weighed in officially with their Board of Supervisors representative on matters like city charter revisions. In some years, organizations would officially endorse candidates for city and state political offices.

The neighborhood associations were sometimes on the wrong side of history with their boosterism. In 1902, for example, the EVIC, along with the Federation of Mission Improvement Clubs, expressed outrage at a Merchants’ Exchange and Chamber of Commerce resolution in support of a clause in the Chinese Exclusion Act that would allow unrestricted immigration of “employees of the mercantile classes of Chinese into this country.” Calling the move “selfish, unpatriotic, and un-American,” the club

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<sup>139</sup> “Petitions Received,” *San Francisco Call*, August 29, 1899; “Petitions Received,” *San Francisco Call*, October 17, 1899.

<sup>140</sup> “Market Street Grade Changes to Be Debated,” *San Francisco Call*, July 18, 1902.

<sup>141</sup> “Market Street Out to Ocean: A Mass Meeting Tells Mayor the Proposed Extension Is a Great Public Necessity,” *San Francisco Chronicle*, January 26, 1904.

<sup>142</sup> “Protest of an Outraged People,” *San Francisco Chronicle*, May 28, 1899.

<sup>143</sup> “Protest Against Making of Brick: People of Eureka Valley Tell of Noxious Gases--Board of Works Must Explain,” *San Francisco Chronicle (1869-Current File)*, June 26, 1903.

<sup>144</sup> “Fighting the Pound: A Storm of Indignation in Eureka Valley,” *San Francisco Chronicle*, September 6, 1889.

believed that adding such a clause to the act would “result in flooding this country with hordes of these undesirable aliens and reduce the standard of living of the American people.”<sup>145</sup>

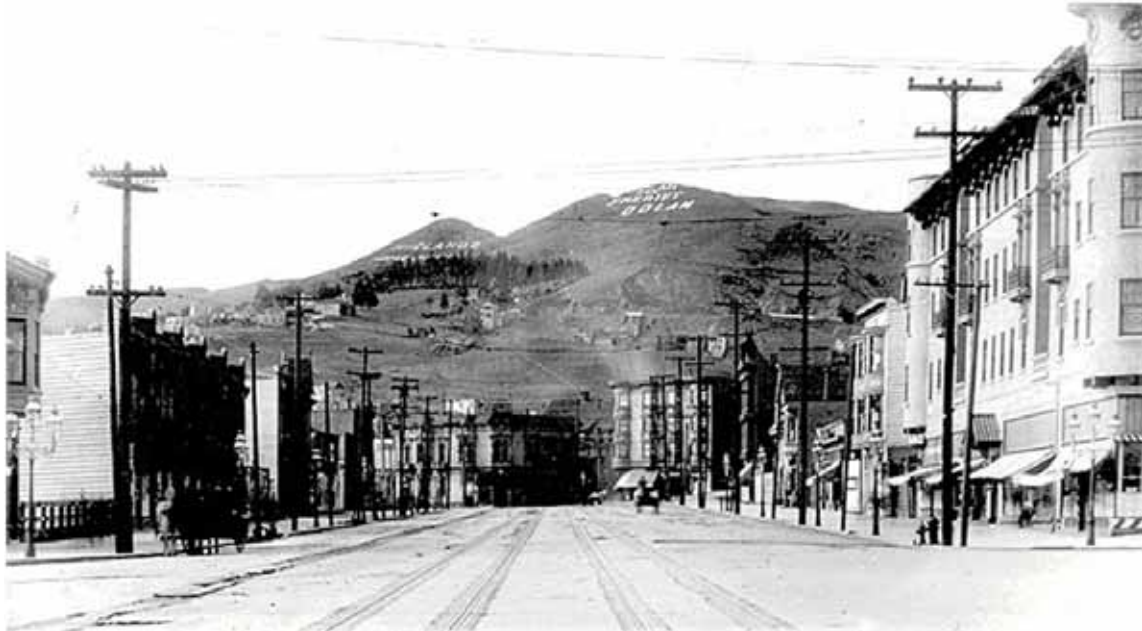


Figure 54. Upper Market Street at Noe Street, looking toward Castro Street, 1899, showing telephone and electrical wires. (Private Collection, published online at Found SF, [http://FoundSF.org/index.php?title=Castro\\_and\\_Market\\_Over\\_the\\_Years](http://FoundSF.org/index.php?title=Castro_and_Market_Over_the_Years))

During this period, the Eureka Valley improvement clubs typically met in rented hall spaces in the neighborhood, and occasionally in local businesses. These included the Magna Hall at Hattie and Corbett streets (outside study area, no longer extant), the Twin Peaks Lodge Hall at 17<sup>th</sup> and Noe streets (no longer extant), and a meeting room in a mixed-use building at the corner of Market, 17<sup>th</sup>, and Noe streets (no longer extant). The first club to have its own building appears to have been the Market Street and Eureka Valley Improvement Club. This group constructed its own hall and commercial building on Market Street near 17<sup>th</sup> and Castro streets in 1903 (no longer extant).<sup>146</sup>

### Social Life

Information on the social life of Eureka Valley during the late nineteenth and early twentieth centuries is scant, but neighborhood social activity appears to have revolved around local church communities and private, secular organizations. Most Holy Redeemer Catholic Church, for example, held an annual bazaar to raise funds for its building campaigns in the early years of the twentieth century. The parish also had annual outings and picnics and parochial school events for parents and children. The Olivet Congregational Church offered periodic lecture series and other programming.

On the secular side, neighborhood improvement clubs hosted regular annual social events like outings and community picnics. The neighborhood also had local chapters of the Ancient Order of United Workmen, a fraternal mutual aid society, founded in 1888 and of the International Order of Odd

<sup>145</sup> “Organizations Speak: Mission Clubs and Others Oppose the Influx of Chinese,” *San Francisco Chronicle* (1869-Current File), February 9, 1902.

<sup>146</sup> “New Improvement Club Building Is Dedicated,” *San Francisco Call*, October 18, 1904; “The Mission for Home Industry,” *San Francisco Chronicle*, May 20, 1910.

Fellows. The Workmen held meetings in their lodge hall at 17<sup>th</sup> and Noe streets (no longer extant). The Odd Fellows do not appear to have met in the district.

During this period, there was one documented organization dedicated to social activities: the Eureka Valley Social Club, “established for the entertainment of the residents of that section of the city.” The club gave its first ball at the Mission Turn Verein Hall (now the Women’s Building, 3543 18<sup>th</sup> Street, outside study area) in 1904. The event features an orchestra, athletic exhibitions, singing, monologues, and dancing.<sup>147</sup>

As a predominantly working-class neighborhood, Eureka Valley also had a network of spaces devoted to leisure and social interaction popular during the period for working-class men. These were largely commercial ventures such as bars, pool halls, athletic clubs, and lodge or club spaces. Bars were the most popular working-class male spaces for leisure and sociability, however, serving as informal social clubs, meeting spaces, places to find work, and spaces for political organizing. According to Sanborn maps, the study area hosted at least twelve saloons in 1900, some combined with other commercial ventures like grocery stores. Eureka Valley also had an athletic club beginning in 1904, consisting of a large billiard hall and club complex at 470-476 Castro Street (no longer extant).<sup>148</sup> Most working-class men in the period also frequented a lodge or fraternal hall, such as the Ancient Order of United Workmen hall at 17<sup>th</sup> and Noe streets (no longer extant).<sup>149</sup> Leisure and social spaces for working-class women were more constrained, revolving around sociability with neighbors in the sphere of the home and school or church-related activities.

#### Associated Property Types

The Most Holy Redeemer Church is the only identified property associated with social and political life from this period in the study area.

#### IMMIGRANT AND ETHNIC COMMUNITIES

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The residents who moved into Eureka Valley in increasing numbers beginning in the late 1880s included a variety of European immigrant and ethnic communities. San Francisco was a city built on immigration and had a diverse set of shifting ethnic enclaves in the late nineteenth and early twentieth centuries. By 1880, San Francisco contained a higher percentage of foreign-born residents than any other major US city.<sup>150</sup> Irish immigrants, along with Germans, made up the largest portions of the city’s foreign-born population.<sup>151</sup> Twenty years later in 1900, Germans were the largest group of foreign-born San Franciscans. They were soon joined, however, by waves of newly-arrived Irish, French, English, Canadians, Swedes, Italians, and Chinese.<sup>152</sup> Between 1900 and 1920, Italians became a larger ethnic presence in the city, with the number of Italian-born residents in San Francisco tripling by 1920.<sup>153</sup>

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<sup>147</sup> “Eureka Valley Social,” *San Francisco Call*, February 21, 1904.

<sup>148</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA”, 1914.

<sup>149</sup> Kathy Peiss, *Cheap Amusements: Working Women and Leisure in Turn-of-the-Century New York*, Reprint edition (Philadelphia: Temple University Press, 1986), 16–21.

<sup>150</sup> Godfrey, *Neighborhoods in Transition*, 60–61.

<sup>151</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 29. Only San Francisco and New York City had equal proportions of Irish and German immigrants in the period. Cities in the Midwest tended to have proportionally more German immigrants while New England cities had significantly more Irish immigrants.

<sup>152</sup> Judd Kahn, *Imperial San Francisco: Politics and Planning in an American City, 1897-1906* (Lincoln: University of Nebraska Press, 1979), 26.

<sup>153</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 42.

During the height of Eureka Valley's growth, immigrant communities had begun to migrate in substantial numbers north or west from the urban core as their social and economic status improved. As an outlying western area of the city, Eureka Valley became a neighborhood of choice for Irish, German, and Scandinavian intra-city migrants from the working-class South of Market and Mission districts.<sup>154</sup> (Figure 55) Italian newcomers famously settled in the North Beach area, but as the twentieth century progressed, large numbers of Italian residents engaged in market agriculture also settled nearby in the truck farming regions of the Outer Mission.<sup>155</sup> The Irish were the single largest ethnic group in Eureka Valley, though Germans, Scandinavians, Finns, and Italians all left their marks. In the 1930s, US Census records show that a small population of Russian, Polish, and Yugoslavian families also moved into the district.

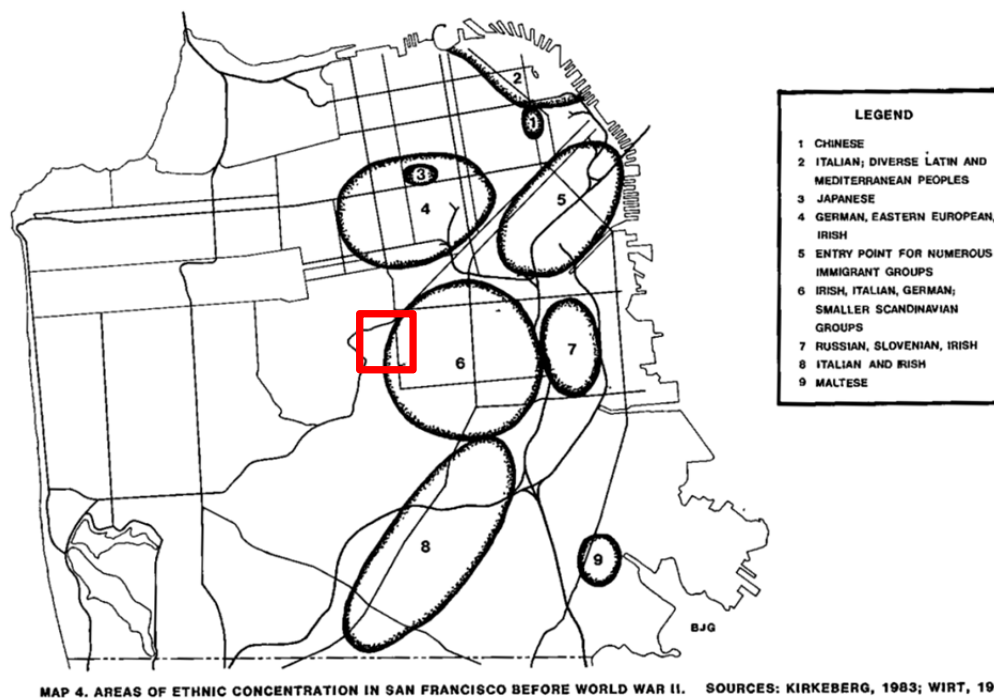


Figure 55. Areas of Ethnic Concentration before World War II (Reproduced from Godfrey, p. 84); approximate study area indicated with red square.

### Irish

By 1880, Irish-born and second-generation Irish residents were the single largest ethnic group in Eureka Valley, a trend in keeping with the broader demographics of the city as a whole. In the thriving working-class neighborhoods south of Market Street such as the Mission and Eureka Valley, forty to fifty percent of the residents were Irish by the early twentieth century.<sup>156</sup> Irish had long been the largest single ethnic group in the city, making up thirty-five percent of the city's foreign-born residents and more than twenty percent of the city's wage laborers in 1870. In Eureka Valley, Irish-born residents and residents of Irish descent represented a trend of social and economic mobility for European immigrant

<sup>154</sup> Godfrey, *Neighborhoods in Transition*, 66.

<sup>155</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 42.

<sup>156</sup> *Ibid.*, 29.



populations in the city and the Irish in particular. Upon arrival to San Francisco, most Irish worked primarily as laborers and in the building trades. As their circumstances improved, Irish citizens made steady gains in property ownership and came to dominate the public employment in the city.<sup>157</sup> Many moved from central and waterfront neighborhoods to the working-class and burgeoning middle-class neighborhoods such as Eureka Valley.<sup>158</sup>

Irish families also formed the “backbone of the city’s Catholic Church” in the nineteenth and early twentieth centuries, and the church was an essential community institution for San Francisco’s residents of Irish descent.<sup>159</sup> In the Eureka Valley, the founding of Most Holy Redeemer parish was recognition not just of the neighborhoods’ growth but also its strong Irish (and German) Catholic population.

By the 1970s, many of the ethnically Irish residents of Eureka Valley, along with neighbors in the Mission and Noe Valley, continued the intra-city pattern of migration, moving further west of the Twin Peaks to the more suburban neighborhoods of the Sunset or Parkside.<sup>160</sup>

### German

German-born immigrants were among the earliest foreign-born residents of Eureka Valley. In the 1860s and 1870s, most were engaged in dairying or other agricultural pursuits. Second- and later generation German residents were a consistent presence in the neighborhood throughout the late nineteenth century. German residents of Eureka Valley were consistent with the decentralized and diverse nature of the German community in San Francisco. German immigrants to California arrived during the 1840s and 1850s, fleeing crop failures and conflict in the German states. Revolutions in 1848 and 1849 in the German states sent a diaspora of Germans to San Francisco where they took positions among the city’s dominant merchant class between the Gold Rush and the end of the Civil War.<sup>161</sup> German immigrants were a less cohesive immigrant group than others of European origin. They had diverse faiths (Jewish, Catholic, Protestant) and particularized dialects and customs based on religion and region of origin within Germany. This diversity is perhaps reflected in the fact that the city had eight German-language periodicals in 1880.

As their economic positions improved, Germans, like the Irish, left the more urbanized central districts of the city and resettled in the Mission District and its surrounding neighborhoods, including Eureka Valley.<sup>162</sup> Some evidence of early German occupation in the Eureka Valley district includes the Borweders Hall located at 17<sup>th</sup> and Noe streets in 1886 (no longer extant).<sup>163</sup>

Like the Irish, ethnically German residents in Eureka Valley and adjoining neighborhoods began moving west again in the 1970s, resettling in the more suburban neighborhoods west of Twin Peaks.<sup>164</sup>

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<sup>157</sup> Godfrey, *Neighborhoods in Transition*, 73; Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 14.

<sup>158</sup> Godfrey, *Neighborhoods in Transition*, 77.

<sup>159</sup> *Ibid.*, 76.

<sup>160</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 74–75.

<sup>161</sup> Godfrey, *Neighborhoods in Transition*, 60; Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 14.

<sup>162</sup> Godfrey, *Neighborhoods in Transition*, 77, 79.

<sup>163</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1886.

<sup>164</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 74–75.



### Scandinavian (Danish, Norwegian, Swedish)

Eureka Valley and the adjacent Upper Market area were among a number of small enclaves of immigrants from the Scandinavian countries of Denmark, Norway, and Sweden. These groups began arriving in significant numbers in San Francisco during the 1870s and 1880s, typically via other US cities or as merchant seamen. Many worked in maritime-related and building trades, and census records indicate Scandinavian-born residents of Eureka Valley were predominantly employed in these areas.<sup>165</sup> Scandinavians were numerous in San Francisco, but unlike German and Irish residents, did not dominate a particular neighborhood. Small enclaves first appeared in the industrial and waterfront areas of South of Market, and over time moved west to the Mission District, Eureka Valley, and Upper Market Street. The growing residential districts of the western Mission and Eureka Valley may have attracted Scandinavians with jobs in the building sector.<sup>166</sup> The 1910 census supports this hypothesis, showing clusters of single, Swedish-born men living as lodgers in the northeast corner of the study area, near the Upper Market Street area. Almost all were employed in the building trades. Census records also show that the overall number of families of Scandinavian descent increased markedly between 1900 and 1910 and then again between 1920 and 1930.

Within the Eureka Valley neighborhood, Scandinavian cultures were most often evident in local businesses, such as the Norse Cove (now the Cove on Castro) at 434 Castro Street.<sup>167</sup>

### Finnish

Finnish immigrants clustered in several districts in San Francisco, including the area around Noe and 16<sup>th</sup> streets in Eureka Valley, where hundreds of Finnish families formed a small “Finn Town.” Finns were heavily employed in trades related to wood working, ranging from cabinet making to timber harvesting and processing. Finnish-born residents begin to appear in the greatest numbers in the northeast corner of the study area beginning in 1930. The closure of lumber mills and timber operations in northern California in the 1930s increased the city’s Finnish population as many migrated south looking for work.<sup>168</sup>

In Eureka Valley, one of the most prominent sites associated with Finnish culture was Finnila’s Finnish Baths, which operated from ca. 1910 to 1985 at various locations in the neighborhood. The bath house reportedly began in the basement of 9 Douglass Street, where it operated from ca. 1910 to 1919. It then moved to 4032 17<sup>th</sup> Street from 1919 to 1932, and finally to 2284 Market Street, at the corner of Noe Street, in a building of designed by Alfred Finnila. Finnila’s single-story brick building contained the saunas, several storefronts and a family residence.<sup>169</sup> This building was demolished in 1985, after which the bath house moved to the Sunset District. It closed in 2000.<sup>170</sup>

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<sup>165</sup> San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 46–47.

<sup>166</sup> Hodel, Emilia, *Foreign Nationalities in San Francisco* [*San Francisco Chronicle*, February to May 1932] (San Francisco, CA, 1951), 52.

<sup>167</sup> Dennis Evanovsky and Eric J. Kos, *San Francisco Then & Now* (San Diego, Calif: Thunder Bay Press, 2012), 118.

<sup>168</sup> Hodel, Emilia, *Foreign Nationalities in San Francisco* [*San Francisco Chronicle*, February to May 1932], 97, 98.

<sup>169</sup> San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 73.

<sup>170</sup> “Finnila’s Finnish Baths,” *Wikipedia*, n.d., [https://en.wikipedia.org/wiki/Finnila's\\_Finnish\\_Baths](https://en.wikipedia.org/wiki/Finnila's_Finnish_Baths).

### Italian

Italian immigration to San Francisco lagged behind the majority Irish and German populations until the early twentieth century. But by 1920, Italians were the largest group of foreign residents in the city. By 1940, foreign and native born residents of Italian descent still made up about twenty percent of San Francisco's population.<sup>171</sup> Although there were some Italian residents in the Mission District and outlying neighborhoods such as Eureka Valley in the late nineteenth century, the population in the area increased markedly after the 1906 earthquake and fire devastated North Beach, the primary Italian ethnic neighborhood in the city. Almost 20,000 Italians moved to the Mission area following the disaster.<sup>172</sup> The earliest documented Italian families in Eureka Valley appear in the 1900 census, but residents of Italian descent remained relatively few until after 1930.

### Associated Property Types

Properties associated with various ethnic and immigrant communities in Eureka Valley include religious sites such as the Most Holy Redeemer Catholic Church, which was associated with Irish, Italian, and German residents. Other property types that may be associated with ethnic and immigrant communities include social or recreational spaces and commercial properties that contained businesses or services important to these communities.

Many of the resources associated with immigrant and ethnic communities in Eureka Valley are located just outside the bounds of the study area, representing the more expansive social sphere of period ethnic and immigrant groups. Upper Market Street contained a number of Swedish, Danish, and Norwegian businesses and churches, most located near, but outside the Eureka Valley study area: Ebenezer Lutheran Church (Swedish) at 15<sup>th</sup> and Dolores (burned 1993); the Ansgar Danish (now St. Francis) Lutheran Church at 152 Church Street (Landmark No. 39), the Turn Verein/Dovre Hall (now Women's Building) at 3548 18<sup>th</sup> Street (Landmark No. 178), and the Swedish-American Hall at 1274 Market Street (Landmark No. 267).<sup>173</sup>

## CIVIC AND INSTITUTIONAL DEVELOPMENT

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Eureka Valley residents were active in advocating for improved city services in the areas of education, protective services, and libraries as the district grew, primarily working through their neighborhood improvement associations. Secular, public benefit institutions also established themselves in the neighborhood in the early twentieth century.

### Education

The first educational space for students in the Eureka Valley district was a rented room at the back of Kilpeck's Store on Castro Street between 18<sup>th</sup> and 19<sup>th</sup> streets sometime in the mid-1870s. In 1878, the city constructed the first purpose-built school for local residents: the eight-room Everett School on Sanchez Street (no longer extant).<sup>174</sup> By the 1890s, the state of school facilities had become a hot issue in the neighborhood, as there had been no substantial school facility investments in the district since the Everett School. Overcrowding led the Board of Education to again rent local rooms to accommodate

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<sup>171</sup> Godfrey, *Neighborhoods in Transition*, 80.

<sup>172</sup> *Ibid.*, 82.

<sup>173</sup> San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 46–4783; Godfrey, *Neighborhoods in Transition*; Hodel, Emilia, *Foreign Nationalities in San Francisco* [*San Francisco Chronicle*, February to May 1932], 49.

<sup>174</sup> Hubbard, *Cities within the City*, 90, 95 (September 23, 1924).

class sizes in Eureka Valley – this time in a leased “cottage” building at 18<sup>th</sup> and Douglass streets.<sup>175</sup> After four years of this arrangement, and with great lobbying from area residents, the city approved funding for design and construction of a new school building for Eureka Valley. The Douglass School (no longer extant) opened at the corner of 19<sup>th</sup> and Collingwood streets in 1895. (Figures 56 and 57) The building had a projected capacity of 400 students and featured eight classrooms, a library, a top story with movable partitions that could be opened up to seat several hundred people, and play space in the basement for the rainy season. The Colonial Revival, wood frame school was designed by Board of Education architect T. J. Welsh.<sup>176</sup>



Figure 56. Douglass School (built 1895, Thomas J. Welsh) ca. 1930  
(AAA-9758, San Francisco History Center, San Francisco Public Library)

<sup>175</sup> “Board of Education,” *San Francisco Call*, November 13, 1890; “Naming a School,” *San Francisco Call*, November 27, 1890; “The Park Lane Club,” *San Francisco Call*, April 15, 1893; “Eureka Valley Claims,” *San Francisco Call*, July 3, 1893; “Want a Schoolhouse,” *San Francisco Call*, April 28, 1894.

<sup>176</sup> “Eureka Valley School,” *San Francisco Call*, July 19, 1895; “Costly Plans Lie Dormant: Modern School Drawings of Three Years Ago Ignored by Board,” *San Francisco Chronicle (1869-Current File)*, July 27, 1902.

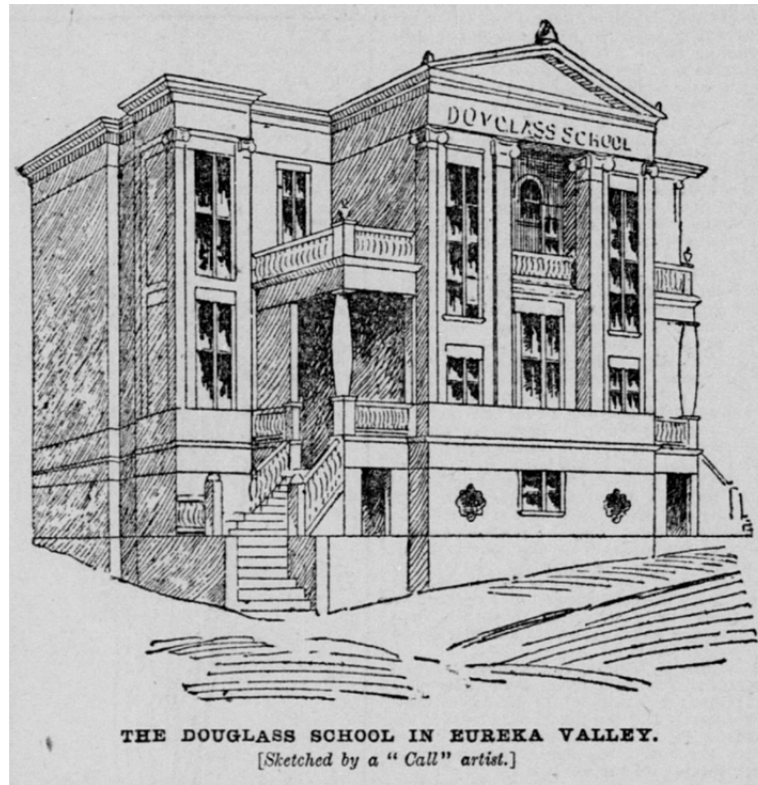


Figure 57. Sketch of the Douglass School, *San Francisco Call*, July 19, 1895.

#### Local Protective Services

Dedicated police and fire services also finally came to the growing neighborhood. In 1891, the Board of Supervisors voted to establish a police district and station for Eureka Valley.<sup>177</sup> In 1893, the San Francisco Fire Department began inspecting sites in Eureka Valley for a fire house and installed hydrants sporadically throughout the district.<sup>178</sup> The department decided on a site atop the hills splitting Noe and Eureka valleys to allow access to both sections.<sup>179</sup> Firemen reported to quarters 1894 at 449 (now 473) Douglass Street. The station remained on that site until 1914 when the company relocated to Hoffman Avenue in Noe Valley.<sup>180</sup> The station building was demolished ca. 1948 for construction of the current dwelling on the site.

#### Libraries

As part of their campaigns to bring city services to their neighborhood, the Eureka Valley Improvement Club petitioned the city for a public library branch in the vicinity of Market, Castro, and 17<sup>th</sup> streets beginning in 1900.<sup>181</sup> In response, the city opened a temporary, 1,500-volume library in 1902 on Noe Street near 17<sup>th</sup> Street. But bigger plans were in the works. In 1903, the city opened the second branch library in the city on 16<sup>th</sup> Street in Eureka Valley. The city drew the \$43,000 in construction costs

<sup>177</sup> "Better Protection," *San Francisco Call*, June 13, 1891.

<sup>178</sup> "Improvement Clubs," *San Francisco Call*, July 13, 1893.

<sup>179</sup> "In Noe Valley," *San Francisco Call*, July 17, 1893.

<sup>180</sup> San Francisco Fire Department Museum, "Engine Company No. 24, San Francisco Fire Department," *Guardians of the City, Fire Department*, n.d., <http://guardiansofthecity.org/sffd/companies/engines/engine24.html>.

<sup>181</sup> "Referred to Committees," *San Francisco Call*, May 1, 1900.

for the branch library from a gift to the city for branch library construction by capitalist and land developer Andrew B. McCreery. As the first branch constructed with his gift, the new library building bore McCreery's name. Construction on the masonry, Classical Revival Eureka Valley branch was completed in 1904. (Figure 58) The McCreery Library remained in use until 1957 when earthquake damage forced its demolition.<sup>182</sup>



Figure 58. McCreery Branch of the San Francisco Public Library in 1940.  
(AAC-5507, San Francisco History Center, San Francisco Public Library)

### Institutional Development

Small-scale, secular institutions also began to situate themselves in the neighborhood in the late 1890s. The California Medical College took over the former Alfred Clarke property at 250 Douglass Street (Landmark #80) in 1897 and operated it as the Maclean Hospital and Sanitarium. The hospital appears to have been named for Dr. Donald Maclean, physician and surgeon and dean and professor of obstetrics the college. The hospital operated until 1901 when the College of Physicians and Surgeons of San Francisco took it over and operated it as California General Hospital. In 1906, the building was in use as the Jefferson Hospital. New owners converted the house to apartments in 1909.<sup>183</sup>

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<sup>182</sup> "Eureka Valley Has Its Library," *San Francisco Call*, April 30, 1902; "Cornerstone for Branch Library Is Laid with Befitting Ceremonies," *San Francisco Call*, September 20, 1903; "City Receives Fine Library," *San Francisco Call*, October 26, 1904; "Eureka Valley Library History," *San Francisco Public Library*, n.d., <http://sfpl.org/index.php?pg=2000076501>; San Francisco (Calif.) Board of Supervisors, *Municipal Reports for the Fiscal Year ....* (Cosmopolitan Print. Company, 1904), 1090–91.

<sup>183</sup> "The Crime of Blather," *San Francisco Chronicle (1869-Current File)*, March 30, 1897; *Crocker-Langleys San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1897), <http://archive.org/details/crockerlanglesa1897sanf>; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 46.

### Associated Property Types

There are no identified surviving buildings or structures in the study area from this period associated with the history of civic and institutional development activities in Eureka Valley. The Alfred Clarke House (250 Douglass Street, Landmark #80), which functioned as a hospital in the early 1900s, is just outside the study area on the west side of Douglass Street. Most associated resources (school buildings, fire stations, libraries) from this period were demolished in the mid-twentieth century.

### URBAN PLANNING

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The City of San Francisco had no formal system of urban planning until after reconstruction from the 1906 earthquake and fire. The city appointed its first planning commission in 1917 and passed its first zoning ordinance in 1921.<sup>184</sup> Until that time, urban development moved forward through the various efforts of real estate, industrial, and business interests and community-led advocacy organizations. With greater neighborhood development came greater need for public services and amenities, and the citizens of Eureka Valley organized themselves to advocate for their district and its needs (See Social and Political Life). During this period, the valley also found itself at the center of more far-reaching planning efforts as San Francisco sought to transform itself from a boom-time, ad hoc city to a more stable, organized metropolis.

### Water Systems Development (Private and Public)

Eureka Valley was fortunate in having plentiful natural water resources in the form of springs and ground wells, but supplying water to an increasing local population proved difficult. The city could not provide water to properties on the neighborhood's steep slopes and private sources often dried up in the summer months. During the early part of this period, Behrend Joost and Alfred Clarke, two wealthy early residents of the district, started their own water companies to supply local residents.

Joost established his Mountain Spring Water Company sometime between 1889 and 1891. The system drew from twenty local springs, bringing water to works at the intersection of 18<sup>th</sup>, Danvers, and Market streets. Joost's works consisted of several windmills, 50,000-gallons water tanks, and a brick reservoir.<sup>185</sup> In 1890, Alfred Clarke purchased a 17-acre parcel of land near Douglass and Caselli streets and began work to construct his large home there (250 Douglass Street, Landmark #80). Dissatisfied with the available service and rates, Clark developed his own water supply and rival water company. He built a large holding basin, pumping engine, storage dam and boiler near his home on the west side of Douglass Street, north of Caselli Avenue. (Figure 59) Clarke sold water to local residents and installed mains and hydrants nearby.<sup>186</sup>

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<sup>184</sup> For a history of San Francisco planning and zoning activities, see Weiss, Marc. A., "The Real Estate Industry and the Politics of Zoning in San Francisco, 1914-1928," *Planning Perspectives* 3 (1988): 311-24.

<sup>185</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 41-42.

<sup>186</sup> "Fighting for Water: Clarke and Joost Will Go to Law," *San Francisco Chronicle (1869-Current File)*, April 13, 1891.



Figure 59. Alfred Clarke's home on Douglass Street under construction with demonstration of his water system pressure in foreground. (Private Collection, San Francisco, CA; published online at [http://FoundSF.org/index.php?title=Alfred\\_%22Nobby%22\\_Clarke:\\_The\\_Police\\_Department%27s\\_%27Emperor\\_Norton%27](http://FoundSF.org/index.php?title=Alfred_%22Nobby%22_Clarke:_The_Police_Department%27s_%27Emperor_Norton%27))

These private systems were problematic. In 1891, the Eureka Valley Improvement Club sent representatives to visit local water works over concerns about water quality. The representatives later appeared before the San Francisco Board of Health to complain about the impurity of water being pumped from local wells and cesspools. The representatives testified that "a large amount of disease to the children of the neighborhood has resulted" from the poor water quality and stated the club's intention to ask the Board of Health to condemn the works. The problem seems to have been with Alfred Clarke's wells, which the San Francisco Board of Health condemned in 1891 as being unfit for domestic use.<sup>187</sup>

In 1892, the Eureka Valley Improvement Club discussed how they might bring stable water supply to the district. The Spring Valley Water Company (SVWC) provided limited water service to local residents. The company built a pipeline from Laguna Honda in western San Francisco to bring water to the east side of what was Rancho San Miguel beginning in 1858.<sup>188</sup> The SVWC had promised to extend mains up 18<sup>th</sup> Street if residents would take their water and the city would install six hydrants. Lack of city funds delayed installation and thus water, so the club again considered paying for and installing the hydrants themselves.<sup>189</sup>

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<sup>187</sup> "Park Lane Club: Improvements Wanted by the Property-Owners Grading of Seventeenth Street--Protests Against Impure Water," *San Francisco Chronicle (1869-Current File)*, August 8, 1891; "The Health Board: Several Important Matters Discussed: Clarke's Eureka Valley Wells Condemned--Woodward's Animals Must Go," *San Francisco Chronicle (1869-Current File)*, August 21, 1891.

<sup>188</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 24–25; "Fighting for Water."

<sup>189</sup> "Eureka Valley's Needs: A Water Supply and Fire Hydrants Demanded," *San Francisco Chronicle (1869-Current File)*, January 18, 1892.

The situation became more dire the following year. In 1893, Clarke ended all supplies of water to Eureka Valley and Clarendon Heights due to his bankruptcy proceedings and Joost's works were unable to supply all residents. Clarke's reservoirs remained in use for irrigation after his bankruptcy, but stagnant water and the practice of dumping animal carcasses into the ponds drew health department attention.<sup>190</sup>

Given the "water famine" in the neighborhood, citizens revived petitions to the Spring Valley Water Company in 1893 to extend their mains from 17<sup>th</sup> and Douglass further out 17<sup>th</sup> Street.<sup>191</sup> Their petition was successful, and the same year, the SVWC laid new mains along Castro Street, 17<sup>th</sup> Street and another unnamed street to serve "Castro Heights," and the "North Eureka" and Noe valleys.<sup>192</sup> The SVWC main served the lowland areas of the neighborhood, but water on the hillsides was still a difficult issue. The SVWC had purchased a large area of land from Behrend Joost in 1890 with the intent of constructing a reservoir and pumping stations to bring and store water from Laguna Honda. The reservoir was not initially intended to serve Eureka Valley, but the lower-lying Ashbury Heights and Pacific Heights neighborhoods.<sup>193</sup> But local residents agitated for a reservoir to serve the hill sides, and the Clarendon Heights (or Twin Peaks) Reservoir completed in 1895 ultimately supplied Eureka Valley, the Market Street Homestead tract, the Flint Tract, and Clarendon Heights.<sup>194</sup>

By 1900, the SVWC had a pumping station at the northeast corner of Pond and 17<sup>th</sup> streets, which became the city Water Department's Clarendon Heights Pumping Station after the City of San Francisco purchased the SVWC in 1930.<sup>195</sup> Joost's Mountain Springs Water Company continued to supply water to selected parts of Eureka Valley until the 1920s when public water became more universally available due to the massive Tuolumne River/Hetch Hetchy Valley water project (1923) and city acquisition of most urban water systems.<sup>196</sup>

#### Burnham Plan for San Francisco, 1905

Though never realized, the Twin Peaks and Eureka Valley were important components of one of the most ambitious planning efforts in the city's history. At the turn of the twentieth century, San Francisco's civic and business leaders set out on an ambitious path to improve and beautify the city's physical structure and thus ensure its metropolitan standing. Their efforts were spurred by increased competition with the booming City of Los Angeles, the imminent completion of the Panama Canal, and leaders' bullish belief in San Francisco's prospects. While San Francisco had much to boast of in natural resources and economic production, leaders were concerned about what they perceived as a lack of civic pride and investment in a city of relative newcomers. Many also found the city's cultural infrastructure and aesthetics lacking. Former mayor James D. Phelan led the improvement efforts, declaring he wanted to make the city an "object worthy of affection" through a campaign of public art, city parks, City Beautiful-inspired broad avenues, better public utilities, and better public

<sup>190</sup> "Breeding Disease," *San Francisco Call*, June 16, 1899. The ponds were finally discharged in 1899.

<sup>191</sup> "Eureka Valley," *San Francisco Call*, September 9, 1893.

<sup>192</sup> "Increased Water Supply," *San Francisco Chronicle (1869-Current File)*, September 23, 1893.

<sup>193</sup> "Important Purchase," *San Francisco Chronicle (1869-Current File)*, May 29, 1890.

<sup>194</sup> "Affairs in the Growing Suburbs"; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 68; "Park Lane Improvement Club," *San Francisco Chronicle (1869-Current File)*, May 23, 1891.

<sup>195</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914, 1950.

<sup>196</sup> Hubbard, *Cities within the City*, 93 (September 23, 1924); Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 49.



transportation.<sup>197</sup> In 1902, Phelan called for a new city plan that would decide street improvements, new street construction, the siting of public buildings, and park placement.<sup>198</sup> The plan would take up the work that small, decentralized neighborhood improvement associations and private interests had been shepherding unevenly for decades and unify those efforts in a modern, comprehensive fashion.

In 1904, Phelan and twenty-six other prominent San Franciscans formed the Association for the Improvement and Adornment of San Francisco with Phelan serving as president. The association had an ambitious agenda, including securing a reliable water supply for the city, addressing street and sidewalk problems, developing cultural institutions (e.g. an opera house and public auditorium), street beautification, extending the Golden Gate Park panhandle to Van Ness and Market streets, and development of a civic center at Van Ness Avenue and Market Street.<sup>199</sup> In 1904, the group secured master architect Daniel Burnham of Chicago, famous for his planning and design oversight for the 1893 World's Columbian Exposition, to design the plan.

Burnham supervised the Plan for San Francisco, though most of the actual work was done by his associate, Edward H. Bennett.<sup>200</sup> The Twin Peaks and Eureka Valley areas played important roles in the creation of the plan and were important components in the planning scheme. Bennett did much of his conceptual and planning work in a studio bungalow atop Twin Peaks (designed by local architect Willis Polk) that gave a comprehensive view of the entire city. Bennett and Burnham created several renderings of vantages of the new plan from that viewpoint.<sup>201</sup>

Burnham presented the plan to the San Francisco Board of Supervisors in 1905. (Figure 60) As a base of operations during the planning process, the Twin Peaks area and adjacent Eureka Valley were one of several orientation axes for the plan as well as a proposed site for a monumental park and transition point in the plan. Burnham's plan for parks concentrated on preserving San Francisco's then largely pristine hill tops as vista points and park spaces, providing access via contour roads and creating viewing terraces atop the peaks. On land bounded by Market, 18<sup>th</sup>, and Eureka streets, Burnham proposed terracing the hillsides of Corbett Heights (Twin Peaks) to create a processional series of rises with column arcades and plazas and carefully tree-lined paths.<sup>202</sup> (Figure 61) The top of the peaks would be a celebratory venue with amphitheater, playing fields, an athenaeum, and some select "villa sites." The Twin Peaks would also be the beginning of a massive area of preserved park land. Burnham proposed a seven square-mile park – an area two to three times the size of Golden Gate Park - west of Twin Peaks. The park would extend from Twin Peaks through the former Rancho San Miguel lands to Lake Merced. A reservoir near Twin Peaks summit would cascade an impressive distance down the slope to the lake.<sup>203</sup>

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<sup>197</sup> Kahn, *Imperial San Francisco*, 58.

<sup>198</sup> Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective*, 2nd ed (Berkeley: University of California Press, 1985), Chapter 6.

<sup>199</sup> Ibid.

<sup>200</sup> Woodbridge, *San Francisco in Maps & Views*, 108.

<sup>201</sup> Scott, *The San Francisco Bay Area*, Chapter 6; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 121.

<sup>202</sup> Daniel Hudson Burnham and Edward H. Bennett, "Market Street Termination and Approach to Twin Peaks," in *Report on a Plan for San Francisco*, 1905, 88, <http://www.davidrumsey.com/luna/servlet/s/ln9zps>.

<sup>203</sup> Kahn, *Imperial San Francisco*, 97–98.

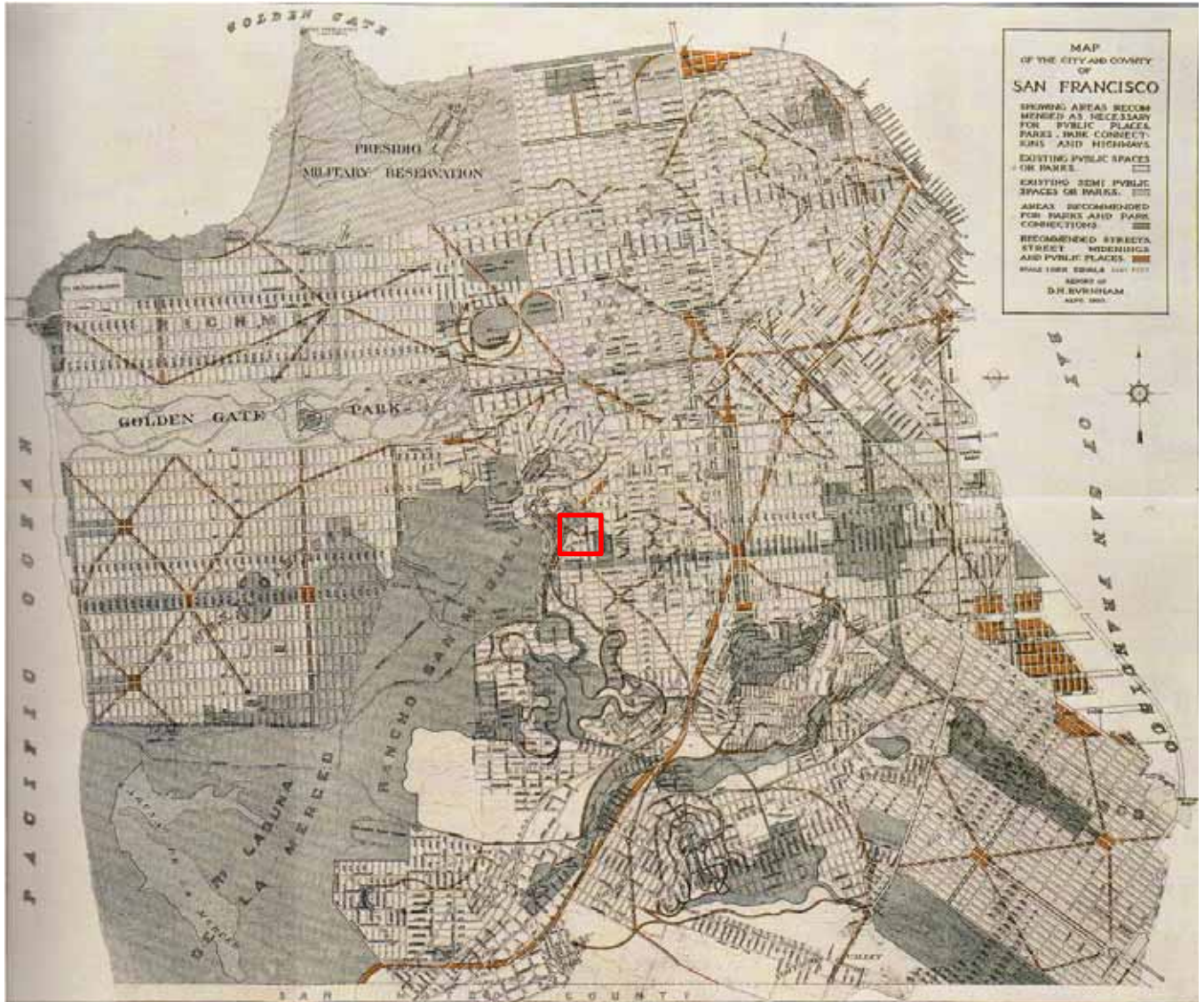


Figure 60. Burnham and Bennett's "Map of the City and County of San Francisco showing Areas Recommended as Necessary for Public Places, Parks, Park Connections, and Highways" from "Report of D.H. Burnham," September 1905. Approximate study area indicated in red. (David Rumsey Map Collection, reproduced in Woodbridge 2006, pp. 108-109)

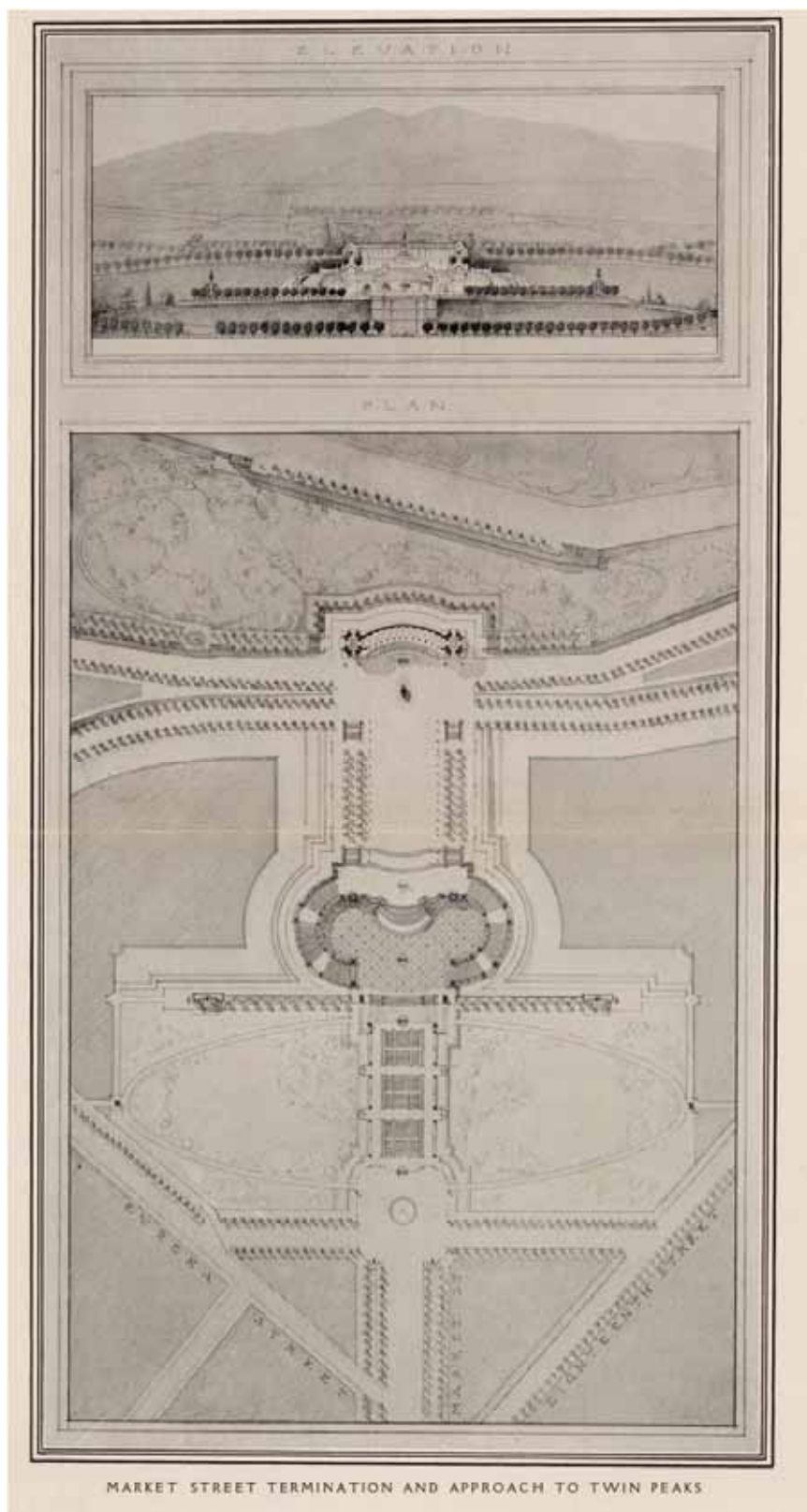


Figure 61. Daniel Burnham's Plan for the Market Street Termination and Approach to Twin Peaks, 1905.  
(David Rumsey Map Collection)

Though Burnham and Bennet's plan was never intended to be implemented in short order, concerns over property takings and expense stalled any progress on the plan even before the 1906 earthquake and fire the following year.<sup>204</sup> The earthquake further deadened plans for city improvements as residents were generally against any new planning codes that would delay reconstruction or increase reconstruction expenses. Other problems included criticism from railroad companies that the urban transportation system Burnham designed would not be possible to operate, property owners upset about losses with street widening plans, and a series of post-quake graft trials for city politicians. When combined, these circumstances all but ended consideration of the plan as a whole.<sup>205</sup>

#### Associated Property Types

There are no known surviving buildings or structures in the study area from this period associated with the history of urban planning activities in Eureka Valley. Many of the systems early residents advocated for in the district have likely since been replaced, and no components of the Burnham Plan for San Francisco in the study area were directly realized. The Spring Valley Water Company pumping station was demolished after 1950. There are, however, resources associated with Spring Valley Water Company water systems development in the adjacent Corbett Heights neighborhood. For more information, see the Corbett Heights Historic Context Statement (2016).

#### RELIGIOUS COMMUNITIES

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Two major religious communities established themselves in Eureka Valley around the turn of the twentieth century, both with significant complexes of buildings.

The Trinity Methodist Episcopal Church established a congregation in the neighborhood in 1895 and constructed a small, temporary wood-frame Gothic Revival church at the corner of Market, 16th, and Noe streets.<sup>206</sup> By 1900, the church had built a commercial block along the Market Street side of their property, wrapping it around the church building. Perhaps due to this investment, the congregation was able to construct a substantial, masonry church building on the same site in 1926.<sup>207</sup> (Figure 62) In the early 1970s, the church earned a reputation for social liberalism in the area. The church was reportedly one of the earliest racially integrated congregations in the city and welcomed gay members in the 1970s and 1980s as more LGBTQ residents moved to the neighborhood. Trinity Methodist Episcopal also became home to the Eureka Theater, a small, experimental theater company that held productions in the church basement (Figure 63; see "Neighborhood in Transition" section, page 115 for more information on the Eureka Theater Company). In 1981, an arson fire in the church basement gutted most of the building interior. The congregation attempted to rebuild, but their efforts were unsuccessful. The congregation appears to have ultimately disbanded or merged with another nearby congregation.<sup>208</sup> The exact demolition date for the church is unclear, but proposed redevelopment projects for the site began in 1983.

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<sup>204</sup> Ibid., 201–2; Scott, *The San Francisco Bay Area*, Chapter 6.

<sup>205</sup> Woodbridge, *San Francisco in Maps & Views*, 118.

<sup>206</sup> "A Church Dedicated: By Bishops Goodsell and Walden Methodist Episcopal's New Trinity Rapid Growth of the Organization --Its Active Young Pastor," *San Francisco Chronicle (1869-Current File)*, May 20, 1895.

<sup>207</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914.

<sup>208</sup> *Outside of Eureka Theater*, Photograph, 1972, San Francisco History Center, San Francisco Public Library; Kuehl, Peter, "Trinity Methodist Gutted in Big Blaze," *San Francisco Chronicle*, October 12, 1981; "Eureka Theater Company History," *The Eureka Theater*, accessed April 4, 2016, <http://www.theeurekatheatre.com/History.html>; "Feinstein Offers Reward in Fires," *San Francisco Chronicle*, November 11, 1981; Wood, Jim, "S.F. Church Rises

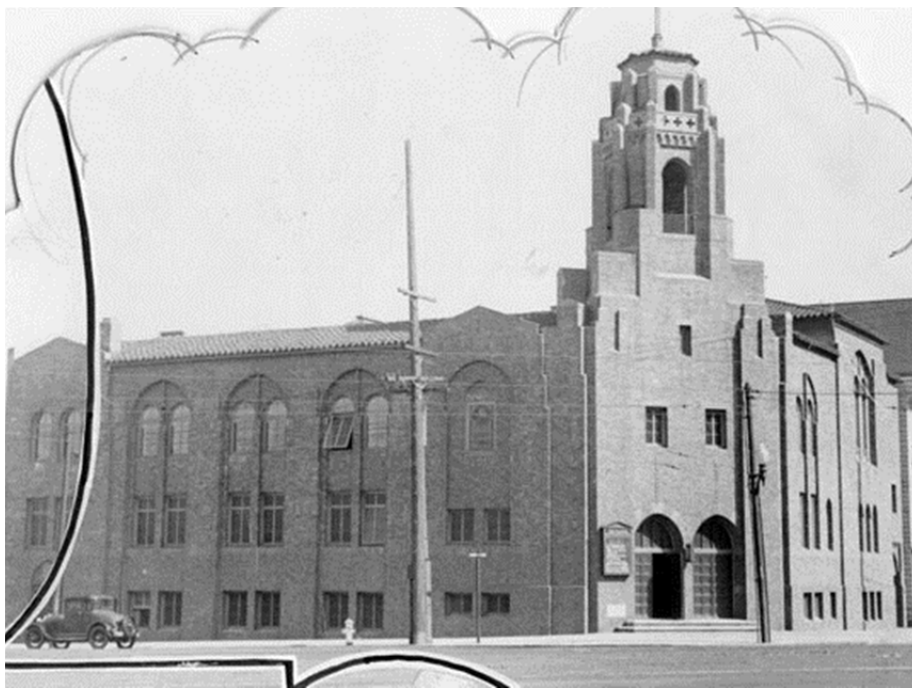
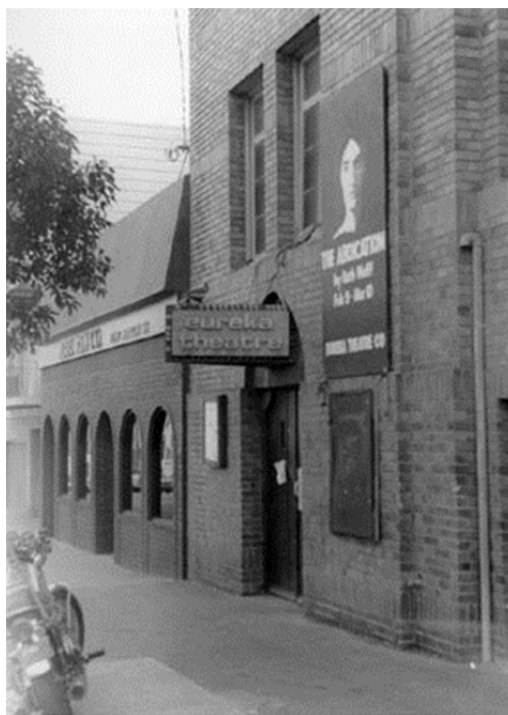


Figure 62. Trinity Methodist Episcopal Church, southeast corner of Market, Noe, and 16<sup>th</sup> streets, in 1930. (AAB-1544, San Francisco History Center, San Francisco Public Library)



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From the Ashes," *San Francisco Chronicle*, April 11, 1982. Period news accounts do not tell the ultimate outcome of the church's efforts to rebuild.



Figure 63. Trinity Methodist Church in use as Eureka Theater; likely view of 16<sup>th</sup> Street entrance, ca. 1972. (AAA-8682, San Francisco History Center, San Francisco Public Library)

The larger administrative body of the Methodist Episcopal Church also established an orphanage in Eureka Valley in this period. The McKinley Orphanage housed about 75 children in an adapted single-family residence on 18<sup>th</sup> Street between Sanchez and Church streets beginning in 1903. The orphanage remained in the neighborhood until sometime between 1940 and 1945, after which the building was demolished.<sup>209</sup>

#### Most Holy Redeemer Catholic Church

In November 1900, the Archdiocese of San Francisco established the Most Holy Redeemer (MHR) parish to serve the Irish, German, and Italian Catholic population of Eureka Valley. Father Joseph McQuaide was the first pastor, initially holding services in the then-vacant Eureka Valley Hall on Hartford Street. By 1901, the parish had completed its Classical Revival church on Diamond Street, between 18<sup>th</sup> and 19<sup>th</sup> streets.<sup>210</sup> Designed by architect Charles J.I. Devlin, the church included a parish hall in the basement, a sanctuary that seated 750 people, and a scheme of classical interior ornament. The first of two rectories followed by 1914, and in 1925, the parish constructed a convent and school on the opposite side of Diamond Street.<sup>211</sup> Sisters of Charity of the Blessed Virgin Mary staffed the Most Holy Redeemer School until its closure in 1979.<sup>212</sup> The church constructed a new rectory north of the church building in 1939.<sup>213</sup> Sometime after 1955, the church lost its south tower and the dome and cupola on the north tower.

The MHR parish became synonymous with Eureka Valley for many residents in the predominantly Irish Catholic neighborhood.<sup>214</sup> The Irish were also the “backbone of the city’s Catholic Church” in the nineteenth and early twentieth centuries, and in turn the church was an essential community institution for San Francisco’s residents of Irish descent.<sup>215</sup> Historians of the congregation note that MHR remained conservative in its social and political views through the 1960s.<sup>216</sup> As the population and demographics of Eureka Valley changed in the late 1960s and beyond to include greater and greater proportions of LGBTQ citizens, the clerical leadership of MHR maintained a conservative and often exclusionary stance against the change. MHR School students earned an unfortunate reputation for violence against LGBTQ residents in the valley, including a terrible incident in 1961 where three MHR students robbed, beat and threw a local teacher they suspected of being gay to his death on the J Church streetcar tracks.<sup>217</sup> The

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<sup>209</sup> “Inside the Orphanages of San Francisco,” *San Francisco Call*, August 29, 1909; Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1950.

<sup>210</sup> “First Mass Held in a New Church,” *San Francisco Chronicle (1869-Current File)*, January 13, 1902; De Jim, *San Francisco’s Castro*, 7; Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco* (Lanham, MD: Lexington Books, 2007), 3.

<sup>211</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1914, 1950; Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 5.

<sup>212</sup> Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 8, 16.

<sup>213</sup> *Ibid.*, 5.

<sup>214</sup> *Ibid.*

<sup>215</sup> Godfrey, *Neighborhoods in Transition*, 76.

<sup>216</sup> Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 9.

<sup>217</sup> *Ibid.*, 9–10, 16.

congregation's stance changed in the early 1980s through the efforts of lay leadership and more willing clergy. For more information on LGBTQ outreach efforts at MHR, see *Neighborhood in Transition, Development as an LGBTQ Enclave*, page 133.



Figure 64. *San Francisco Chronicle* photograph of the Most Holy Redeemer Church at its completion in 1901 (*San Francisco Chronicle*, June 14, 1901, page 9)

#### Associated Property Types

The study area contains one complex of resources associated with religious communities in the period: the Most Holy Redeemer Parish complex consisting of church, rectory, school, and convent arranged along Diamond Street south of 18<sup>th</sup> Street. (Figures 65-68)



Figure 65 (left). Most Holy Redeemer Catholic Church, 110 Diamond, 1901  
Figure 66 (right). Most Holy Redeemer Convent, 115 Diamond, 1925



Figure 67. Most Holy Redeemer Rectory, 100 Diamond, 1939





Figure 68. Most Holy Redeemer School, 117 Diamond, 1925

## BECOMING A DISTRICT OF THE CITY (1906-1941)

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The early years of the twentieth century found Eureka Valley a growing and thriving suburban district of San Francisco, well-connected by public transportation, with quickly improving public infrastructure and services, and increasing density of housing development. As a geographic center of the city adjacent to some of the peninsula's celebrated ring of hills, Eureka Valley would soon become a pivotal planning zone and transportation hub in the growing city's plans. As the neighborhood went through the aftermath of the 1906 earthquake and fire, World War I, the booming 1920s, and the Great Depression, it transitioned from a suburban district into a nearly self-sustaining district of the city, with a well-developed business district, easy transportation to most parts of San Francisco, and its own local recreation and entertainment resources.

### EARTHQUAKE AND FIRE, 1906

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The earthquake and fire that began in San Francisco on April 18, 1906 devastated major portions of the city, but had mostly secondary effects on the Eureka Valley neighborhood. The fire, which was responsible for the majority of the destruction after the earthquake, stopped several blocks east of the Eureka Valley area at Dolores Street. (Figures 69 and 70) Locally, the Eureka Valley Improvement Club assisted firefighting efforts by forming a fire brigade at Dolores Street. The volunteers tore down houses in the path of the flames and organized water to wet down houses on the west side of street. The club also managed post-earthquake and fire relief efforts in district.<sup>218</sup> As a relatively intact portion of the city, the Eureka Valley area hosted two major refugee camps just outside the study area at Dolores Park and Duboce Park. (Figure 71) The former Clarke mansion (250 Douglass Street, Landmark #80), recently vacated by the Maclean Hospital, was also pressed back into use as a temporary hospital and relief center.<sup>219</sup>

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<sup>218</sup> "Great Success Achieved by the Local Improvement Clubs."

<sup>219</sup> De Jim, *San Francisco's Castro*, 16–17; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 51.

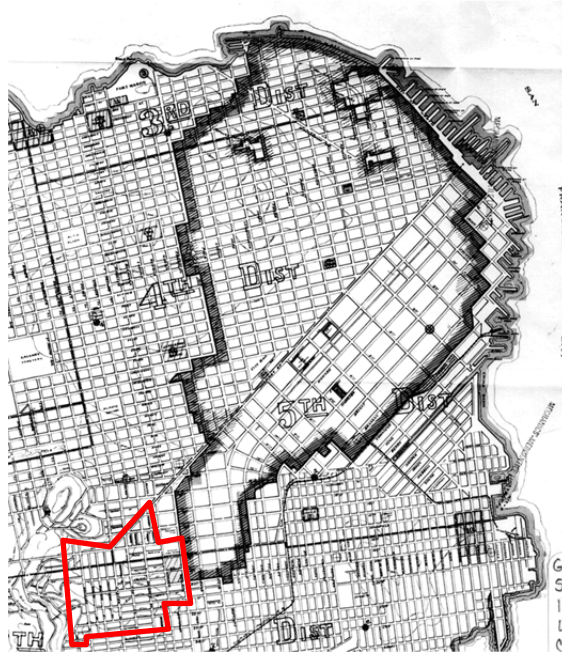


Figure 69. Detail of “Map of San Francisco, California: showing limits of the burned area...”, 1906, with study area indicated. (University of California, Berkeley Libraries)



Figure 70. Looking south from Buena Vista Park toward the burned area Mission, 1906. (Collection of Greg Gaar)



Figure 71. Mission earthquake refugee camp at Dolores Park, looking southwest from Mission and Dolores streets, May 15, 1906. (AAC-3116, San Francisco History Center, San Francisco Public Library)

A series of smaller, perhaps undeveloped, lots in the neighborhood were also used as habitation sites for disaster refugees. A May 1906 *San Francisco Call* article lists refugee camps in Eureka Valley between 18<sup>th</sup> and 26<sup>th</sup> streets, though it is unclear if these are tent camps or areas that allowed for construction of temporary earthquake relief housing.<sup>220</sup> These temporary habitation conditions persisted in the neighborhood for some time. Five years after the quake in 1911, the Eureka Valley Improvement Club expressed concern in the *San Francisco Call* that a series of “filthy shacks on city land near the Douglass school have caused nine cases of scarlet fever” in local children.<sup>221</sup> By 1914, Sanborn maps reveal a few distinctive “earthquake shacks” remaining on a lot just east of the study area, but no evidence of any active temporary dwelling within the study area.<sup>222</sup> (For more information on earthquake refugee and relief housing programs and building forms, see Residential Property Types, Other Forms, Earthquake Refugee and Relief Housing.)

The real impact of the earthquake and fire on Eureka Valley was a building boom and population increase in the years that followed. Seventy five percent of the housing stock in San Francisco burned in 1906, creating a desperate housing crisis. Western neighborhoods such as Eureka Valley and the adjacent Mission grew denser quickly after the earthquake and fire as residents and refugees built new houses and remodeled existing buildings to provide homes for refugees.<sup>223</sup> A new city building law taking effect July 5, 1906 that required exterior masonry walls within the “fire limits” (Downtown, SOMA) also spurred movement to outside neighborhoods.<sup>224</sup> In Eureka Valley, more Irish and Italian

<sup>220</sup> “Reconstruction Plans Are Nearing Maturity,” *San Francisco Call*, May 15, 1906.

<sup>221</sup> “Eureka Valley Club,” *San Francisco Call*, May 27, 1911.

<sup>222</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1914.

<sup>223</sup> Walker, Richard, “Classy City: Residential Realms of the Bay Region,” 3.

<sup>224</sup> Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 116.

residents made the neighborhood their home after the earthquake, most of them refugees from the destroyed neighborhoods of South of Market, parts of the Mission, and North Beach.

The increase in population put pressure on the last vestiges of agriculture and small industry uses in the neighborhood and began development of the steeper slopes of the surrounding hills. Almost all rural aspects of Eureka Valley's character ended with the construction of denser housing types during the earthquake recovery period.<sup>225</sup>

#### Associated Property Types

The study area contains one resource directly associated with the San Francisco earthquake and fire of 1906: the dwelling at 300 Cumberland Street composed of one "Type A" and one "Type B" earthquake cottage forms.<sup>226</sup> Other housing types associated with earthquake recovery effort may be extant in the study area. For more information on earthquake refugee and relief housing programs and building forms, see Residential Property Types, Other Forms, Earthquake Refugee and Relief Housing.

#### RESIDENTIAL DEVELOPMENT

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Sanborn map evidence from 1914 gives a snapshot of the character of post-earthquake residential density and development in Eureka Valley. By this date, the neighborhood was almost completely built out on the flatter valley floor, and the hillsides had substantially denser building than in 1900.



Figure 72. Collingwood Street, looking north from 21<sup>st</sup> Street in 1919, showing denser residential development climbing the hillsides. Collection of Greg Gaar.

<sup>225</sup> San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 60. For a short time after the quake the Eureka Valley and parts of the Mission supplied much of the fresh food needed for earthquake refugees.

<sup>226</sup> "1906 Earthquake Refugee Shacks Remaining," *Western Neighborhoods Project*, accessed March 28, 2016, <http://www.outsidelands.org/shack-list.php>.



In general, single and smaller-scale multifamily housing types in the neighborhood continued the traditional forms of previous decades. However, this period saw the first proliferation of apartment buildings – residential buildings with multiple dwelling units per floor – in the neighborhood. Apartment buildings started to appear in San Francisco in the mid-1880s, though their spread in most neighborhoods was slow until the 1910s.<sup>227</sup> In 1900, San Francisco had less than 1,300 buildings with four or more units over a population of 343,000.<sup>228</sup> Apartment housing grew in the 1910s and 1920s as a response to limited land supply near public transportation routes and increased population densities in accessible neighborhoods.<sup>229</sup> In Eureka Valley, apartment buildings clustered near the Market Street transportation corridor. The 1914 Sanborn map also marks the first appearance of automobile garages on residential properties in the neighborhood.<sup>230</sup>

#### Associated Property Types

Property types associated with residential development in the 1906-1941 period include a continued wealth of single-family housing forms, including end-gable dwellings of varying story heights with bay windows and entry porches; two-story, side hall row houses; and cross-gable dwellings. The suburban flavor of the district was reflected in two new housing forms that appear in the neighborhood in the early twentieth century. The first was the bungalow, a nationally popular suburban and rural housing form that adapted well to the lot sizes and layouts of the valley. Bungalows tend to appear in the hillier sections of the valley that developed more consistently after the 1910s. The period also saw the introduction of single-family residences set over an integral garage in the 1920s, a localized developer housing form blanketing the far western neighborhoods of the city. These houses tended to be infill, replacing earlier dwellings or occupying new sites further up the slope of the surrounding hills.

The post-earthquake development period in Eureka Valley also saw considerably more multiple family housing development in the neighborhood, with two, three, and larger size flat construction, Romeo flat construction, and the first true apartment buildings. Apartment buildings clustered closest to public transportation, with most examples in the northern portion of the study area near Market Street.

After holding fast to Stick and Queen Anne styles for much of the early development periods in the study area, the post-earthquake development period represents a stylistic explosion in the Eureka Valley neighborhood. Common housing forms persisted, but now wore a variety of eclectic new styles, including Classical Revival, Mission and Spanish Colonial Revival, Craftsman, Mediterranean Revival, and in fewer numbers, Streamline (Art) Moderne and Tudor Revival. See Residential Property Types and Architectural Styles for more detailed description of forms and styles.

#### COMMERCIAL DEVELOPMENT

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The early twentieth century was the most intensive commercial development period in Eureka Valley's development history. Many of the landmark commercial buildings in the neighborhood date to this period, including the Castro Theater (1922, 429 Castro Street, Landmark #100), Hibernia Savings and Loan building (1928, 501 Castro Street), and the Bank of America building (1922, 410 Castro Street). The neighborhood's long-time meeting hall, the Collingwood Hall mixed-use hall/commercial building at 4144-4150 18<sup>th</sup> Street, was constructed ca. 1909. Commercial development also expanded from the 18<sup>th</sup>

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<sup>227</sup> Scott, *The San Francisco Bay Area*, 79.

<sup>228</sup> Moudon, *Built for Change*, 102.

<sup>229</sup> *Ibid.*, 97.

<sup>230</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

Street corridor and the intersection of Castro and 18<sup>th</sup> streets to include most of the existing commercial district now arranged along Market, 17<sup>th</sup>, Castro, and 18<sup>th</sup> streets. From the 1910s through the beginning of World War II, Eureka Valley had a steadily increasing array of neighborhood-oriented commercial establishments including bars and restaurants, nickelodeon movie theaters, upholstery shops, paint shops, lumber yards, plumbers, laundries, and even a tin shop.

Through the 1910s, 18<sup>th</sup> Street remained the primary commercial thoroughfare in the Eureka Valley neighborhood. However, Market Street was beginning to rival 18<sup>th</sup> Street for the first time with commercial development clustered around the intersection with Castro and 17<sup>th</sup> streets. Castro Street remained largely residential north of 18<sup>th</sup> Street until the early 1920s.



Figure 73. Market Street, approaching Castro Street from the east ca. 1908 (based on Dolan for Sheriff campaign hill sign) and showing increased density of commercial development on Market. (Compare with Figure 34 on page 40.)



Figure 74. Castro Street at 18<sup>th</sup> Street looking north, 1910. (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=Castro\\_St\\_South\\_1915](http://FoundSF.org/index.php?title=Castro_St_South_1915))



Figure 75. Castro at 18<sup>th</sup> Street, looking south. (Private Collection, San Francisco, CA, published online at Found SF, [http://FoundSF.org/index.php?title=Castro\\_St\\_South\\_1915](http://FoundSF.org/index.php?title=Castro_St_South_1915))



Figure 76. Castro Street between 18<sup>th</sup> and 19<sup>th</sup> streets, looking north, 1914.  
(AAB-3252, San Francisco History Center, San Francisco Public Library)



Figure 77. Heart of the Eureka Valley business district at Castro and 18<sup>th</sup> streets looking southwest, 1927.  
(AAB-3259, San Francisco History Center, San Francisco Public Library)





Figure 78. Castro and 18<sup>th</sup> streets looking north, 1932.  
(AAB-3264, San Francisco History Center, San Francisco Public Library)



Figure 79. Market Street commercial district from the Twin Peaks Tunnel, ca. 1930. (Private Collection, San Francisco, CA, published online at Found SF, [http://FoundSF.org/index.php?title=Twin\\_Peaks\\_Tunnel](http://FoundSF.org/index.php?title=Twin_Peaks_Tunnel))

The status of Eureka Valley as an established district of the city was reflected by the construction of several landmark buildings in this period. In 1922, the construction of the Spanish Colonial Revival Castro Theater (429 Castro Street, Landmark #100), designed by Timothy Pflueger, anchored the northern portion of the Castro Street commercial corridor, linking the commercial growth on Market Street with the major commercial intersection of Castro and 18<sup>th</sup> streets. In the earlier years of the twentieth century, the neighborhood had several small, vaudeville and nickelodeon movie storefront theaters in various locations. The neighborhood also had a motion picture house on Market between Noe and Castro streets. The Nasser Brothers' grand movie palace reflected the growing urbanity of the district.<sup>231</sup>

This period also saw the construction of two major bank branches on Castro Street in the 1920s: the Bank of America (1922, 410 Castro Street) at Castro and Market streets and the Hibernia Savings and Loan (1928, 501 Castro Street) at Castro and 18<sup>th</sup> streets.<sup>232</sup> (Figure 80) Both institutions constructed stylish, classical branch buildings at the two most prominent commercial street corner locations in the district. The Bank of America and Hibernia Savings were known for financing and business and residential development in the city's working-class neighborhoods and were active investors in neighborhood growth in the nineteenth and twentieth centuries.<sup>233</sup>



Figure 80. Sketch of the Hibernia Bank branch building in the *San Francisco Call*, June 30, 1928

The first automotive-related businesses in Eureka Valley date from this period. The earliest commercial automotive building noted on area Sanborn maps was a wood-frame parking garage on Castro between 18<sup>th</sup> and 19<sup>th</sup> streets in 1914 (no longer extant). Historic photographic evidence shows a small gas station at Market and 17<sup>th</sup> Streets in the 1910s. (See Figure 81.) The next year, a large masonry auto repair and sales building opened on a through-block lot between Market and 17<sup>th</sup> streets. Charles

<sup>231</sup> The Nassers opened the progenitor to the grand Timothy Pflueger-designed Castro Theater in 1910 in a building on the current site of Cliff's Variety (479 Castro). Ibid.; De Jim, *San Francisco's Castro*, 19, 25.

<sup>232</sup> "New Building for Hibernia Bank Branch," *San Francisco Chronicle*, June 30, 1928.

<sup>233</sup> Issel and Cherny, *San Francisco, 1865-1932*, 27-28.

Hecker constructed a large auto repair garage at 557 Castro Street in 1915. In the 1930s, the partnership of McNaughton & Turner operated a repair facility at 2500 Market Street. By 1950, there were small gas stations at the northeast corner of Market and Douglass streets and the southeast corner of 17<sup>th</sup> and Noe.<sup>234</sup>

#### Associated Property Types

Mixed use commercial and residential buildings continued to dominate commercial property types in the period, but mezzanine commercial buildings, specific building types such as banks, theaters, lodge/hall/commercial buildings and the earliest automotive-oriented commercial property types (garages, gas stations) date from this period.

Extant historic automotive commercial resources in the study area include a 1915 automobile repair and sales building at 2355 Market Street (near 17<sup>th</sup> Street), the 1915 masonry Hecker Garage at 557 Castro Street (between 17<sup>th</sup> and 18<sup>th</sup> streets), and a 1933 automobile repair facility at 2500 Market Street (at 17<sup>th</sup> and Collingwood streets), originally operated by McNaughton & Turner (later Cora Lou Confectioners, see Industrial Production, page 28).<sup>235</sup>

The Castro Theater (429 Castro Street, Landmark #100) is the most prominent extant theater in the district. The building that housed the Nasser Brother's movie theater before construction of the Castro Theater in 1922 also remains extant at 471 Castro Street (now Cliff's Variety). Another early movie theater space may be encapsulated in the building at 2301 Market Street.

Stylistically, commercial buildings in the period adopted a wide range of popular period eclectic architectural idioms. Mission, Classical, and Mediterranean revivals proved the most popular, but examples of Streamline (Art) Moderne are also present. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

#### TRANSPORTATION

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The period of development in Eureka Valley between the 1906 earthquake and the US entrance into World War II began with campaigns of major public transportation infrastructure investment and ended with a contraction of such services as the automobile began to supersede the rail. The two most significant transportation-related projects in the period were the construction of the Twin Peaks Tunnel for municipal rail service and the extension of Market Street from Castro and 17<sup>th</sup> streets to Portola Drive and west to the Pacific.

#### Twin Peaks Tunnel (1914-1917)

By the 1910s, San Francisco's population growth and development had far outpaced existing planned expansion of the city's public transportation systems.<sup>236</sup> The monumental 1915 Panama-Pacific Exposition soon to take place on the city's northern shore and the city's establishment of its own Municipal Railroad in 1912 spurred a renewed public transit planning effort. In 1913, the San Francisco Board of Supervisors commissioned Bion Arnold, a national urban mass transportation expert, to create

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<sup>234</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914, 1950.

<sup>235</sup> Pacific Telephone and Telegraph Company, *San Francisco, Colma and Daly City Street Address List* ([San Francisco, Calif.] : Pacific Telephone and Telegraph Co, 1933), <http://archive.org/details/sanfranciscocolm1933paci>.

<sup>236</sup> Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 45–46.

a plan for improvement and development of San Francisco's public transportation system. Arnold's report mapped out a development strategy for the city's municipal transportation, including the present J Church municipal rail line that now runs along the east bound of the study area. One of the centerpieces of Arnold's plan, however, was a project to connect the eastern and western portions of the city by public transit via a tunnel through the Twin Peaks. Arnold's idea was not a new one. Local improvement associations had been advocating for a tunnel through the hills as early as 1910 when the Eureka Valley Improvement Club (EVIC) spearheaded the Twin Peaks Convention, a promotional association for construction of the tunnel (See Social and Political Life).<sup>237</sup>

Eureka Valley boosters, Arnold, and the city had two goals in constructing the Twin Peaks Tunnel: to bring the southwest portion of the city within the 30-minute time zone of transportation to downtown and to facilitate neighborhood expansion to the largely unpopulated southwest portion of the city. As the *San Francisco Chronicle* colorfully put it in 1913, the tunnel would afford "Evergreen forests and picturesque suburbs but a few minutes from business."<sup>238</sup> As a bonus, the transit connection area west of the Twin Peaks also connected the city to new, potential transit lines down the San Francisco Peninsula. Arnold also recommended that the tunnel work coincide with provision for a recommended Market Street subway tunnel or be aligned to connect to such a tunnel if one were to be built in the future.<sup>239</sup>

The result of the EVIC's efforts and Arnold's plan was a 2.27-mile tunnel from the intersection of Diamond and Market streets to West Portal Avenue completed in 1917. Mayor James Rolph drove the first rail car through the tunnel in 1917, commenting afterward that,

With the coming of the rails and the operation of streetcars through the Twin Peaks Tunnel, it will no longer be necessary to move down on the peninsula or across the Bay to Marin or Alameda Counties to find suitable home sites. Enough will be provided west of Twin Peaks.

The opening of the tunnel was enough of an event to draw significant crowds and warrant film documentation and promotion. Regular streetcar service through the tunnel began in 1918.<sup>240</sup>

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<sup>237</sup> "Twin Peaks Tunnel Convention's Work," *San Francisco Call*, August 6, 1910; "Improvement Clubs Combine to Promote Project," *San Francisco Call*, March 27, 1910.

<sup>238</sup> "Rapid Transit Through Twin Peaks Tunnel Will Open: Residence Parks for All Country Life in the City Evergreen Forests and Picturesque Suburbs But a Few Minutes from Business," *San Francisco Chronicle* (1869-Current File), October 11, 1913.

<sup>239</sup> Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 225.

<sup>240</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 48-49; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 135; Film footage of tunnel construction and the opening, with Mayor Rolph driving the first car, is available at: Unknown, [*Twin Peaks Tunnel Construction and Opening*], 1917, <http://archive.org/details/TwinPeak1917>; *Twin Peaks Tunnel*, 1917, <http://archive.org/details/TwinPeaksTunnel1917>.



Figure 81. Twin Peaks Tunnel nearing completion, ca. 1917 (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=New\\_Tunnel\\_1919](http://FoundSF.org/index.php?title=New_Tunnel_1919))



Figure 82. Market Street at Castro Street showing the entrance to the Twin Peaks Tunnel, after 1922. (Stannous Fluoride, published online at Found SF, [http://FoundSF.org/index.php?title=Castro\\_and\\_Market\\_Over\\_the\\_Years](http://FoundSF.org/index.php?title=Castro_and_Market_Over_the_Years))

The subway tunnel Arnold recommended the Twin Peaks Tunnel accommodate would not come to pass for many years, but a small section of tunnel to connect Market Street surface to the Twin Peaks Tunnel and an underground station were constructed in 1918. The Eureka Valley Station was completed largely according to Arnold's proposed design with two platforms and two sets of stairs to the street. Small head houses with pitched, Spanish tile roofs and neoclassical details were set on either side of Market Street.<sup>241</sup> (Figure 83)

<sup>241</sup> Mendoza, Joe, *Muni Metro, Bay Area Rail Transit Album Vol. 2: San Francisco's Light Rail Lines + Streetcar & Cable Car Lines* (San Francisco: Metro City Books, 2010), 26.





Figure 83. Eureka Street at Market Street with San Francisco Muni station head house in the background, 1956. (AAK-1044, San Francisco History Center, San Francisco Public Library)

#### Road Extensions and Widening

Eureka Valley and nearby neighborhood residents had been petitioning for the extension of Market Street over Corbett Heights for more than forty years. Until 1914, Market Street ended at Castro Street, with only the winding, narrow Corbett Road taking travelers over the hills. In a petition on the same matter in 1904 to open Market Street from 17<sup>th</sup> Street to the ocean, none other than Behrend Joost reported that “the improvement had been agitated for as far back as 1876 when a map thereon had been prepared, which he submitted to the board. Another map was made in 1892.”<sup>242</sup> The planning and completion of the Twin Peaks Tunnel from 1914 to 1917 turned out to be the impetus needed to finally extend Market Street from its terminus at Castro Street. Extension and widening work was funded in tandem with the tunnel and included a contoured path west of Douglass Street. The roadway was completed by 1918 and open to traffic in 1922.<sup>243</sup>

Other major street improvements in the district in the 1910s included the widening of 18<sup>th</sup> Street between Castro and Noe streets to improve traffic flow.<sup>244</sup> Later in the period, the Works Progress Administration did some improvement work on Castro Street between 17<sup>th</sup> and 19<sup>th</sup> streets and on Market Street between Gough and Castro.<sup>245</sup>

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<sup>242</sup> “Improvements Are Advocated,” *San Francisco Call*, March 18, 1904.

<sup>243</sup> Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 137 The Market Street extension plan required house moving and demolition in adjacent Corbett Heights.

<sup>244</sup> “New Schools for the Mission District, Many Other Improvements,” *San Francisco Call*, July 16, 1910.

<sup>245</sup> “Castro St. - San Francisco CA,” *Living New Deal*, accessed April 15, 2016, <https://livingnewdeal.org/projects/castro-st-san-francisco-ca/>; “Market St. - San Francisco CA,” *Living New Deal*, accessed April 15, 2016, <https://livingnewdeal.org/projects/market-st-san-francisco-ca/>.



Figure 84. Market Street extension looking northeast from 18<sup>th</sup> Street, 1927.  
(AAB-6201, San Francisco History Center, San Francisco Public Library)

As automobile use grew, the Market Street Railway discontinued the 18<sup>th</sup> Street streetcar in 1935 and the Castro Street cable car – one of only three cable cars remaining in the city at the time – in 1941. The railway company replaced both lines with bus service.<sup>246</sup>



Figure 85. Castro Street cable car in 1939. (Private Collection, San Francisco, CA; published online at Found SF, [http://FoundSF.org/index.php?title=Cable\\_Car\\_-\\_Castro\\_1939](http://FoundSF.org/index.php?title=Cable_Car_-_Castro_1939))

<sup>246</sup> Cameron and San Francisco (Calif.), *History of Public Transit in San Francisco, 1850-1948*, 43; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 134.



Figure 86. Bus service at the corner of Castro and 18<sup>th</sup> streets (looking northwest), 1942.  
(AAX-0012, San Francisco History Center, San Francisco Public Library)

#### Associated Property Types

The 1918 Twin Peaks Tunnel remains extant and in service in the study area near the intersection of Castro and Market streets. The former Eureka Valley San Francisco Municipal Railway Station also remains extant under Market Street, though its head houses do not. The original alignment of the extension of Market Street west of Castro Street through the study area is no longer extant. The city realigned, widened, and divided Market Street west of Castro Street in 1951.

#### URBAN PLANNING: SMALL-SCALE INFRASTRUCTURE

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The indiscriminate application of San Francisco's street grid throughout the hilly Eureka Valley neighborhood necessitated creative solutions for pedestrian connectivity and later, accommodating motor vehicle traffic. (See Figure 87.) In the late nineteenth century, local residents used private funds to construct concrete retaining walls and concrete stairs to connect streets across grade changes and to make more land accessible for development. In the 1910s and 1920s, however, the city took over responsibility for these measures. For pedestrians, San Francisco's Public Works Department constructed a series of formed concrete retaining walls, pedestrian stairs, and sidewalk stairs to bridge the valley's steepest grades. The city's own photographs of the newly completed projects show staircases bridging the grade at Cumberland and 19<sup>th</sup> streets (1916) and ramps and staircases up the grade change at Cumberland and Sanchez streets (1916). A later series of improvement included new sidewalk steps on the steep slope of Collingwood at 20<sup>th</sup> Street (1926), and a retaining wall and stairs at Douglass and 20<sup>th</sup> streets (1927). For automobiles, the city engineered switchbacks at Collingwood and 19<sup>th</sup> (1926) and Douglass and 21<sup>st</sup> streets (1927). Sets of pedestrian stairs climbing the grades between 20<sup>th</sup> and Sanchez and Liberty and Noe streets likely also date to this period.<sup>247</sup>

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<sup>247</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.





Figure 87. Detail of A.L. Aradou and M.M. O'Shaughnessy's 1929 topographical map of San Francisco with study area indicated. Note path of Twin Peaks Tunnel. (David Rumsey Map Collection)



Figure 88. Collingwood Street switchback at 21<sup>st</sup> Street, looking southeast, 1927.  
(AAB-3382, San Francisco History Center, San Francisco Public Library)



Figure 89. Collingwood Street sidewalk steps at 20<sup>th</sup> Street, looking south, 1926.  
(AAB-3384, San Francisco History Center, San Francisco Public Library)



Figure 90. Retaining wall and staircase on Douglass Street at 20<sup>th</sup> Street, looking south, 1927.  
(AAB-3388, San Francisco History Center, San Francisco Public Library)



Figure 91. Douglass Street looking north toward 20<sup>th</sup> Street retaining wall and pipe railing, 1927.  
(AAB-3386, San Francisco History Center, San Francisco Public Library)



Figure 92. Douglass Street switchback looking north from 21<sup>st</sup> Street, 1927.  
(AAB-3385, San Francisco History Center, San Francisco Public Library)





Figure 93. Sanchez Street retaining wall and staircase, looking south from 19<sup>th</sup> Street.  
(AAB-3355, San Francisco History Center, San Francisco Public Library)



Figure 94. Cumberland Street stairs and ramp at Sanchez Street, looking west, 1916.  
(AAB-3354, San Francisco History Center, San Francisco Public Library)

Perhaps because most of the major infrastructure projects in the Eureka Valley area were completed before the onset of the Great Depression, there was little known work in the neighborhood during the New Deal era. One exception is a series of sidewalk slabs at Eureka and 21<sup>th</sup> streets which bear the stamp of the Works Progress Administration from 1940.<sup>248</sup>

#### Associated Property Types

Eureka Valley retains a series of planned landscape features from this period, including retaining walls along lot frontages and street grade changes, pedestrian staircases bridging topographical drops in the street grid, and sidewalk stairs on steep grades. These include:

Primary Street	Cross Street(s)	Description	Figure
20 <sup>th</sup>	Noe	Retaining wall, curved	95
20 <sup>th</sup>	Sanchez	Tiered retaining walls and pedestrian stairs	96
21 <sup>st</sup>	Collingwood	Scored sidewalk and pedestrian stair to Collingwood with cast concrete stile and rail barriers	
Collingwood	20 <sup>th</sup>	Sidewalk stairs	97
Collingwood	21 <sup>st</sup>	Street switchback, retaining wall, and pipe railing	98
Cumberland	Sanchez	Retaining wall and switchback pedestrian stairs	
Douglass	20 <sup>th</sup>	Retaining wall and tiered pedestrian stairs with pipe handrails	
Douglass	21 <sup>st</sup>	Retaining wall and street switchback with pipe railing	
Douglass	States	Retaining wall and pedestrian stairs	
Douglass	20 <sup>th</sup> and 21 <sup>st</sup>	Retaining wall and elevated sidewalk with access stairs and pipe railings	
Liberty	Noe and Rayburn	Tiered and terraced pedestrian staircase with pipe railings	
Noe	Cumberland	Retaining walls and switchback pedestrian ramp and stairs with pipe railings	
Noe	20 <sup>th</sup>	Pedestrian stair adjacent to 20 <sup>th</sup> Street retaining wall	
Sanchez	19 <sup>th</sup>	Tiered and terraced retaining walls with dogleg pedestrian stairs, cast concrete balustrade and pipe railings	99

<sup>248</sup> "Eureka St. WPA Sidewalks - San Francisco CA," *Living New Deal*, accessed July 6, 2015, <http://livingnewdeal.org/projects/eureka-st-wpa-sidewalks-san-francisco-ca/>.



Figure 95. Retaining wall along 20<sup>th</sup> St. at Noe St., looking south



Figure 96. 20<sup>th</sup> St. Stairs at Sanchez St., looking west



Figure 97. Sidewalk stairs on Collingwood St. at 20<sup>th</sup> St., looking south



Figure 98. Collingwood Street retaining wall and switchback onto 21<sup>st</sup> Street



Figure 99. Retaining walls and pedestrian stairs at Sanchez and 19<sup>th</sup> streets

New Deal programs such as the Works Progress Administration funded other small-scale sidewalk and street improvements. These included street improvements on 17<sup>th</sup> Street between Market and Harrison streets, on Castro Street between 17<sup>th</sup> and 19<sup>th</sup> streets, and on Market Street between Gough and Castro streets. The only verifiable extant resource from New Deal era programs at present are sidewalks retaining Works Progress Administration stamps on Eureka Street at 21<sup>st</sup> Street. (Figure 100)

Granite curbing throughout the neighborhood also dates from the historic period.





Figure 100. Works Progress Administration sidewalk stamp at Eureka and 21st streets

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## SOCIAL AND POLITICAL LIFE

### Demographics

The demographics of the Eureka Valley neighborhood remained stable after the 1906 earthquake, with residents of American, Irish, German, and Scandinavian descent. The district remained largely populated by mixed white ethnic groups who were predominantly Catholic. The most common occupations and employment sectors in the period according to census research were again building-related (painting, plastering, carpentry, building contracting) and shipping (stevedores, shipping clerks), alongside government employment (letter carriers, policemen), skilled labor (e.g. machinists) and haulage (teamsters). The neighborhood had a small contingent of men and single women in professional occupations such as teaching. Household make up continued to be diverse, with widespread patterns of multigenerational households and households made up of combined nuclear and extended family units. The average number of school-age children per household declined in the period from its high point in the late nineteenth century.<sup>249</sup>

### Politics

Some of the first inklings of political life in Eureka Valley become available in this period. The district gained attention in the 1910s as the home of then-San Francisco Mayor Patrick H. McCarthy (mayor 1910-1912) who lived at 72-74 Collingwood Street (extant) at the time of his election. McCarthy was an influential local labor leader in the building trades, having served as president of the local carpenters' union and of the San Francisco Building Trades Council before and after his election.<sup>250</sup> McCarthy's leadership of the powerful trade council and activity in the Union Labor party give a sense of the working-class political leanings of the district. Previous San Francisco mayor Eugene Schmitz, also elected by the Union Labor party, was a frequent guest at civic club events in the district as well.

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<sup>249</sup> This analysis is drawn from sampling of households on several blocks of Eureka, Collingwood, Hancock, and Ford streets in the 1910, 1920, 1930, and 1940 US Census.

<sup>250</sup> "McCarthy Pays His Respects to the School Board," *San Francisco Chronicle*, January 31, 1910; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; "P.H. McCarthy," *Wikipedia*, accessed April 26, 2017, [https://en.wikipedia.org/wiki/P.\\_H.\\_McCarthy](https://en.wikipedia.org/wiki/P._H._McCarthy).



Eureka Valley was solidly Democratic in its political leanings for most of the early and mid-twentieth century. The Northern Twenty-Sixth Assembly District Democratic Club was an influential association throughout the city. Its first iteration, the Alfred E. Smith Democratic Club of the Twenty-Sixth Assembly District began in 1928 to support the candidacy of then-New York Governor Alfred E. Smith for president. Smith was the first Catholic nominee for President and had a record of progressive labor reforms, likely making him an attractive candidate to the largely working class, Catholic community of Eureka Valley. The club continued to be active through the 1940s, but dropped the Alfred E. Smith moniker.<sup>251</sup>

### Improvement Associations

Eureka Valley improvement clubs and improvement club's writ large were an increasingly powerful force in the city during the first half of the twentieth century. By the late 1920s, the Eureka Valley Improvement Association (EVIA) alone had 1,157 members. Newly formed clubs during the early twentieth century included the Upper Market and Castro Merchants Association, the Eureka District Boosters' Association, the Eureka Valley Property Owners' Association, and the Eureka Valley Citizens Association.<sup>252</sup> The Eureka Valley clubs focused primarily on matters of education, environmental quality, infrastructure, and economic development in the period. Even after Mayor McCarthy left office and moved out of the neighborhood, local improvement clubs continued to have the attention of city leaders. Mayor James Rolph, who lived nearby at San Jose and 25<sup>th</sup> Street (outside study area, no longer extant), often presided over installations of officers for the Eureka Valley Improvement Club and EVPA.<sup>253</sup>

In the early years post-earthquake and fire, the Eureka Valley improvement clubs focused on improving or maintaining property values and quality of life in the district. They protested Noe Valley stone quarries, advocated for better streetcar service, and asked for increased fire protection.<sup>254</sup> For example, in 1909, the Eureka Valley clubs joined with the Mission Promotion Association to agitate for more streetcar lines through the district, extending the existing 16<sup>th</sup> Street line (outside study area) west to I or J streets and cutting down the hill on Noe Street to facilitate streetcar service. They also wanted to remove a rock crushing plant at the end of 16<sup>th</sup> Street (outside study area) that the association claimed was depressing local property values.<sup>255</sup> During the early twentieth century, the EVPA advocated for public improvements such as more land for the Douglass School (built 1895), sidewalk improvements, enlarging the Everett School (1928, outside study area), and construction of the McKinley School (1910, outside study area).<sup>256</sup>

Identified presidents of various improvement associations in the neighborhood during this period include barber Leo Hess, confectioner and carpet layer Michael McGranaghan, and dry goods salesman Louis Lobree. However, from 1910 to 1927, one Eureka Valley resident, Henry Becker, dominated

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<sup>251</sup> "[No Title]," *San Francisco Chronicle*, March 18, 1942; Earl Behrens, "Smith Backers Here Challenge Roosevelt Men," *San Francisco Chronicle*, February 13, 1932.

<sup>252</sup> Bill Simons, "Districts Press for Transport," *San Francisco Chronicle*, April 6, 1939.

<sup>253</sup> "Eureka Association Installs Officers."

<sup>254</sup> "Protest Against Stone Quarries," *San Francisco Chronicle*, April 22, 1907; "Eureka Valley Boosters Hold Annual Banquet," *San Francisco Chronicle*, May 16, 1909.

<sup>255</sup> "Neglected District Seeks Recognition: Eureka Valley Wants Street Railway Extended to Park," *San Francisco Chronicle*, November 14, 1909.

<sup>256</sup> Walter J. Thompson, "Improvement Clubs Big Factor In San Francisco's Expansion: City's Growth Due in Great Measure to These Organizations," *San Francisco Chronicle (1869-Current File)*, February 6, 1922, sec. Thought and Comment; "Many Improvements for Eureka Valley," *San Francisco Call*, August 20, 1910.

neighborhood activities. At the time of his election in 1910, Becker was a real estate and insurance agent with an office (Owl Realty) at 511 Castro Street (no longer extant) and a rented the single-family house at 534 Castro Street (a rear lot house behind 536 Castro Street). He served as the president of the EVIA for these nearly thirty years, as well as leadership roles in other neighborhood organizations. When he retired from the club's presidency in 1927, he had served ten consecutive terms. In 1930, Becker moved to 2369 Market Street (1922, extant), a mixed-use building he owned and used as his residence.

The club's accomplishments during Becker's tenure included removal of the infamous "Market Street hump" that impeded streetcar travel, removal of the Gray Brothers quarrying operations, and improved public transportation for hillside districts.<sup>257</sup> Becker's biggest accomplishment as leader of the EVIC, however, was the Twin Peaks Tunnel. It was the EVIC, in partnership with other area improvement clubs, who proposed and endorsed idea of tunnel project under the Twin Peaks. In April 1910, a citywide convention of improvement clubs convened at the New Era Hall at 2121 Market Street (extant, outside project area, Landmark nomination pending) as the "Twin Peaks Tunnel and Improvement Convention" (See Transportation, Twin Peaks Tunnel).<sup>258</sup>

After the feat of the Twin Peaks Tunnel, Eureka Valley clubs continued to advocate for better connectivity to other parts of the city and lobbied to attract major infrastructure and development projects to their district. There was constant advocacy for more rapid train and bus service through the district, for example, and in the 1930s.<sup>259</sup> As the automobile became a major transportation force in the city, local clubs participated in efforts like the Divisional Highway Association, a group of improvement clubs drafting "best main route through the city to connect with the proposed Golden Gate bridge."<sup>260</sup>

Clubs banded together again in 1939 as the Eureka District Street Car Transportation Committee to lobby the San Francisco Municipal Railway to take over the Castro Street cable car. The Market Street Railway, which still operated the line under a franchise with the city, tried to abandon the line in 1938 and were running only limited service on the arterial route at the time (See Transportation, Road Extensions and Widening).<sup>261</sup>

The clubs also pursued and supported a series of ambitious, but unrealized projects including a second automobile tunnel under Mount Olympus, connecting the Mission and Eureka Valley with the Sunset District (approved by the Board of Supervisors in 1923 but never constructed) and a 1927 plan to locate a 150,000-seat stadium on land north of the study area bounded by Saturn, Eureka, State, and 16th streets, Roosevelt Way, and Masonic Avenue.<sup>262</sup>

Following Henry Becker's long tenure as head of the Eureka Valley Improvement Club, another resident followed in his footsteps. Richard (Dick) V. Leary, locally known as the "mayor of Eureka Valley," was president of the Eureka Valley Citizens Association for about a decade in the 1930s and early 1940s. Leary lived as a child and for most of his active adult life at 152 Eureka Street (present dwelling constructed 1932 to replace earlier Leary home). The citizens association formed about 1929 as a social

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<sup>257</sup> "Henry Becker Retires from Club's Presidency," *San Francisco Chronicle*, December 17, 1927.

<sup>258</sup> Hubbard, *Cities within the City*, 101–2.

<sup>259</sup> "Peninsula Rapid Transit Route Under Investigation," *San Francisco Chronicle*, January 22, 1926.

<sup>260</sup> "Golden Gate Bridge Road Route Outlined," *San Francisco Chronicle*, March 14, 1930.

<sup>261</sup> Simons, "Districts Press for Transport."

<sup>262</sup> "Park Commission, Civic Clubs Back Plan to Build \$1,000,000 Athletic Stadium," *San Francisco Chronicle*, May 11, 1927; "Olympus Tunnel Plans Approved," *San Francisco Chronicle*, December 28, 1923.

and political organization serving Eureka Valley residents. Their program of events included an annual Halloween festival and the Eureka Valley Fiesta, "one of the town's largest outdoor events" (See Social and Political Life, Carnivals and Festivals).<sup>263</sup> Leary also led the Eureka Social Club, which continued its program of theater outings, dances, and a Halloween carnival.

Business leaders also organized, forming the Upper Market and Castro Merchants' Association in 1924. The association boasted 111 members in its first year of operation. O. Van Every, manager of the Mercantile Trust Co. branch in Eureka Valley, served as the first president. One of their early, unrealized projects included erecting electric arches at Dolores and Market streets and at the entrance of the Twin Peaks Tunnel.<sup>264</sup> By 1939, the Upper Market and Castro association merged with the Eureka District Boosters' Association to form the Eureka District Merchant's Association.<sup>265</sup>

In the 1900s, the EVIA continued to meet in the mixed-use building at 406 Castro Street (no longer extant). By 1909, the EVPA met at "Collingwood Hall," a mixed-use building at 18<sup>th</sup> and Collingwood streets (4144-4150 Collingwood Street, Figure 101). The EVPA continued to meet at hall through the middle of the twentieth century.<sup>266</sup>

### Social Life

Social life in Eureka Valley continued to revolve around the activities and events of neighborhood improvement clubs, fraternal organizations, and religious communities in the first half of the twentieth century. During the period, for example, Most Holy Redeemer Catholic Church sponsored regular bingo games, family picnics, card clubs, luncheons, and school-related events. The Most Holy Redeemer School students also put on a show in the parish hall each St. Patrick's Day featuring Irish dancing and music. New clubs in the district during this period included the Portola Parlor of the Native Daughters of the Golden West, which held annual dances and parties. Smaller neighborhood groups included the Liberty Dramatic Club and the Eureka Vaudeville Club, which put on performances at the Collingwood Hall.

Bars, fraternal lodges and halls, and the neighborhood athletic club continued to be primary spaces of male sociability and leisure in this period. The Eureka Valley study area had at least nineteen bars in 1914, both clustered on Castro and 18<sup>th</sup> streets and scattered on neighborhood street corners.<sup>267</sup> By the 1910s, women were more accepted in public bar culture. Both sexes participated in dancing, patronized movie theaters, and community outings and picnics sponsored by local civic and religious organizations.<sup>268</sup> In Eureka Valley, Most Holy Redeemer Church offered women some public leadership through its parent-teacher organization at the parochial school. Women also began to appear in supporting roles on the boards of local civic organizations in the 1920s.

### Carnivals and Festivals

The signature social events in Eureka Valley during this period, however, were its annual public carnivals, fiestas, and fetes that began in the 1910s. The first public carnivals in the district took place in

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<sup>263</sup> Bill Simons, "Districts: Hunters Point Club Gives Stand on Bus Line," *San Francisco Chronicle*, December 1, 1940.

<sup>264</sup> Hubbard, *Cities within the City*, 103 (September 27, 1924).

<sup>265</sup> Bill Simons, "Watson Named Head of Eureka Group," *San Francisco Chronicle*, October 18, 1939.

<sup>266</sup> "Eureka Valley Meet Planned," *San Francisco Chronicle*, October 26, 1926; "Events of the Week Among Improvement Clubs of City: Eureka Valley Club," *San Francisco Call*, October 29, 1910.

<sup>267</sup> Peiss, *Cheap Amusements*, 16–21.

<sup>268</sup> *Ibid.*, 21–26.

celebration of the construction of the Twin Peaks Tunnel. The Eureka Valley Improvement Club sponsored a street carnival to celebrate the beginning of the tunnel in 1914 and another to celebrate its opening in 1917. The initial 1914 celebration was to "awaken in the people a realization of what the Improvement should mean to the entire city, as well as to Eureka Valley." These were the first such carnival held in an outlying district of the city. Mayor James Rolph and Governor Hiram Johnson attended the first carnival to present various prizes to participants.<sup>269</sup>

Local civic and social clubs revived the carnival tradition in the 1930s to celebrate two major community milestones: the twenty-fifth anniversary of the founding of the Eureka Valley Improvement Association and the fiftieth anniversary of the founding of the Eureka Valley Promotion Association (EVPA). In 1930, the Eureka Valley Dance celebrating the twenty-fifth anniversary of the Eureka Valley Improvement Club featured a performance by the San Francisco Municipal Band, open air dancing on 17<sup>th</sup> Street between Diamond and Eureka streets, an open-air stage featuring "several performers from downtown theaters," and 5,000 attendees.<sup>270</sup> The following year, the EVPA celebrated its fiftieth anniversary with a three-night carnival centered at the Collingwood Hall. The organization decorated adjoining streets decorated with lights, hosted the Municipal Band, held a street dance, and offered a midnight show at the Castro Theater.<sup>271</sup>

The success of the commemorative carnivals two years in a row established an annual street festival as a neighborhood tradition. Various clubs, including the Eureka Valley Citizens' Association, Eureka Valley Boosters' Association, and the Eureka Social Club, sponsored similar events each year. Themes and size varied, with the largest celebrations associated with other major celebrations or events in the city. In 1938, the Eureka Valley Citizens' Association and Boosters' Association sponsored an outdoor festival dedicated to Treasure Island and the 1939 World's Fair. The "Portola Celebration" had a fiesta theme and included street dancing, entertainment acts, and Treasure Island-themed decorations. Centered on Market and 16<sup>th</sup> streets, the week-long event and attracted more than 17,000 people and raised money for the organization's Christmas fund for local needy children.<sup>272</sup> This celebration and theme morphed into a semi-regular event. In 1948, the Mission and Eureka Valley clubs held another "Portola Festival" commemorating Don Gaspar de Portola, first Spanish governor of Alta California, with a parade through both neighborhoods.<sup>273</sup> The fiesta, or Spanish/Mexican theme proved popular. In 1940, the neighborhood had a "Golden Forties Fiesta," and a "Eureka Valle del Sol Fiesta," the latter of which included a district parade and "open air ball at Market and Noe streets." The following year, newspapers recount dancers wearing "boots and miners' shirts, sombreros and gun belts" for the fiesta.<sup>274</sup>

This period also marks the beginning of Eureka Valley's annual Halloween celebrations. The Eureka Social Club, then under the leadership of Richard Leary, took responsibility for organizing the earliest

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<sup>269</sup> Hubbard, *Cities within the City*, 101–2 (September 26, 1924); Lee, Helen V., "In the Districts: Eureka Valley - 'Sunny Heart of SF,'" *San Francisco Chronicle*, January 20, 1942.

<sup>270</sup> "Eureka Valley Dance Fetes Anniversary," *San Francisco Chronicle*, June 14, 1930.

<sup>271</sup> "Eureka Valley Carnival Will Mark Jubilee," *San Francisco Chronicle*, September 10, 1931.

<sup>272</sup> Simons, Bill, "Eureka Valley Fiesta Will Be Held Monday Evening," *San Francisco Chronicle*, October 3, 1940; "17,000 Expected to Attend Eureka Valley Fete Tonight," *San Francisco Chronicle*, July 26, 1938.

<sup>273</sup> "Eureka Club Plans Fete," *San Francisco Chronicle*, October 12, 1938; "Portola Festival: Big Doings Out in the Mission; Climax Saturday, Mayor Reminds," *San Francisco Chronicle*, October 20, 1948.

<sup>274</sup> "Eureka District Joins in Fair Fiesta Parade," *San Francisco Chronicle*, April 25, 1940; "Eureka Valley Will Dance Tonight," *San Francisco Chronicle*, September 19, 1941.

iterations in the 1930s. In 1931, the Halloween carnival included a grand march and a carnival and dance at Collingwood Hall.<sup>275</sup>

#### Associated Property Types

The study area contains several identified properties associated with the social and political life of the district during this period: Collingwood Hall at 4144-4150 18<sup>th</sup> Street (built ca. 1909), the home of Mayor Patrick McCarthy at 72-74 Collingwood Street (built 1906), the home of community leader Henry Becker at 534 Castro Street (built 1907), and the home of community leader Richard V. Leary at 152 Eureka Street (built 1932). Other potential property types associated with this theme could include commercial and residential properties or public spaces significantly associated with the history of carnivals and festivals in the Eureka Valley neighborhood and properties associated with the neighborhood's improvement clubs.



Figure 101. Collingwood Hall, 4144-4150 18<sup>th</sup> Street, built ca. 1909.

#### CIVIC AND INSTITUTIONAL DEVELOPMENT

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Civic and institutional development also continued in Eureka Valley, most notably in school construction and expansion, but also in the beginning of important neighborhood celebratory traditions. As in the past, local civic and improvement clubs were vital in securing these improvements for their district. Eureka Valley also received its first purpose-built post office in 1918, the Eureka Station, on the northwest corner of 18<sup>th</sup> and Diamond streets.

#### Education

By 1900, the Douglass School (1895) was already terribly overcrowded, with students sitting two and three to a desk and about 150 students not attending school for lack of space.<sup>276</sup> Though neighborhood civic groups took action, it was years before the city was able to remedy the situation. In 1910, the Eureka Valley Improvement Club was still pointing out to city officials that the school was badly

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<sup>275</sup> "Halloween Carnival to Be Held Tonight," *San Francisco Chronicle*, October 29, 1931.

<sup>276</sup> "Residents of Eureka Valley Want Schools," *San Francisco Call*, June 27, 1900.

overcrowded, with teachers resorting to holding classes in basements and store rooms across the street from the school. The school also lacked a school yard, and children often played in the adjacent streets.<sup>277</sup> The overcrowding was relieved with the construction of the McKinley School just outside the study area at 14<sup>th</sup> and Castro streets in 1910.<sup>278</sup> But by the early 1920s, Eureka Valley citizens were again advocating for rebuilding or replacing the Douglass School, along with the nearby Everett School on Sanchez Street.<sup>279</sup> In 1926, the city rebuilt the Everett School as the Sanchez Elementary School and placed it on a combined campus with the new Everett Middle School, completed in 1928. These were constructed in tandem with the new Mission High School, completed in 1925.<sup>280</sup>

#### Associated Property Types

The study area contains one identified resource associated with civic and institutional development in this period: the US Post Office branch (1918) at 18<sup>th</sup> and Diamond streets. (Figure 102) Just east of the study area boundary, the Everett Middle School and Sanchez Elementary School are also significant resources from this period associated with the history of public education and civic engagement in the Eureka Valley district.



Figure 102. US Post Office 18<sup>th</sup> Street Branch, 4304 18<sup>th</sup> Street, 1918 (3880)

#### RELIGIOUS COMMUNITIES

Eureka Valley welcomed one new religious community in the post-quake period. In 1902, the Bethel Baptist Church constructed a single-story, wood-frame church building at 150 Eureka Street.<sup>281</sup> The congregation changed its name to the Central Baptist Church by 1915, and appears to have restyled the front of the building in the then-popular Spanish Colonial Revival style. (Figure 103) By 1950 the

<sup>277</sup> "Douglas School Unsatisfactory: Residents of the Mission Ask Improvement," *San Francisco Chronicle* (1869-Current File), February 21, 1910.

<sup>278</sup> "Mission Citizens Celebrate Event," *San Francisco Chronicle* (1869-Current File), November 7, 1910.

<sup>279</sup> "Eureka Valley Veritable City Within San Francisco" The facilities were partially overcrowded with pupils from the Mission High School, which burned in 1922.

<sup>280</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

<sup>281</sup> *Crocker-Langley San Francisco Directory for the Year Commencing ...*, 1910; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

congregation had constructed a significant rear addition to the building.<sup>282</sup> Beginning in the 1990s, the church building was home to the Metropolitan Community Church, a non-denominational Christian church welcoming to LGBTQ worshippers. The church was a branch of a larger religious denomination founded in Los Angeles in 1968 under the leadership of Reverend Troy Perry (See Neighborhood in Transition, Development as an LGBTQ Enclave).<sup>283</sup>

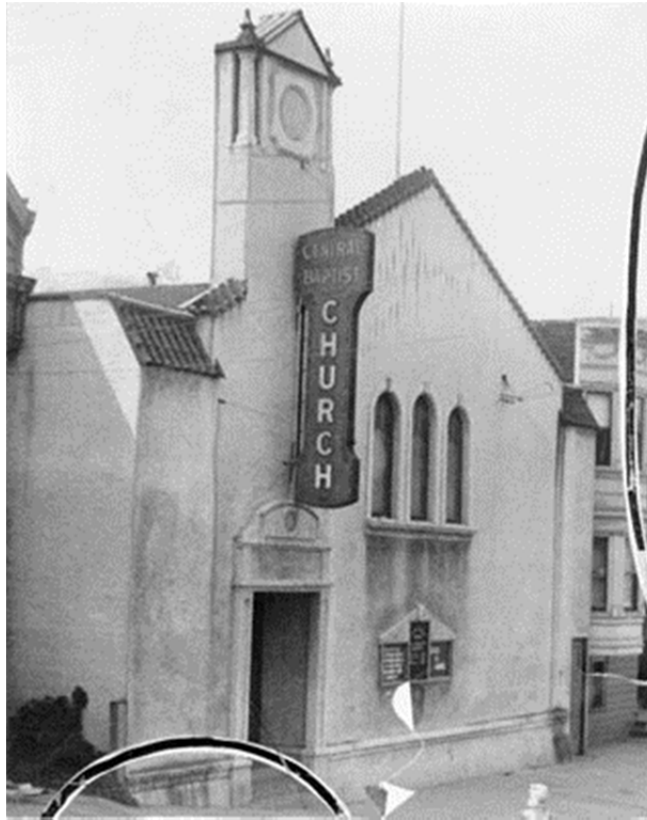


Figure 103. Central Baptist Church, 150 Eureka Street in 1930.  
(AAB-0580, San Francisco History Center, San Francisco Public Library)

#### Associated Property Types

The study area contains one identified religious property from this period: the Central Baptist Church at 150 Eureka Street. (Figure 104)

<sup>282</sup> *Crocker-Langley San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1915), <http://archive.org/details/crockerlangleysa1915sanfrich>; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914, 1950.

<sup>283</sup> De Jim, *San Francisco's Castro*, 92.





Figure 104. Central Baptist Church/Metropolitan Community Church, 150 Eureka St., built 1902

### NEIGHBORHOOD IN TRANSITION (1941-1974)

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The end of World War II marked the beginning of a major period of transition for the Eureka Valley neighborhood. Postwar prosperity in San Francisco translated into some substantial investments in civic infrastructure in the neighborhood, including the valley's first public park. Residential and commercial growth slowed in the now fully-developed neighborhood. With improving prosperity and ease of accessibility, many Eureka Valley residents began migrating west to the Sunset and south to the suburban tracts of Daly City.<sup>284</sup> The urban renewal programs and demographic shifts of the immediate postwar period that affected adjacent areas such as the Mission and Western Addition had little direct effect in Eureka Valley. But the neighborhood was not immune from the indirect effects of economic and societal shifts in the post-World War II period; the changes Eureka Valley would experience in the third quarter of the twentieth century would be social and cultural rather than physical.

Eureka Valley joined adjacent districts such as Haight-Ashbury, Noe Valley, Glen Park, Balboa Park, and Visitacion Valley in a pattern characterized by outmigration and a period of relative neglect when affordable housing prices attracted marginal or then-unconventional residents. As the city's manufacturing and retail economies declined between the end of World War II and the late 1970s, loss of blue collar jobs and urban decentralization changed the demographics and character of many of San Francisco's older neighborhoods.<sup>285</sup> Eureka Valley found itself positioned on a north-south axis that divided income classes and racial identities in the city by the mid twentieth-century. The suburbs and western neighborhoods attracted residents, but out-migration was also influenced by "fear of what the neighborhood envisioned spreading over the hill from the Haight-Ashbury district," namely, hippies and the neighborhood problems that were perceived as coming with them. The first gay bar to open in the neighborhood in the late 1960s – the Missouri Mule on Market Street - was one more factor. Fear of

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<sup>284</sup> San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 78.

<sup>285</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 71–72.



dropping housing values prompted quick sales and relatively inexpensive sale prices.<sup>286</sup> The result was that by the early 1960s, Eureka Valley property values did in fact drop and many local businesses closed as long-time patrons relocated.<sup>287</sup>

Neighborhoods that underwent this cycle of disinvestment, change, and reinvestment were often the areas that attracted what some historians have termed “life style migrants . . . in search of their various versions of the American Dream.”<sup>288</sup> On the flip side of this trend often came a period of rehabilitation and revival, fashioned by civic and investment-minded local residents of means and/or speculators. In Eureka Valley, this pattern resulted in the transformation of Eureka Valley into one of the most significant and widely-recognized concentrations of LGBTQ persons in the nation.



Figure 105. Eureka Valley in 1945, looking southeast from Corona Heights; note Most Holy Redeemer Catholic Church on Diamond Street at the center right edge of image for orientation.  
(AAB-8459, San Francisco History Center, San Francisco Public Library)

## SOCIAL AND POLITICAL LIFE

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### Demographics

Demographically, news writers described the neighborhood in the 1940s and 1950s as “retired people who had bought their homes back between world wars, blue-collar and third-world families and young marrieds fixing up Victorians.”<sup>289</sup> In 1950, the neighborhood remained more than 99 percent

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<sup>286</sup> Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 7.

<sup>287</sup> De Jim, *San Francisco's Castro*, 7.

<sup>288</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 75; San Francisco Planning Department and Page & Turnbull, Inc., “Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA,” 78.

<sup>289</sup> Warren Hinckle, “The Last Straight Bar in the Neighborhood,” *San Francisco Chronicle*, January 3, 1978.

white. As in the past, the majority of employed males (forty-six percent) worked in traditionally blue-collar occupations, primarily in skilled trades or the city's waterfront industries. Thirty percent of employed males worked in non-managerial clerical, sales, and service positions. This was also true for the majority of employed women.<sup>290</sup> These demographics came increasingly under pressure beginning in the 1950s as working-class jobs began leaving San Francisco over the next two decades. Outmigration of working class families to suburban locales, often following employment, opened space – and cheap real estate – for newly arrived groups to settle.

#### Improvement Associations

From the early 1940s through the 1960s the number of civic and social organizations in Eureka Valley decreased, perhaps reflecting the demographic changes in the neighborhood in the period. The EVPA (now EVNA) and Eureka District Merchant's Association remained active, advocating for improvements in basic infrastructure, beneficial zoning, more apartment construction, and open space preservation (See Civic and Institutional Development).<sup>291</sup> Key neighborhood leaders in the 1940s and 1950s included local attorney Manuel Silva (or Sylva) and postal clerk Prentice Shoaf, both of whom served as president of the EVPA several times. The Shoaf family lived at 76 Collingwood Street (no longer extant). Prentice Shoaf's son, Ross Shoaf, who worked for the San Francisco Bureau of Engineering, also served as president during the period, as did State Assemblyman Edward Gaffney.<sup>292</sup>

As the Eureka Valley district became home to increasing numbers of LGBTQ residents in the 1960s and 1970s, many newcomers became active in the long-standing civic and improvement associations. In the mid-1970s, the Eureka Valley Promotion Association estimated that it had about a 30 percent LGBTQ membership. At that time, the EVPA's major areas of advocacy included streets and transportation, litter, education, arts, health, zoning and planning, and parking.<sup>293</sup> The EVPA stated its priorities to the local press, reporting that it "Sees height limits as saving quality of upper Market area. Promotes communication between residents of varying life styles."<sup>294</sup>

During this period, neighborhood organizations continued to meet in the Collingwood Hall, but by the 1970s had shifted to meeting at the Eureka Valley Recreation Center.

#### Social Life

By the 1940s, the Eureka District Merchants' Association took over responsibilities for Halloween festivities in the neighborhood, organizing an annual parade down Castro Street between 17<sup>th</sup> and 19<sup>th</sup> streets along with a costume ball for adults in Collingwood Hall. In the 1940s and 1950s, Ernie DeBaca, then-owner of Cliff's Variety, organized the events.<sup>295</sup> Other neighborhood-wide festivities, which were put on hiatus during World War II, do not appear to have been revived in the 1950s or 1960s.

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<sup>290</sup> Timothy Stewart-Winter, "The Castro: Origins of the Age of Milk," *The Gay & Lesbian Review Worldwide*, no. January 1, 2009, accessed April 18, 2017, <https://www.thefreelibrary.com/The+Castro%3A+origins+of+the+age+of+milk.-a0192646447>.

<sup>291</sup> Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 177–78.

<sup>292</sup> Lee, Helen V., "In the Districts: Eureka Valley - 'Sunny Heart of SF'"; "Gaffney Installed," *San Francisco Chronicle*, April 23, 1949.

<sup>293</sup> Walter Vatter, "Working Together on Castro Street," *San Francisco Chronicle*, October 29, 1978, sec. Magazine.

<sup>294</sup> Gerald Adams, "Neighborhood Power Guide," *San Francisco Chronicle*, May 28, 1972, sec. Magazine.

<sup>295</sup> De Jim, *San Francisco's Castro*, 32–33; Bill Simons, "The Districts: A Witch Comes in Tonight," *San Francisco Chronicle*, October 31, 1940.

Bars continued to be an important space in the social life of Eureka Valley residents in the mid twentieth-century. Popular bars in the neighborhood that also served as political and social hubs in the postwar period included Log Cabin Tavern (2140 Market Street, outside the study area); Gallagher's (440 Castro Street), the Ildono Tavern, a "one-bar memorial to Franklin Roosevelt" (4146 18<sup>th</sup> Street), the A & D Club (482 Castro), Gene & Frank's Castro Club, "a firemen's hangout" (4121 18<sup>th</sup> Street), and the Eureka Club (or Eureka Valley Club, 4141 18<sup>th</sup> Street), dubbed the "last straight bar in the neighborhood" in the late 1970s.<sup>296</sup> Social patterns shifted for many residents during this period with the turnover of businesses from neighborhood-oriented services to specialty shopping and of neighborhood bars – a staple in the social lives of old and new residents alike –from blue collar watering holes to bars catering to an LGBTQ clientele.<sup>297</sup> As one scholar wrote, "The gayification of the Castro was a transition from one masculine tavern subculture to another."<sup>298</sup>

However, older patterns also continued, including the "bingo nights, parish musicals, and clubs celebrating shared Irish, Italian, or Scandinavian descent" that took place for decades in Eureka Valley.<sup>299</sup> The Collingwood Hall continued to serve as a central site in community life, hosting dances, political meetings, children's events, religious revivals, and even film screenings through the 1950s and 1960s.

### Politics

Democratic politics remained strong in the district, and were often based in the mixed social and political environment of neighborhood bars. One of the giants in neighborhood, and later citywide, political organizing was John Monaghan, who lived on Grand View Avenue (outside study area) and operated the Log Cabin Tavern in the mid-1940s, and later the Monaghan's Ten Club at Sanchez and Duboce avenues (outside study area). At his death in 2005, contemporaries called him the "last of the old Irish ward heelers," describing his role as bar owner and political figure. A stalwart Democrat, Monaghan advised politicians, delivered votes, and "knew who to call to get a favor or fix a broken streetlight." Monaghan's area of influence covered the Castro/Market corridor and most of Eureka Valley. In the early 1970s, Monaghan worked in City Hall as an aid to mayors Joseph Alioto, George Moscone, and Dianne Feinstein.<sup>300</sup>

### Arts

The neighborhood became home to a well-known art cooperative, Ruby's Clay, at 552 Noe Street. Ceramic artist Ruby O'Burke (1897-1983) established a clay studio in Hayes Valley in 1962 and moved it to Eureka Valley in 1967 with the help of celebrated ceramic artist Ruth Asawa and her family. Ruby O'Burke lived on the upper floors of the former brewery building and had studio and exhibit spaces below. Ruby's Clay has provided facilities for potters to work and develop artistically since its founding.<sup>301</sup>

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<sup>296</sup> Hinckle, "The Last Straight Bar in the Neighborhood."

<sup>297</sup> Ibid.

<sup>298</sup> Stewart-Winter, "The Castro: Origins of the Age of Milk."

<sup>299</sup> Ibid.

<sup>300</sup> "John Monaghan - S.F. Barkeep, 'Last of the Old Irish Ward Heelers,'" *San Francisco Chronicle*, June 2, 2005, sec. B7.

<sup>301</sup> "History: About Ruby," *Ruby's Clay Studio & Gallery*, accessed April 25, 2017, <http://www.rubysclaystudio.org/new-page-3/>.

In 1972, the Eureka Theater Company (originally the Short Players) began offering experimental, comedic, and sometimes controversial theater performances in the basement gymnasium space of the Trinity Methodist Episcopal Church (Market, Noe, and 16<sup>th</sup> streets, 1926, burned 1981). Best known for its Tony Award and Pulitzer Prize-winning commission *Angels in America* written by Tony Kushner, the company also included noted directors and performers such as Richard E.T. White, Danny Glover, and Julie Herbert. After a 1981 arson fire gutted the Trinity Methodist Episcopal Church, the theater relocated to a series of temporary locations, the Inner Mission, and most recently, the Gateway Cinema.<sup>302</sup>

#### Associated Property Types

Resources associated with social and political life in the study area for this period include the Collingwood Hall (1909, see Figure 101 on page 108) and the Eureka Valley Recreation Center (1951 and 1956, Figure 112 on page 120). Associated property types might also include residential buildings historically associated with local civic, institutional, and artistic leaders such as Manuel Silva, Prentice Shoaf, Ross Shoaf, Edward Gaffney, Ernie DeBaca, or Ruby O’Burke.

#### CIVIC AND INSTITUTIONAL DEVELOPMENT

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The 1950s are often associated with a period of suburban outmigration and urban decline, but in postwar San Francisco, urban planning interests and voters carried out an ambitious plan to improve public facilities in the city. As the Eureka Valley neighborhood aged, the city carried out several key institutional and public facility development and replacement projects. Most of these projects were part of major citywide campaigns of facility improvements funded by public bond measures.

#### Parks and Recreational Space

Until the late 1930s, most of the park and recreation space accessible to residents of the Eureka Valley study area was outside the neighborhood. Local residents and improvement associations had actively campaigned on behalf of these open spaces and for a new park within the bounds of Eureka Valley. The earliest park land adjacent to the Eureka Valley district was Buena Vista Park, just north of the study area. The Committee on Outside Lands had proposed the Buena Vista heights as a park space by as early as 1868, but the park was minimally improved for much of the early twentieth century.<sup>303</sup> The park was also not always the most pleasant place to visit. In 1902, the Eureka Valley Improvement Club asked the city to address the park, as it had become “the rendezvous of criminals and tramps.”<sup>304</sup>

The neighborhood also had access to Dolores Park, just east of the study area. The EVIA and Mission Promotion Association were both active in establishing Dolores Park, part of a broader campaign for more equitable distribution of park land in their part of the city.<sup>305</sup> In 1903, Mission and Eureka Valley neighborhood groups helped pass a bond measure to establish Dolores Park by purchasing two Jewish cemeteries then located east of Church Street. The city purchased the sites in 1905, but the 1906 earthquake and fire and use of the park land as a refugee camp interrupted park development.<sup>306</sup>

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<sup>302</sup> “Eureka Theater Company History.”

<sup>303</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, “Revised Mission Dolores Neighborhood Survey, San Francisco, California,” 34.

<sup>304</sup> “Wants Buena Vista Park Improved,” *San Francisco Call*, May 7, 1902.

<sup>305</sup> “Mission Boosters Want More Parks: Appear Before Finance Committee to Urge an Increase,” *San Francisco Chronicle (1869-Current File)*, April 27, 1910.

<sup>306</sup> Mission Dolores Neighborhood Association and Carey & Co. Architecture, “Revised Mission Dolores Neighborhood Survey, San Francisco, California,” 34.

Dolores Park remained largely unimproved until after World War I when Mission neighborhood associations lobbied to pave adjacent streets, construct sidewalks, install curbs, build a comfort station, and create a playground and tennis courts.<sup>307</sup>

The 1930s marked another brief period of park investment nearby. Land that had proved a long-time nuisance in Eureka Valley joined the district's park land in the late 1930s. By 1937, the city had purchased the former Gray Brothers quarry area on Corona Heights and was preparing to make it into a park and recreation space. The area needed significant improvement, however, as landslides down the excavated slopes were a frequent danger.<sup>308</sup>

In 1939, the city began planning for a park in the center of the Eureka Valley district for the first time, authorizing purchases of property on the south end of the block bounded by 18<sup>th</sup>, Collingwood, Diamond, and 19<sup>th</sup> streets, though World War II and lack of funds and materials delayed action for more than a decade. In 1947, San Francisco voters passed a \$12 million bond measure for new playgrounds and recreation spaces.<sup>309</sup> With these funds, Eureka Valley finally got its own recreation area: the Eureka Valley Playground. The city acquired the last necessary property on the block in 1950 and broke ground on the new playground facility in June 1951.<sup>310</sup> (Figure 106) The recreation center was similarly long in the planning, with the San Francisco Recreation and Park Department first approving plans in 1945. The city broke ground in 1954 and completed the \$556,000 building in June 1956. The original building, designed by the architecture firm Appleton & Wolford, contained a gymnasium, auditorium, and activity rooms.<sup>311</sup> The city completed a \$4 million renovation and addition project on the recreation center in 2006 that included a new 1,000-square-foot building and 2,100 square foot expansion, new playground area, and new fencing.<sup>312</sup>

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<sup>307</sup> Ibid., 47–48.

<sup>308</sup> "Eureka Valley Landslide Laid to Heavy Rains," *San Francisco Chronicle*, January 18, 1937.

<sup>309</sup> Randolph Delehanty, "San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City" 1992, 441, 447–48.

<sup>310</sup> "New Playground," *San Francisco Chronicle*, June 10, 1951; "Land Purchase - Eureka Valley Playground," *San Francisco Chronicle*, July 10, 1950.

<sup>311</sup> "Eureka Valley Playground Work to Begin," *San Francisco Chronicle*, November 1, 1954; "Hamilton Park Contract Is Awarded," *San Francisco Chronicle*, May 28, 1954; "Eureka Valley Playground Work to Begin."

<sup>312</sup> Becky Bowman, "Recreation Center Celebrates Reopening," *San Francisco Chronicle (CA)*, January 28, 2006, FINAL edition.



Figure 106. The Eureka Valley playground and recreation center under construction, ca. 1954.  
(AAE-0012, San Francisco History Center, San Francisco Public Library)

#### Education

After more than fifty years of use, local parents began petitioning the San Francisco Board of Education in 1949 for replacement of the 1895 Douglass Elementary School.<sup>313</sup> The new Douglass School (by then usually written without the second 's') opened to pupils in 1953, funded through \$48 million bond passed in 1948 for new school construction in the city.<sup>314</sup> (Figure 107)



Figure 107. Douglass School, 4235 19<sup>th</sup> Street, built 1953, photo ca. 1975.  
(AAD-3645, San Francisco History Center, San Francisco Public Library)

<sup>313</sup> "Bids Ordered for New Hillcrest School," *San Francisco Chronicle*, December 14, 1949.

<sup>314</sup> "Schools (Some New Ones) Start Tomorrow for 77,500," *San Francisco Chronicle*, September 13, 1953.



### Libraries

The district would also get a new library building in the 1950s. The 1957 Daly City earthquake badly damaged the masonry McCreery Library, and the city demolished it soon after. (Figure 108) The architecture firm of Appleton & Wolford designed a new branch library on the same site, completed in 1961, one of at least six branch libraries the firm designed in San Francisco in the 1950s and early 1960s. (Figure 109) The same year, the San Francisco Art Commission placed a torso sculpture by sculptor Benny Bufano in front of the library.<sup>315</sup> The renamed Eureka Valley Branch remains in use, though the city changed the name of the building in 1981 to the Eureka Valley/Harvey Milk Memorial Branch Library to honor gay rights activist, neighborhood resident, San Francisco Supervisor Harvey Milk. The library underwent a substantial renovation in 2009.<sup>316</sup>



Figure 108 (left). Demolition of the McCreery Branch Library, 1957.

(AAC-5508, San Francisco History Center, San Francisco Public Library)

Figure 109 (right). Eureka Valley/Harvey Milk Memorial Branch of the San Francisco Public Library, ca. 1961 (AAC-5496, San Francisco History Center, San Francisco Public Library)

### Health Care

In 1966, the city replaced the aging, brick water pumping station on 17<sup>th</sup> Street with a new public health care facility, the District Number One/Eureka-Noe Health Center, now Castro/Mission Health Center at 3850 17<sup>th</sup> Street. The center was funded through state allocations for health projects.<sup>317</sup> A specialty medical building also opened at 4200 18<sup>th</sup> Street in 1967 housing a podiatrist, a dentist, a surgeon, and a general physician's offices.

### Associated Property Types

Civic and institutional resources in the study area include the Eureka Valley/Harvey Milk branch of the San Francisco Public Library (1961, Figure 110), the Harvey Milk Civil Rights Academy/Douglass School (1953, Figure 111), the Eureka Valley Playground and Recreation Center (1951 and 1956,

<sup>315</sup> "The West," *San Francisco Chronicle*, June 11, 1961.

<sup>316</sup> "Eureka Valley Library History."

<sup>317</sup> "Four Medical Centers Get Funds," *San Francisco Chronicle*, October 8, 1960.

Figure 112), and the District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17<sup>th</sup> Street (1966, Figure 113).

The primary designed landscapes in the study area date to this period and include recreational landscapes such as the playing fields at the Eureka Valley Recreation Center and more informal sites such as the garden areas adjacent to public street staircases.



Figure 110. Harvey Milk/Eureka Valley Branch, SF Public Library, 1 Jose Sarria Ct., built 1961, Appleton & Wolford



Figure 111: Harvey Milk Civil Rights Academy/Douglass School, 4235 19<sup>th</sup> St., ca. 1955





Figure 112. Eureka Valley Recreation Center, 100 Collingwood St., built 1954, Appleton & Wolford



Figure 113. District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17<sup>th</sup> Street, built 1966

#### TRANSPORTATION: MARKET STREET WIDENING

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Transportation improvements in Eureka Valley in the decades after World War II focused on municipal rail service and automotive improvements. With the development of the western neighborhoods, the city began improving its arterial roadways to accommodate greater traffic flow. In 1957-1958, the city widened Market Street to facilitate better access for increased population in the western part of city and the new residents of Diamond Heights.<sup>318</sup> Planning for the “Twin Peaks Highway” widening project began in the late 1940s, and involved making Market Street from Castro Street to 24<sup>th</sup> Street a divided, four-lane route.<sup>319</sup> (Figure 114)

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<sup>318</sup> Corbett, Michael C., “Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA],” 174.

<sup>319</sup> Doyle, Jackson, “Twin Peaks Highway: Plans Are Completed for the Widening of Market, Portola,” *San Francisco Chronicle*, February 11, 1951.

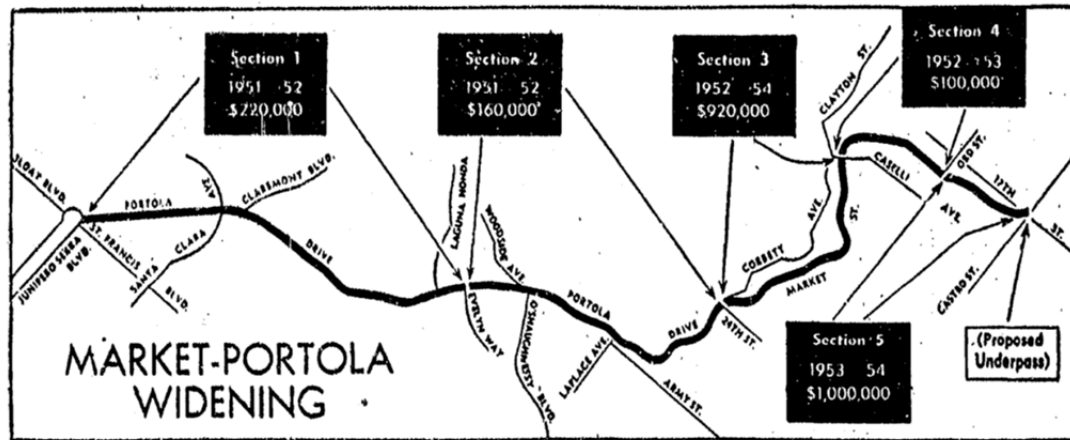


Figure 114. Map of the Market Street widening project published in the *San Francisco Chronicle*, February 11, 1951

By the end of World War II, streetcar lines had shrunk considerably in the district, with the only lines directly servicing Eureka Valley limited to the Market Street and Church Street lines. Public transportation improvements focused not on streetcars, but subways. The San Francisco Municipal Railway completed construction of a subway line along Market Street to the Twin Peaks Tunnel in 1972, along with a new Muni subway station. The railway abandoned the former Eureka Valley Station on Market Street and demolished its entry head houses. The station remains in situ as an emergency exit for the main subway station.<sup>320</sup>

#### Associated Property Types

Properties associated with transportation development in this period are limited to the realigned section of Market Street between Castro and Douglass streets.

#### RESIDENTIAL DEVELOPMENT

Residential development in Eureka Valley during and after World War II was primarily limited to replacement development, often with denser housing types such as apartment buildings, and some individually-driven housing development on still open parcels on the hillsides and hilltops separating Eureka and Noe valleys. Mid-century Modern is the predominant style, with a smaller number of Bay Regional Modern-style dwellings, largely limited to single-family or two-unit dwellings. The 1950 Sanborn map for the neighborhood gives a glimpse of the residential character of the neighborhood shortly after World War II. The neighborhood was uniformly and densely developed with a variety of housing forms reflecting seventy years of growth. The most prominent newcomers to the neighborhood are the large apartment buildings situated on corner lots in the district, particularly in the northern part of the study area near Market Street.<sup>321</sup> After the realignment and widening of Market Street in 1957-1958, the realigned section of the street is lined with large apartment buildings.

#### Associated Property Types

Residential properties from this period in Eureka Valley include primarily single-family dwellings over integral garages and multiple-family apartment buildings. These properties are situated on infill lots

<sup>320</sup> Mendoza, Joe, *Muni Metro, Bay Area Rail Transit Album Vol. 2: San Francisco's Light Rail Lines + Streetcar & Cable Car Lines*, 68.

<sup>321</sup> Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

throughout the district, and in the case of apartment buildings, replaced earlier buildings. Styles include primarily Bay Region Modern and Mid-century Modern.

#### COMMERCIAL DEVELOPMENT

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By 1950, Sanborn maps show that Castro Street had become the most significant commercial hub in the district, no doubt a result of the streetcar that ran down its length. Market Street also has much more substantial commercial development than thirty-five years earlier, with shops running along its length to 19<sup>th</sup> Street.<sup>322</sup> Small regional chains began to make inroads into the neighborhood during the postwar period as well, most notably the local San Francisco grocery chain Littleman's. Founded in 1937 by Abe and Leon Miller, the Littleman's chain had approximately fourteen stores in the San Francisco Bay Area. In 1954, Littleman's replaced its small grocery at the corner of Collingwood and 18<sup>th</sup> streets with a new, supermarket-style big box store.<sup>323</sup> Two mid-to-late twentieth-century gas stations were also constructed in the neighborhood at 2395-99 Market Street (1958) and 376 Castro Street (1963). Alice Sebbel also operated one of the last small-scale industrial properties in the district, Cora Lou Confectioners at 2500 Market Street. She moved her business to 434 Castro Street sometime in the mid-1950s.



Figure 115. Castro Street at Market Street, looking south, 1944.  
(AAB-3268, San Francisco History Center, San Francisco Public Library)

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<sup>322</sup> Ibid.

<sup>323</sup> The chain became a Cala grocery interest in 1965. "Leon Miller," *SFGate*, accessed February 14, 2016, <http://www.sfgate.com/news/article/OBITUARY-Leon-Miller-2979555.php>; Gywnn, David, "Littleman Stores," *Groceteria.com*, n.d., <http://www.groceteria.com/store/regional-chains/k-o/littleman-stores/>;



Figure 116. Market Street at 17<sup>th</sup> Street, looking southeast, 1945.  
(AAB-6383, San Francisco History Center, San Francisco Public Library)

#### Associated Property Types

Commercial development in the mid to late twentieth century in Eureka Valley consisted of primarily new automobile-oriented forms such as gas and service stations and big box retail. Older commercial buildings, which made up the bulk of the commercial development in the district, also underwent modernization schemes with new storefronts, cladding, and signage arrangements. Commercial development remained centered on Market, 17<sup>th</sup>, 18<sup>th</sup>, and Castro streets, with corner commercial establishments sporadically situated in the lower reaches of the neighborhood. Commercial properties constructed in this period were almost exclusively Modern in design.

#### DEVELOPMENT AS AN LGBTQ ENCLAVE (1960s-1974)<sup>324</sup>

Beginning after World War II, Eureka Valley became one of several focal points for lesbian, gay, bisexual, transgender, and queer (LGBTQ) migration and congregation in San Francisco. Between the end of the war and the late 1960s, the LGBTQ population of San Francisco grew steadily. Many military members serving in the Pacific Theater who had been dishonorably discharged for sexual orientation settled in the Bay Area. Other service members were attracted to the area after the war because of the tolerance they experienced in the city.<sup>325</sup> LGBTQ migration to San Francisco was also part of a broader influx of bohemians, artists, and counter-culture adherents into the transitioning postwar neighborhoods south of Market Street, the Haight, and Western Addition. Between the mid-1950s and

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<sup>324</sup> In 2015, the City of San Francisco completed the “Citywide Historic Context Statement for LGBTQ History in San Francisco” (Graves and Watson 2015). This document provides a comprehensive history of LGBTQ communities in the city, identifies associated properties and property types, and provides a framework for analysis of sites associated with significant themes in LGBTQ history in the city. This section of the Eureka Valley HCS draws directly on the LGBTQ Historic Context Statement to address this theme, identify associated property types, and determine evaluation frameworks. Note that this section treats this theme only to 1974, still early in the history of LGBTQ influence in the neighborhood. The LGBTQ HCS extends through the early 1990s and contains considerably more information on this theme.

<sup>325</sup> Godfrey, *Neighborhoods in Transition*, 116.

the late 1970s, an estimated one- to two hundred thousand LGBTQ residents had settled in the Eureka Valley, Polk Gulch, and Upper Market districts.<sup>326</sup>

Many accounts of the early LGBTQ history of Eureka Valley point to the opening of The Missouri Mule at 2348 Market Street in 1963 as the beginning of the transformation of the neighborhood into an LGBTQ enclave. According to the Citywide Historic Context Statement on LGBTQ History in San Francisco (LGBTQ HCS),

In 1963, the Missouri Mule (2348 Market Street) became the first gay bar in the Castro. The tavern had been operating as a straight watering hole under the same name for over a decade. John Burgoa took over in 1963 and ran the bar until 1973. A “campy” singer named Vivacious Vivian accompanied herself on honky-tonk piano as “all order of gay men gathered round.” Soon after, a large variety of gay-oriented and or gay-owned businesses opened in the neighborhood. Some of the earliest bars were the I-Do-No (address unknown), the Honey Bucket (4146 18th Street), and The Mistake (3988 18th Street). Early restaurants included The Metro (3897 18th Street) and Burke’s Corner House (2100 Market Street). One of the first gay-oriented clothing stores was Valet Men’s Wear (564 Castro Street), and the first dry cleaners was Toni’s (270 Noe Street).<sup>327</sup>

What began with small numbers of people, businesses, and social congregation sites grew over the 1960s and into the early 1970s into the largest concentration of LGBTQ persons in the city. The “gay bohemian influx” into Eureka Valley in the late 1960s and early 1970s took advantage of a number of economic factors in the district. Long-time residents of the valley had begun to move further west and south as the more suburban parts of the city and peninsula communities beckoned. The still-largely Irish-Catholic neighborhood had deteriorating physical infrastructure, aesthetic appeal, and low rents – all elements that attracted LGBTQ and other marginal, nonconformist, or counter-culture residents to districts such as the Haight or North Beach.<sup>328</sup> Per the LGBTQ HCS,

By 1970, the Castro began to draw new energy away from Polk Street and Haight-Ashbury. “Polk Street area was tired. Castro was fresh and vibrant,” remembered early resident Sam Crocker. Judd Zeibell, another resident, recalled that people moved from Haight-Ashbury to the Castro “where rents were cheaper. The Castro started filling up with people and sexual freedom all day and all night. Gay men, especially.” Run-down Victorians were restored by new residents who shopped for paint, hammers, and other tools and supplies at Cliff’s Variety Store (479 Castro Street, extant).<sup>329</sup>

By the mid-1970s, the Castro was the cultural, economic, and political center for gay San Francisco. Gay rights activist Cleve Jones remembers the Castro around the time of his arrival in 1973: “There was just this electricity, this knowledge that we were all refugees from other places and we’d come here to build something that was new.” Even more bars, restaurants, and shops tailored to and run by gay men had opened on and around Castro Street. The Twin Peaks Tavern (410 Castro Street, extant, S.F. Landmark No. 264), situated since 1935 at a prominent location near Market Street, was purchased in 1972 by two lesbians, Mary Ellen Cunha and Peggy Forster. The women transformed

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<sup>326</sup> Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 76.

<sup>327</sup> Watson, Shayne and Graves, Donna, “Citywide Historic Context Statement for LGBTQ History in San Francisco” (San Francisco: GLBT Historical Society, 2015), 170.

<sup>328</sup> Godfrey, *Neighborhoods in Transition*, 124.

<sup>329</sup> Watson, Shayne and Graves, Donna, “Citywide Historic Context Statement for LGBTQ History in San Francisco,” 170.

the bar by installing large, plate-glass windows, creating what many locals have described as the first known gay bar in the U.S. to feature such a visible space where patrons could be seen from the street. “It became a symbol, if imperfect, of a liberated, visible lesbian, gay, bisexual and transgender (LGBT) community,” according to Don Romesburg. Yet its visibility relied on patrons’ propriety as they followed Cunha and Forster’s house rule against patrons touching or kissing.<sup>330</sup>

While gay men dominated early LGBTQ population in Eureka Valley, lesbian and bisexual women were also active contributors to the local economy and social networks. Per the LGBTQ HCS,

The Castro was not exclusively a gay-male enclave in the 1970s. In 1974, the Full Moon Coffeehouse opened at 4416 18th Street (extant). Collectively owned by a group of lesbian women, it was the first explicitly women-only establishment in San Francisco. . . Until it closed in 1977, the Full Moon served food, hosted poetry readings, and organized performances by newly popular women’s musicians such as Chris Williamson and Meg Christian.<sup>331</sup>

The early 1970s were among the most formative political, economic, and social periods for the Eureka Valley district and by the end of the study period in 1974, the area had become a full-fledged gay neighborhood. Per the LGBTQ HCS,

While gay bars and commercial establishments were clustered together in specific neighborhoods of many major urban areas in the United States throughout the twentieth century, the Castro took this spatial congregation to a new level. . . The Castro became a gay neighborhood, not simply an area frequented for commercial and sexual purposes. Nonprofit organizations and commercial establishments catering to predominantly gay men—such as bookstores, restaurants, florists, barbers, gay newspapers, hardware stores, and clothing shops—helped form the Castro’s identity as a gay residential, cultural and social center.<sup>332</sup>

The establishment of the Castro Street Fair in 1974, the relocation of gay Halloween festivities from Polk Street and North Beach to the Castro in 1976, and the revival of the Castro Theatre (479 Castro Street, extant, S.F. Landmark No. 100) as a repertory house catering to camp-attuned audiences, all further solidified the neighborhood’s gay identity.<sup>333</sup>

The change also sparked other transitions, eventually changing the neighborhood from a working-class to more middle-class district, raising property values, and altering business makeup.<sup>334</sup> The increasing presence of LGBTQ residents in Eureka Valley, along with rising rents and business turnover, caused tensions between newcomers and the district’s long-time residents. Many existing residents viewed the influx of LGBTQ residents and visitors as undesirable, and the change is credited with a wave of outmigration among existing residents. The mid to late 1970s were an intensive period of residential and commercial rent hikes, sometimes as much as 500 percent over a two-year period, which drove out older businesses and residents as well as many lower-income gay and lesbian denizens.

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<sup>330</sup> Ibid., 170–71.

<sup>331</sup> Ibid., 171.

<sup>332</sup> Ibid., 172.

<sup>333</sup> Ibid., 171.

<sup>334</sup> Godfrey, *Neighborhoods in Transition*, 122, 124.

### LGBTQ Liberation, Pride, and Politics in Eureka Valley

In the 1970s and 1980s, Eureka Valley became a center for LGBTQ political and social organizing focused on civil rights and response to the AIDS epidemic. The most famous figure in social and political life in this period was undoubtedly Harvey Milk (1930-1978). Harvey Milk was a newcomer to Eureka Valley in 1973, but in less than five years, he became synonymous with the neighborhood and the social, economic, and political needs of its LGBTQ residents. Milk was a strenuous, outspoken advocate for gay civil rights, a model that differed from earlier gay political activists' accommodationist stances. Per the LGBTQ HCS,

Milk a former Wall Street investment researcher and theater producer, moved to San Francisco in 1973 and opened a small camera shop at 573 Castro Street; he lived upstairs with his lover, Scott Smith, at 575 Castro Street (extant, S.F. Landmark No. 227). That same year, Milk decided to run for a seat on the Board of Supervisors on a broadly progressive platform and approached [Alice B. Toklas Memorial Democratic Club co-founder] Jim Foster for an endorsement. Foster declined, setting up a dynamic that reinforced tensions between the more accommodationist strategists Foster represented and the growing faction of supporters of Milk, who believed "you're never given power, you have to take it." As journalist Randy Shilts relates, "Harvey's angry outbursts at Foster and the gay moderates only solidified their opposition to him. The gay Alice Toklas Democratic club did not even come near endorsing him.... Drag queens, however, did not share the moderates' disdain of Harvey. They had no investment in respectability. José Sarria proudly put his name at the top of Milk's endorsement list."

Milk lost the election for supervisor, but discovered another forum for creating change and getting votes by joining the new Castro Village Association, a merchant's group that harnessed the increasing economic clout of business owners who were a key part of the Castro neighborhood's transformation. Milk saw that one way to gain power was through economic power—and he tested the idea through a partnership with organized labor. Howard Wallace, one of the founders of Bay Area Gay Liberation, was instrumental in connecting Milk and the gay community with the Teamsters union-led boycott against distributors of Coors beer in 1973. Milk and Bob Ross, publisher of a local gay weekly, the *Bay Area Reporter*, enlisted gay bar owners and patrons in a successful campaign. Labor historian Miriam Frank writes that the "gaycott" did not transform the cultures of the Castro or the Teamsters, but it "did become the talk of the San Francisco labor scene, inspiring curiosity and respect." Milk's speechwriter, Frank Robinson, recalled that endorsements for Milk by the Electrical Workers, the Fireman's Union, and the Union Labor Party followed. The gay-labor alliance created during the Coors boycott continued in the 1978 campaign against the Briggs Initiative (described under the heading "Briggs Initiative: Proposition 6").<sup>335</sup>

Harvey Milk ran unsuccessfully for city and statewide elected offices in 1975 and 1976 before winning a seat as a San Francisco Supervisor in 1977. New election parameters passed in 1976 that changed supervisor election from citywide to district-based seats aided Milk's win. Per the LGBTQ HCS,

In 1977, Milk ran for the board again, and in November, he was elected as the first openly gay person to win public office in California. Heralding a different era of San Francisco politics, Harvey Milk was part of a newly diverse board along with Carol Ruth Silver, a single mother;

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<sup>335</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 227.



Gordon Lau, a Chinese American; and Ella Hill Hutch, an African American woman. Milk introduced successful legislation that expanded gay rights, including protection from being fired because of one's sexual orientation. But Milk's political vision was not solely focused on gay rights. He forged a productive bond between the Chinese-American and gay Democratic clubs in the city, argued against major redevelopment projects that evicted longtime neighborhood residents, and received much attention for his "pooper scooper" law that required dog owners to clean up after their pets in public parks and on the street. Bay Area Reporter publisher Bob Ross relates how Milk took a "dog for a walk through Duboce Park and purposely left a mess, then brought all the news crews up there. He knew exactly where that mess was, and stepped in it while he was talking to reporters. You can't make a better point than that."<sup>336</sup>

Harvey Milk's career as a San Francisco Supervisor, his 1978 assassination, and the after-effects of that event on the city, Eureka Valley neighborhood, and LGBTQ community are treated in depth in the LGBTQ HCS. Key events related to this context that occurred in Eureka Valley include organizing before and after the White Night Riots in 1979. (See Policing and Harassment of LGBTQ Communities and the LGBTQ HCS, pp. 234-235.)

While Harvey Milk is the most nationally-known LGBTQ activist based in Eureka Valley during this period, many other individuals and organizations worked to advance issues of equality and representation for the LGBTQ community in Eureka Valley. In 1971, gay activists Jim Foster, Rick Stokes, and David Goodstein founded a similar organization for LGBTQ interests in San Francisco called the Alice B. Toklas Memorial Democratic Club. This was the first registered gay Democratic Party organization in the nation. The Alice B. Toklas Memorial Democratic Club regularly held meetings at the Eureka Valley Recreation Center along with other locations in the city. Per the LGBTQ HCS,

Foster and his colleagues wanted a forum that would focus more gay-movement energy on electoral politics. Club members canvassed door-to-door, raising "Dollars for Democrats" and reaching out to Democratic Party elected officials in local, state, and national offices. The club showed its value to Democratic officials in 1972, when members raised funds and secured a disproportionate number of signatures at gay bars to ensure that Senator George McGovern would appear as a presidential candidate on the California primary ballot.<sup>337</sup>

The club was also successful in cultivating a close relationship with San Francisco Supervisor Dianne Feinstein. In 1972, with urging from the Toklas Club, Feinstein successfully introduced an ordinance prohibiting city contractors from discriminating against gays and lesbians.<sup>338</sup>

Publisher, activist, and Eureka Valley resident Bob Ross (1934-2003) was another widely influential figure in the LGBTQ community in San Francisco. Ross was the founder and publisher of the *Bay Area Reporter*, which grew to become the most widely circulated LGBTQ newspaper in the nation. He was also a cofounder of the Tavern Guild in 1962, the first LGBTQ business association in the nation, and cofounded Operation Concern, an LGBTQ mental health organization. Ross was politically active and was instrumental in helping Harvey Milk win election as a San Francisco Supervisor. Ross often held political and professional events at his home on the corner of 20th and Castro streets (4200 20th St).<sup>339</sup>

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<sup>336</sup> Ibid., 228.

<sup>337</sup> Ibid., 225.

<sup>338</sup> Ibid.

<sup>339</sup> Ibid., 240-41.



The AIDS epidemic began making its mark on Eureka Valley in the last years of the 1970s and then exploded in the early 1980s. The crisis spurred another wave of activism and organization, much of it centered in Eureka Valley, during those years. Bobbi Campbell (1952-1984) and Cleve Jones (1954-) were two prominent activists living and/or working in the neighborhood.

Mission resident Bobbi Campbell was the first American to publicly share that he suffered from the AIDS virus and subsequently became the public face of the epidemic in San Francisco. A registered nurse, Campbell moved to San Francisco in 1975. He was diagnosed with Kaposi's Sarcoma, a proxy diagnosis for AIDS, in 1981. Seeing little attention to the illness at the time in local gay and mainstream press, Campbell publicly declared his illness by posting photos of his lesions in the window of the Star Pharmacy (498 Castro Street) to warn neighborhoods about the "gay cancer." In the three years that followed before his death, Campbell wrote a column in the *Bay Area Reporter* about living with AIDS, co-founded a group that later became People with AIDS, the first organization for those living with HIV/AIDS, and organized the first public demonstration on the issue of AIDS, the AIDS Candlelight March from Castro Street to Civic Center (1983).<sup>340</sup>

Eureka Valley resident Cleve Jones (1954-) moved to San Francisco from Arizona in the 1970s and was an early mentee and supporter of Harvey Milk. After Milk's assassination in 1978, Jones became an outspoken advocate for LGBTQ equality and in response to the AIDS epidemic. In 1983, Jones founded the San Francisco AIDS Foundation, which he originally operated from folding tables corner of 18th and Castro streets. The foundation opened its first brick-and-mortar space at 520 Castro and sponsored the first public community forum on AIDS in September 1982 at the Everett Middle School (450 Sanchez Street, outside study area) In 1987, Jones founded the NAMES Project AIDS Memorial Quilt, with offices at 2362 Market Street (Landmark No. 241).<sup>341</sup>

#### Policing and Harassment of LGBTQ Communities in Eureka Valley

Police and resident harassment of LGBTQ persons in Eureka Valley was a common problem in the 1970s. The neighborhood had frequent problems with young, straight men from inside and outside the neighborhood sparking violent confrontations with LGBTQ persons on the street or harassing them from passing cars.<sup>342</sup> Residents also resisted through incidents of vandalism, gay-bashing, and the mechanisms of local government to stop or criminalize certain activities like cruising.<sup>343</sup> In 1974, the Gay Activist Alliance recorded sixty beatings of gay persons in the city over a three month period, the majority of which occurred in Eureka Valley.<sup>344</sup>

LGBTQ residents and visitors to the neighborhood also complaining of physical abuse from police and lack of police response to crimes against LGBTQ residents and patrons. The LGBTQ HCS recounts some of these incidents:

Two other popular Castro bars were the Midnight Sun (506 Castro Street, extant), a cruising bar that opened in the mid-1970s, and Toad Hall (482 Castro Street, extant), in operation from 1971 to 1978. What made Midnight Sun unique was an elaborate film, video, and sound system that showed old

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<sup>340</sup> Ibid., 292, 293, 301.

<sup>341</sup> Ibid., 294.

<sup>342</sup> Vatter, "Working Together on Castro Street."

<sup>343</sup> Stewart-Winter, "The Castro: Origins of the Age of Milk."

<sup>344</sup> Ibid.

movies, popular and vintage television shows, cartoons, and music videos on several screens. Knowing of its popularity, police looking to harass gay drivers stopped them and asked if they were “going down to the Midnight Sun,” according to journalist Randy Shilts. If the man showed recognition of the bar name, he received a ticket. . .

In response to police harassment, LGBTQ community members organized in 1971 to have representation on the Eureka Valley Police-Community Relations Council. At a committee meeting to elect a new chair for the council at the Eureka Valley Recreation Center, 300 gay men attended to support the candidacy of Robert Pettingill (1931-2012), owner of the Sausage Factory restaurant on Castro Street and a ten-year veteran of the city’s police force. Pettingill was overwhelmingly elected over his opponent, Mrs. Benita St. Amant. Some of the tensions in the neighborhood between straight and gay residents emerged at the meeting, where Mrs. St. Amant’s husband read a prepared statement in which she stated that gay bars were, “a public outrage.”<sup>345</sup>

Other forms of discrimination included refusal of permits. The owners of Toad Hall, a popular area bar opened in 1971, made the first appeal of a denial for a dance hall permit to the City Board of Permit Appeals in 1972. At the time, local police precincts administered the permit system, and Toad Hall proprietors believed their denial was a form of discrimination. The Eureka Valley Merchants Association spoke against the permit, and the appeals board ultimately denied it.<sup>346</sup>

Two major police-related violent incidents occurred in Eureka Valley during the 1970s, with popular gay bars Toad Hall and the Elephant Walk at their center. According to the LGBTQ HCS,

Toad Hall was the first gay bar to jettison a jukebox and adopt music mix tapes and was “the first to offer a clean, well-decorated space in a hip atmosphere.” Toad Hall is credited with attracting many gay men to the Castro and “setting the standard for what makes a good gay bar.” Like the Midnight Sun, its popularity drew police attention. According to Randy Shilts, growing confrontations between gay men and police in the Castro peaked in the early morning hours of Labor Day 1974, “when police attacked gay men outside Toad Hall and knocked down and beat dozens of gay men; 14 were taken to jail for ‘obstructing a sidewalk.’”<sup>347</sup>

After the 1974 police sweep, the Castro Village Association’s police relations committee succeeded in affecting a change in leadership at the local precinct with a more liberal view of the LGBTQ community.<sup>348</sup> Meetings in response to the sweeps, a forum called Together gathered at the Collingwood Hall (4144-4150 18<sup>th</sup> Street) to organize. Harvey Milk and his partner Scott Smith were notable speakers at the gathering.<sup>349</sup>

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<sup>345</sup> Bill Workman, “A Gay Victory in Eureka Valley,” *San Francisco Chronicle*, September 8, 1971.

<sup>346</sup> Ralph Craib, “A Gay Bar Loses Dance Permit Bid,” *San Francisco Chronicle*, August 15, 1972.

<sup>347</sup> Watson, Shayne and Graves, Donna, “Citywide Historic Context Statement for LGBTQ History in San Francisco,” 171. Midnight Sun moved to a new location in fall 1981 (4062 18th Street) and is still in operation. The Toad Hall operating at 4146 18<sup>th</sup> Street is 2009 rebranding of an existing establishment, apparently in homage to the original Toad Hall. (See [http://www.sfgayhistory.com/?page\\_id=580](http://www.sfgayhistory.com/?page_id=580).)

<sup>348</sup> Vatter, “Working Together on Castro Street.”

<sup>349</sup> Emanuel Levy, “Milk: Legacy of Harvey Milk as Witnessed by Friends and Colleagues | Emanuel Levy,” accessed April 19, 2017, <http://emanuellevy.com/comment/milk-legacy-of-harvey-milk-as-witnessed-by-friends-and-colleagues-3/>.

The second major incident of police-related violence occurred in 1979 during the White Night Riots in 1979. Per the LGBTQ HCS,

On May 21, 1979, six months after the assassinations of Harvey Milk and George Moscone, White was convicted on two counts of manslaughter, rather than first-degree murder. That night thousands of furious protesters marched down Market Street from the Castro to Civic Center, overwhelming the San Francisco Police, shattering windows at City Hall, and setting police car fire. In response, two-dozen police officers descended on the Castro, smashing passersby with clubs and attacking those seeking safety in the Elephant Walk Bar (500 Castro Street, extant). Cleve Jones tells of running back to his nearby apartment after seeing the first sweep of police. "I had a telephone tree. I knew people in at least every other building on those several blocks. My roommate and I would call each of these 50 people. That would get the phone tree started...each of these people had 10 people that they would call." Heeding the alarm, a crowd gathered shouting home, go home" to the police, who finally disbanded after Police Chief Charles Gain ordered t to stand down.

The following morning an emergency meeting was held at City Hall where leaders from the Harvey Milk Democratic Club made clear that they would not apologize for the community's response to the verdict. They would also proceed with a party to celebrate what would have been Milk's 49th birthday that had already been planned for the Castro that evening. Hundreds of volunteers enlisted by Jones' phone tree and other community connections met at the auditorium of Doug Elementary School (4235 19th Street, extant) in the Castro for training as safety officers and mon Not trusting the police response, Jones recalls that legal observers and hidden infirmaries were up in nearby apartments and shops and in the parking lot behind the Castro Theatre.<sup>350</sup>

The police violence on May 21, 1979 resulted in an FBI investigation of the police department's actions at the request of the US Justice Department's civil rights division.<sup>351</sup>

#### Building LGBTQ Community in the Castro/Eureka Valley

Alongside advocacy for LGBTQ rights, protections, and representation in public life, members of the LGBTQ community in Eureka Valley also fostered organizations that contributed to the social, religious, and community life of LGBTQ persons and the neighborhood.

One of the earliest efforts at such organization in Eureka Valley was the founding of the Castro Village Association in 1971 by local merchant and gay man Ian Ingham.<sup>352</sup> Despite the flourishing of LGBTQ small business in Eureka Valley, gay businesses initially got slim to no welcome from existing merchants or the Eureka Valley Merchants Association. As the LGBTQ HCS discusses, gay men founding businesses in Eureka Valley,

... found that they were unwelcome in the local business group, the Eureka Valley Merchants Association. In 1973, when the association tried to block a business license for two gay men who were seeking to open an antiques store, resident and camera shop owner Harvey Milk organized gay

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<sup>350</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 234.

<sup>351</sup> Bill Soiffer, "FBI Probing Police Raid on Gay Bar," *San Francisco Chronicle*, July 17, 1979.

<sup>352</sup> Stewart-Winter, "The Castro: Origins of the Age of Milk."

small-business owners to create a competing organization, the Castro Village Association. The next year, the CVA organized the first Castro Street Fair, which drew 5,000 people to the neighborhood and brought a flood of dollars into local cash registers. Even the old-time business owners came to see that the merchants group had harnessed the increasing economic clout of gay business owners who were a key part of the neighborhood's transformation.<sup>353</sup>

Harvey Milk revived the CVA, which waned after its founding, and served as its first active president.<sup>354</sup>

The Castro Village Association was an important effort to promote LGBTQ businesses and foster community life among LGBTQ and non-LGBTQ residents and patrons. In 1972, the organization described its goals as "Promotes street fairs and joint advertising schemes. Supports deemphasis of autos on Upper Market design planning."<sup>355</sup> The organization's Castro Street Fair, first held in August 1974, was designed to support local businesses and express the economic power of the city's LGBTQ residents. In hosting the event, the Castro Village Association also built on a long tradition of street festivals in the Eureka Valley neighborhood dating back to the 1910s (see *Becoming a District of the City, Social and Political Life, Carnivals and Festivals*, page 107).

The economic power of the LGBTQ community made an impression on the Eureka Valley Merchants Association and local business owners. In 1978, the Castro Village Association and Eureka District Merchants Association combined to form the Eureka Valley Merchants' Association. The merger reportedly came about largely due to the efforts of Ernie Astén, a straight man who owned Cliff's Variety. Astén served as an early president of the Castro Village Association.<sup>356</sup>

The Castro Village Association and the popularity of Castro Street as a shopping, entertainment, and social destination for LGBTQ communities in San Francisco contributed to the gradual change in the named identity of the surrounding neighborhood from Eureka Valley to "the Castro." In 1977, the *San Francisco Chronicle* described Castro Village in its overview of San Francisco neighborhoods. Castro Village, the article noted, was, "a contemporary name intended to promote several blocks of a newly flourishing business district" bounded by Castro between 17<sup>th</sup> and 19<sup>th</sup> streets and 18<sup>th</sup> Street between Diamond and Noe streets. "The area," the article stated, "rivals Polk Street as a center of gay life" in the city.<sup>357</sup> The district at that time was still a mix of old and new neighborhood businesses, including bakeries, drug stores, florists, pharmacies, variety and hardware, German, Italian, and Scandinavian delicatessens, ethnic restaurants, "book bazaars, funk shops, and gay bars."<sup>358</sup>

LGBTQ social scenes in the Castro during the 1970s revolved around both businesses and institutions. In addition to gay bars, these places included bookstores, coffee houses, and churches. Paperback Traffic at 558 Castro Street, for example, opened in the early 1970s and had a well-regarded

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<sup>353</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 242.

<sup>354</sup> Randy Shiltz, *The Mayor of Castro Street: The Life and Times of Harvey Milk* (New York: St. Martin's Griffin, 1988), 89.

<sup>355</sup> Adams, "Neighborhood Power Guide," 215.

<sup>356</sup> Vatter, "Working Together on Castro Street."

<sup>357</sup> Gerald Adams, "Neighborhoods of San Francisco," *San Francisco Chronicle, California Living Magazine*, January 9, 1977, sec. California Living Magazine.

<sup>358</sup> Ibid.

poetry reading series that featured gay writers.<sup>359</sup> The Hula Palace, a gay communal household at 598 Castro Street in the 1960s was a local art salon<sup>360</sup>

Eureka Valley also had an annual tradition of. In the 1970s, LGBTQ residents and visitors to the neighborhood began participating in increasing numbers in the local contest and celebrations Halloween parade and costume contest, sponsored by the Eureka District Merchants Association. This celebration was usually held the weekend before Halloween. Over the same period, large LGBTQ Halloween celebrations from other LGBTQ enclaves like Polk Street and North Beach transitioned to Castro Street, typically on Halloween itself.<sup>361</sup>

Several properties from earlier periods of historical development in Eureka Valley became important parts of the LGBTQ community in Eureka Valley in the late 1970s and early 1980s. Some of these uses fall outside the study period for this HCS, but mention is made here for continuity with earlier histories presented in this document.

In 1980, the Metropolitan Community Church, a Protestant Christian church for LGBTQ persons, purchased the former Bethel/Central Baptist Church at 150 Eureka Street. Per the LGBTQ HCS,

San Francisco's Metropolitan Community Church (MCC) began in 1970, two years after Rev. Troy Perry began the groundbreaking Protestant Christian church for lesbians and gays in his Los Angeles living room. Howard Wells conducted San Francisco's first MCC meeting in Jackson's Bar and Grill (118 Jones Street), and the first public service took place at California Hall on Polk Street. During the early 1970s, the church's services and meetings were held in a variety of locations including weekend services at Mission United Presbyterian Church (23rd Street at Capp Street) and at the Society for Individual Rights Community Center, and weeknight services at the parsonage and social hall of a church at 1074 Guerrero Street.

In June 1973, an arson fire caused extensive damage to the Guerrero Street building, which MCC had been renting on a monthly basis. Within a few months, the congregation began a fund drive to purchase a building that "would not only house the church sanctuary but include a library, offices and meeting rooms to be made available to other homophile organizations." Community fundraisers featured José Sarria and other entertainers and were sponsored by individuals such as Bob Ross, president of the Tavern Guild, who chaired benefit auctions at various gay bars throughout the city.

By 1980, the nomadic congregation had 100 members and was finally able to locate a permanent home at 150 Eureka Street (threatened with demolition) in the Castro, "one of the first gay-owned public properties in the city" according to long-time pastor Jim Mitulski. The turn-of-the-century building had been an independent Pentecostal church; MCC purchased it for \$250,000. Churches such as MCC offered important meeting spaces for gay men and lesbians who looked for places to connect beyond the bar scene. MCC started new ministry programs focused on gay bars and bathhouses and began a program at Atascadero State Hospital and Prison, where individuals convicted of sex crimes often were incarcerated. Rev. Jim Mitulski, MCC pastor from 1985 to 2000,

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<sup>359</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 266.

<sup>360</sup> Ibid., 272.

<sup>361</sup> "Halloween Jumps to the Castro – SF Gay History," accessed April 18, 2017, <http://www.sfgayhistory.com/halloween-jumps-to-the-castro/>.

led the congregation as a progressive center for liberation theology, social justice, and civil rights both in the broader community and in the larger MCC church. By the mid-1980s, the congregation had grown to approximately 500 members, as gay people sought solace in the face of suffering caused by AIDS. During the peak of the HIV/AIDS crisis, before effective treatments were available, the church regularly held three or four funerals on each day of the weekend.<sup>362</sup>

Most Holy Redeemer Catholic Church (MHR), long a conservative congregation on matters of LGBTQ inclusion, experienced a change in its stance in the early 1980s. Facing a dwindling congregation and threats of closure, MHR lay leadership was interested in doing more outreach to local LGBTQ residents. The Archdiocese of San Francisco tread a fine line in its treatment of gay Catholics, seeking ways to minister to gay and lesbian parishioners while continuing to condemn homosexuality. Most Holy Redeemer was the site of several key events in the 1980s that measured this balancing act.<sup>363</sup> A new pastor, Father Anthony McGuire, established the Gay and Lesbian Outreach Committee in 1983 in response to parishioners' requests.<sup>364</sup> Outreach to LGBTQ residents of Eureka Valley increased over the course of the 1980s, including a shelter for homeless LGBTQ youth (1984) and a visiting program for AIDS patients and MHR AIDS Support Group (1984). In 1985, Archbishop Quinn appointed an AIDS minister and converted the Most Holy Redeemer convent into an AIDS hospice.<sup>365</sup> The Coming Home Hospice at 115 Diamond Street was purportedly the first AIDS hospice in the US.<sup>366</sup>

The Parsonage, an independent religious community that followed the foundational tenets of the Episcopal Church, also located in the district. Per the LGBTQ HCS,

In 1972, gay priests Bernard Duncan Meyes and John Williams sought to build on the work of the Council on Religion and the Homosexual within the Episcopal Church. Surprised at the San Francisco bishop's positive response, they leased a 19th-century cottage in the Castro with the purpose of supporting what Meyes described as "gay churchpeople." The Parsonage, as it became known, was located behind Heath Realtors at 555 Castro Street (extant) and leased under generous terms by its owners. Later, the Parsonage became home to Shanti's weekly AIDS support group in 1982.<sup>367</sup>

#### Associated Property Types

The Citywide Historic Context Statement for LGBTQ History in San Francisco (LGBTQ HCS) found that all standard property types and categories of building function and use in the city may be associated with LGBTQ history. These include buildings, structures, landscapes, sites, objects, and district settings.

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<sup>362</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 253–54.

<sup>363</sup> Burns, Jeffrey M., "Beyond the Immigrant Church: Gays and Lesbians and the Catholic Church in San Francisco, 1977-1987," *U.S. Catholic Historian* 19, no. 1 (Winter 2001): 88, 92.

<sup>364</sup> Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 29.

<sup>365</sup> *Ibid.*, 37, 67, 88; Burns, Jeffrey M., "Beyond the Immigrant Church: Gays and Lesbians and the Catholic Church in San Francisco, 1977-1987," 88, 92. The 1990s marked a period of retrenchment across the Archdiocese, with actions such as the denial of Dignity, a group of gay and lesbian Catholics, meeting space in church properties and objections to civil unions and same-sex marriage.

<sup>366</sup> Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 359.

<sup>367</sup> *Ibid.*, 256.

The following table discussing function and use is excerpted from the LGBTQ HCS and adapted for resources types and functions/uses present during the study period in Eureka Valley.<sup>368</sup>

Function or Use	Common Subcategories
Domestic	Private residence, apartment building
Commercial	Restaurant, saloon, bar, nightclub; retail store (e.g., bookstore, department store); financial institution, bank; professional office (e.g., architectural studio); bathhouse, sex club
Social	Meeting hall, community center, clubhouse; political headquarters
Educational	School, library
Religious	Church, ceremonial site
Recreational	Movie theater, gallery, artist's studio, park, picnic area
Cultural	Cultural event, fair, parade, commemorative marker, statue, work of art
Health and Medicine	Hospital, health clinic, medical office, pharmacy, medical research facility; nursing home, hospice
Landscape	Park, garden, plaza; street furniture or object
Transportation	Rail-related (e.g., Muni or BART station, train, line); road-related (e.g., street, bridge, parking lot/garage); pedestrian-related (e.g., walkway, trail)
Legacy Business	Legacy Businesses are "establishments [that] have achieved longevity of 40 years or more, possess distinctive architecture or interior design, and contribute to a sense of history in the surrounding neighborhood."

Many sites of LGBTQ history in Eureka Valley have associations that date after the end of the study period for the Eureka Valley HCS. The LGBTQ HCS provides information about these sites and evaluative criteria for addressing them.

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<sup>368</sup> Ibid., 329.

### III. PROPERTY TYPES AND ARCHITECTURAL STYLES

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The buildings and sites included in this section as property type and style are based on reconnaissance-level research and examination only. The HCS presents a range of examples within a particular style or typology – from simple to highly-developed – to provide future evaluators the full spectrum of properties in the study area. Inclusion or exclusion of a building or site in this section does not represent a value judgement on its worthiness for preservation or protection. These judgements can be made only through intensive-level historic resource survey efforts that devote targeted research and evaluative criteria to specific resources.

#### RESIDENTIAL PROPERTY TYPES

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As an area of speculative and market-driven real estate development and building, the houses of Eureka Valley tend to conform to a set of flexible, functional, and socially and economically successful standardized housing forms. Many forms repeat themselves in a variety of styles, which builders used to add variation to their stock housing plans and repetitive development patterns. Single-family residences dominate the study area, particularly in the earliest periods of development, but multiple-family residential forms begin appearing as early as the 1880s and quickly equaled single-family residential forms in the neighborhood. For descriptions of residential styles and associated character defining features, see Architectural Styles.

#### SINGLE FAMILY HOUSING FORMS

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Single-family housing forms in the Eureka Valley study area typically conform to seven primary forms, each well-suited to the narrow urban lots in the district. Many of the forms enjoyed decades of popularity in the district, adopting different architectural styles over time.

The earliest documented dwelling in the study area is 591-593 Noe Street. (Figure 117) Though altered over time, the original two-story, end-gable, side hall form of the house remains in the front block, as does a nicely developed Italianate stylistic scheme of corner quoins and bracketed window hoods.



Figure 117. The earliest documented dwelling in the study area at 591-593 Noe, built 1864



Two-Story, Side hall Row or Town Houses (1870s-1920s)

Some of the earliest surviving single-family dwellings in the study area are two-story, single-family row houses. These dwellings typically have a narrow, rectangular plan to accommodate narrow urban lots. Design features include a two-bay-wide façade, side hall entrance with small entry porch, two-story bay window, and parapeted roofline. The houses have variously exposed basement stories depending on lot topography. In the study area, this form appears primarily with Italianate and Stick-style ornament, but Classical Revival, Mission Revival, and Queen Anne examples are also present.



Left: Early example at 158 Eureka, built ca. 1875



Right: Early example at 129 Hancock, built 1877



Left: Stick, 3887 17<sup>th</sup> St., ca. 1900



Right: Classical Revival, 33 Ford St., built 1922



Mission Revival, 285 Douglass St., built 1910

Single-story Over Basement, Bay Window, and Entry Porch (1870s-1900s)

A more modest variant on the side hall row house was the scaled-down, single-story “cottage” form set over a high basement story. These dwellings typically have a smaller footprint, with a narrow, two- or three-bay wide façade. The dwellings have a formulaic façade composition consisting of a side hall entry with a shallow recessed entry porch and a prominent, squared bay window. The type appears predominantly with Italianate or Stick styling, but over the years owners have restyled some examples with Classical Revival, Mission Revival, and even Mid-century Modern features. Depending on age and topography, these properties may have deep setbacks from the street.



Left: Early example at 4431 19<sup>th</sup>, built c. 1870s  
Right: Early example at 4027 19<sup>th</sup> St, built 1877





Left: Italianate/Stick, 306 Diamond St. ca. 1900



Right: Stick with gable parapet, 546 Liberty St. ca. 1900



Left: Remodeled as Classical Revival, 536 Liberty St., built 1897



Right: Remodeled as Mid-Century Modern, 265 Cumberland St., ca. 1900

#### Cross-Gable or "Parlor Front" Dwellings (1880s-1900s)

The cross-gable, or "parlor front" dwelling is a more elaborate variation on the single-story-over-basement form. The houses have a prominent, deeply protruding, front-facing cross-gable, sometimes paired with a bay window for a telescoped effect. These forms project the main formal room of the house outside the main massing. Cross-gable dwellings are primarily rendered in the Italianate style, but some Queen Anne-style and unornamented examples also appear.





Left: Italianate/Stick, 4021 20<sup>th</sup> St., built 1906  
Right: Queen Anne, 4312 19<sup>th</sup> St., ca. 1900



Dwelling associated with former Pacific Dairy,  
225-227 Eureka St., ca. 1900

#### Single-Story, Flat Front Dwellings (1900s)

Modest housing forms in the study area also include the two or three-bay wide, single-story form with a recessed, center or side hall entry, and flush windows. This pared down ornamental and compositional scheme creates a simpler, less expensive to construct dwelling. Based on budget, examples can have simple or fairly well developed architectural ornament. These dwellings typically have Italianate styling.



Early example at 559 Noe Street, built c. 1870



Left: 4311 18<sup>th</sup> St., built 1904  
Right: 187 Douglass St., ca. 1900



Left: 619 Sanchez St., built 1906  
Right: 655 and 655 1/2 (back house) Noe St., ca. 1900

End-Gable Dwellings with Porch and Bay Window (1890s-1900s)

The most common single-family housing form in the study area is the regionally-popular side hall, end-gable dwelling. Like the row house or single-story-over-basement forms, this dwelling features the familiar side hall entry, recessed entry porch, and bay window on the main elevation. With the end gable orientation, however the dwelling type alters the scheme to include a cutaway bay window set under the eave line of the upper gable and a larger, more deeply recessed, partial-length entry porch. The front facing gable also allows for a variety of ornamental schemes. These dwellings are typically set over a high basement and rendered in the Queen Anne style. Some Classical Revival and Tudor Revival examples are also present. The dwellings proved easily scalable for builders, and appear in story heights ranging from one to 2.5 stories and in single-family and multi-family iterations.



Left: One-story, Queen Anne, 4425 and 4427 18<sup>th</sup> St., ca. 1900  
Right: 1.5-story, Queen Anne, 3820 21<sup>st</sup> St., built 1905



2.5-story, Queen Anne, 4107-4119 17<sup>th</sup> St., built 1908





2.5-story with high basement, Queen Anne, 742-750 Castro St., built 1895/1898

#### Bungalows (1910s-1930s)

The study area contains a small collection of bungalow-form dwellings, one of the most popular housing forms of the twentieth century. While most of the examples in the study area have Craftsman styling, there are also a number of modest, single-story examples with minimal or no ornament.



Left: 3992 20<sup>th</sup> St., built 1912



Right: 776 Noe St., built 1916



340 Cumberland St. (left, built 1938) and  
336 Cumberland St. (right, built 1907, now two-family)

Single-Family over Integral Garage (1920s-1950s)

In the early twentieth century, single family housing development shifted to another popular local form: a two-story dwelling that situated the main living spaces over an integral, first-story garage. The form is typically two to three bays wide with a bay entrance to the garage taking up much of the first-story elevation. The main entrance is either recessed on the first story adjacent to the garage entrance or at the top of a side staircase. The type usually features a prominent window or decorative window scheme on the second story, and a flat roof with ornamental parapet treatment. These dwellings appear in a variety of popular period styles, most commonly Mediterranean Revival, but also Streamline (Art) Moderne, French Provincial, Tudor Revival, and Mid-century Modern.



Left: Mediterranean Revival, 339 Collingwood St., built 1925  
Right: Spanish Colonial Revival, 3950 20<sup>th</sup> St., built 1934







Left: Streamline (Art) Moderne, 3944 21<sup>st</sup> St., built 1941

Right: Mediterranean and Tudor Revival, 61 Hancock St., built 1933 and 65 Hancock St., built 1908, likely remodeled to current form



Mid-century Modern and French Chateau, 44 Diamond St., built 1959 (left)  
and 40 Diamond St., built 1941 (right)

#### Other Forms

The study area contains a number of house forms that are relatively common nationwide, but singular in the neighborhood context. These include center hall plan houses, highly developed Queen Anne-style forms, capes, and paired gable forms.



Left: Center hall, 4400 19<sup>th</sup> St., ca. 1910 (now three units)  
Right: Queen Anne, corner tower, built 1897, 701 Castro St.



Left: Cape, 4004 20<sup>th</sup> St., built 1910  
Right: M-roof, 3782 21<sup>st</sup> St., built 1907



Split-level, 4030 21<sup>st</sup> Street, built 1939 and altered ca. 1960

### *Earthquake Refugee and Relief Housing*

As a district largely undamaged by the 1906 earthquake and fire, Eureka Valley became a new home to hundreds, if not thousands, of refugees from the burned district of the city. With the desperate need for housing, government and relief agencies as well as private citizens engineered a series of solutions to providing housing for earthquake and fire victims. Perhaps the most straightforward solution was physically relocating existing housing to the damaged districts of the city or available lots in other neighborhoods, though this practice is difficult to document.

The programs with the most impact came under the aegis of the San Francisco Relief and Red Cross Funds Corporation. Perhaps most famously, the corporation constructed temporary two and three-room frame cottages to replace tents in refugee camps. These “earthquake shacks” were intended for the most needy refugees, typically usually displaced renters. Between September 1906 and March 1908 the corporation constructed 5,610 cottages in four different configuration types. When the city closed the park-based refugee camps in 1907, most dwellings were transported to an area near Ocean Beach.<sup>369</sup> Some occupants relocated closer to home, however. The dwelling at 300 Cumberland Street is composed of one “Type A” and one “Type B” cottage form.



Earthquake shacks at 300 Cumberland, looking north from Cumberland

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<sup>369</sup> Kahn, *Imperial San Francisco*, 151–52.



Earthquake shacks at 300 Cumberland looking southwest from Sanchez

The corporation also offered more affluent, homeless earthquake victims subsidies to build “Grant-and-Loan Houses.” The grant-and-loan program targeted “resourceful non-property owners” - typically heads of households able to support a family – who were unable to get a house at reasonable rent. If the grantee could secure a piece of property, the corporation would supply loans or grants to build a new home. The program assisted 1,572 people with loans or grants to build a new home, mostly in outlying districts where land costs were low. Like the earthquake shacks, these homes were typically small, costing on average \$682.<sup>370</sup> At present there are no known documented grant-and-loan houses in the neighborhood.

#### MULTIPLE FAMILY HOUSING FORMS

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Multiple-family housing forms begin appearing in significant numbers in Eureka Valley in tandem with improved transportation and access to the district in the 1880s. Types borrow from common single-family housing forms, scaling them to accommodate multiple units. Multiple-family housing forms in the study area include both flats (a single dwelling unit per floor) and apartments (multiple dwelling units per floor). As with single-family housing, the most popular, flexible, and space-efficient forms enjoyed decades of popularity in the neighborhood, taking on a wide variety of styles.

##### Two-Flats and Four-Flats (1880s-1960s)

One of the earliest and most common multiple-family housing forms in the study area is the two-flat dwelling composed of a single, complete unit of living space on each floor. This popular, functional housing form spans nearly eighty years of construction in the study area. Early examples are usually set on high basement stories, which allowed owners to later insert automobile garages. These examples primarily appear in Italianate, Classical Revival, Queen Anne, and Mediterranean Revival styles. Later examples of the two-flat dwelling have integrated parking on the exposed basement story and appear in a range of historic period revival styles, as well as Art Deco, Streamline (Art) Moderne, and Mid-century Modern styles. Builders could easily double two-flat dwelling forms into four-flats by modularly

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<sup>370</sup> Ibid., 150.



expanding them to the side or rear. While not as common as the two-flat, four-flats appear in the study area over the same time period and in the same styles.



Left: Italianate two-flat building on row house form at 3942-44 (left, built 1885) and 3936-38 19<sup>th</sup> St. (right, ca. 1900)

Right: Classical Revival two-flat, 4159-4161 (left, built 1908) and 4163-4165 (right, built 1908) 17<sup>th</sup> St.



Left: Queen Anne two-flat building on end-gable dwelling form, 4226-28 (left, built 1904) and 4220-22 (right, built 1902) 18<sup>th</sup> St. (now in commercial use)

Right: Tudor Revival two-flat, 3521-23 (left) and 3525-27 (right) 16<sup>th</sup> St., both built 1938



Left: Mission Revival two-flat, 4127-29 19<sup>th</sup> St., built 1905  
Right: Classical Revival two-flat, 3918-20 20<sup>th</sup> St., built 1923



Left: Mediterranean Revival two-flats, 149-51 (left, built 1929) and 153-55 (right, built 1932)  
Collingwood St.  
Right: Streamline (Art) Moderne two-flat, 189-191 Collingwood St., built 1940



Mid-century Modern two-flat, 760-762 Noe St., built 1963



Left: Italianate four-flat based on row house form, 4186-92 17<sup>th</sup> St., built 1904



Right: Italianate four-flat, 4050-56 19<sup>th</sup> St. built 1885, (now six units)



Left: Classical Revival four-flat, 3892-98 19<sup>th</sup> St., built 1924



Right: Tudor Revival four-flat (front/back), 4354-56 20<sup>th</sup> St.





Streamline (Art) Moderne four-flat, (stacked units); 482-494 Liberty St., built 1941

### Three-Flats (1900s-1930s)

Three-flat dwellings in the study area are less common than two or four-flat buildings, and appear to have been most popular in the early twentieth century when the neighborhood was developing in earnest and buildable lot space was at a premium. Three-flat dwellings appear primarily in the Queen Anne and Classical Revival style, but some other historic period revival examples are also present.



Left: Italianate, 3943-47 17<sup>th</sup> St., ca. 1900 (now four units)



Right: Queen Anne, 4040-4042 18<sup>th</sup> St., built 1906





Left: Mission Revival, 3966-68 18<sup>th</sup> St., built 1931 (now two units)  
Right: Craftsman details, 201-05 Eureka St., built 1917

#### Six-Flats Plus (1900s-1950s)

The modular possibilities of the two- and three-flat forms resulted in a variety of six and even eight-flat arrangements in the study area. Builders repeated two- and three-flat forms side-by-side, sometimes with a central circulation stair, or constructed a second, rear connected block. Examples in the study area display Queen Anne, Classical Revival, Edwardian, and Mid-century Modern styling.



Left: Queen Anne six-flat, 642-52 Castro St., ca. 1900  
Right: Classical Revival six-flat, 15-19 Prosper St., built 1905



Eight-flat, 4000-14 19<sup>th</sup> St., ca 1900s



Mid-century Modern, six-flat, 311-15 Diamond St., built 1959

#### Romeo Flats (1900s-1910s)

The neighborhood has a sizable collection of “Romeo flat” forms composed of stacked, narrow units arranged around a central, unenclosed or semi-enclosed stairwell. The buildings typically house between six and eight flats, though some examples have only four. Romeo flats in the study area are primarily Classical Revival in style, though there is one Italianate example at 171-185 Collingwood St. This set of flats was originally constructed as connected, single-family dwellings and then expanded between 1900 and 1914 into its present Romeo flat form.<sup>371</sup>

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<sup>371</sup> Sanborn Map Company, “Sanborn Fire Insurance Company Maps, San Francisco, CA,” 1900, 1914.



Left: Unenclosed, Classical Revival, 3894-98 17<sup>th</sup> St., built 1904  
Right: Unenclosed, Italianate, 171-85 Collingwood St., 1890/ca. 1910



Enclosed, Classical Revival, 661-65 (left, built 1910) and 667-71 (right, built 1906) Castro St., both six flats

#### Apartment Buildings (1910s-1960s)

Apartment buildings, which contain multiple living units per floor, appear in the study area beginning in the 1910s. The earliest purpose-built examples generally have less than fifteen units and are Classical Revival in style. When set on a corner lot, the buildings may have rear courtyards to allow light and air into units, though the corner location naturally reduces the need for light wells.<sup>372</sup>

Another wave of apartment building began in the mid-1960s with larger, steel-frame forms. These buildings adopted simple, replicable design elements from International modernism. Common terms for the style include mid-century modern and sometimes, “contractor modern.” Ornament is often structural rather than applied, consisting of projecting bays or simple frames around windows and elevations. More elaborate examples adopt elements such as glazed central or corner stair towers or

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<sup>372</sup> Moudon, *Built for Change*, 104–5.



connect staggered unit blocks with projecting, shaped rooflines. The San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement includes an evaluative framework for similar buildings under Chapter 8: Evaluative Frameworks, Contractor Modern.



Left: Classical Revival, 28 units, 3951-59 17<sup>th</sup> St., built 1910  
Right: Edwardian, 15 units, 577 Castro St., built 1929



Left: Art Deco, 4 units, 179 Douglass St., built 1932  
Right: Mid-century Modern, 12 units, 3571 16<sup>th</sup> St., built 1963



Left: Contractor Modern, 12 units, 3822 19<sup>th</sup> St., built 1965  
Right: Contractor Modern, 8 units, 183 Eureka St., built 1969



Mid-century Modern, staggered block and corner stair, 26 units, 2775 Market Street, built 1962

#### RESIDENTIAL OUTBUILDINGS

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Historically, residential properties in the Eureka Valley district had various outbuildings supporting domestic functions and household production, including carriage barns, stables, hen houses, small bake houses, and later automobile garages. (Sanborn 1886, 1900, 1914, 1950) By the mid-twentieth century, the rear lot areas were largely foreclosed by surrounding development, making automobile access to rear yards nearly impossible. The most common outbuildings on residential properties in this period, and at present, are secondary dwelling units and small storage buildings.



Former stable converted to garage and purpose-built garage at rear of 286 Diamond Street



Garages associated with 183-185 Hancock Street; left garage dates to ca. 1915; right garage is after 1950, likely constructed in tandem with division of the property into two units. (Sanborn 1900, 1914, 1950)

#### COMMON ALTERATIONS IN THE HISTORIC PERIOD

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Given the longevity of the Eureka Valley neighborhood as a residential district in the city, many of the dwellings in the neighborhood have undergone patterns of adaptation and change. The most common include:

- Subdivision of single-family dwellings into flats or multiple units per floor
- Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage
- Raising existing houses and inserting an additional story on the ground level
- Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage
- Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot

- Conversion of raised basement story to commercial use (typically only for properties on major commercial streets)
- Restyling in a later popular architectural style

## COMMERCIAL PROPERTY TYPES

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Commercial buildings – including those intended for retail, service, or office use – in the study area remain primarily concentrated along Market, Castro, 17<sup>th</sup>, and 18<sup>th</sup> streets. The most prevalent commercial building is a mixed-use form with commercial on the ground story and residential flats or apartments above. A smaller number of simple, but flexible single-story commercial blocks with mezzanines and two-story buildings with storage or office space on the upper stories are also present. The study area contains several extant automotive-related commercial buildings, as well as two medical buildings, two bank buildings, and a mid-twentieth century “big box” store. For descriptions of commercial building styles and associated character defining features, see Architectural Styles. The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides additional, detailed significance evaluation frameworks and lists of character-defining features for commercial buildings constructed between 1865 and 1965.

### MIXED-USE COMMERCIAL AND RESIDENTIAL (1880s-1910s)

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Mixed-use buildings in the study area typically combine ground-floor commercial space with a single-family dwelling unit, flats, or apartments on the upper stories. Mixed-use buildings occur throughout the study area, though the largest concentration is situated on the flatter land between Market Street on the north and 19<sup>th</sup> Street on the south. Mixed-use buildings outside the main business district (Castro, Market, and 18<sup>th</sup> streets) are typically corner buildings. Mixed-use forms generally match the scale and material of the surrounding residential neighborhoods, and are usually a maximum of three stories. Some single-family residential properties in the main business district have also been altered with front commercial additions. Stylistically, mixed-use properties run the gamut, with Italianate, Queen Anne, Classical Revival, Mission Revival, Art Deco, and Streamline (Art) Moderne examples.



Early example: 3801 17<sup>th</sup> Street/400 Sanchez Street (on 1886 Sanborn)





Italianate and Stick style single-family residences over commercial, 563-565 (left) and 573-75 Castro St. (right, Castro Camera, SF Landmark #227), both ca. 1900



Left: Classical Revival single-family over commercial, 4133 18<sup>th</sup> St., built 1908  
Right: Single-family dwelling with commercial addition, 3931-33 18<sup>th</sup> St., ca. 1900



Left: Stick single-family over corner commercial, 392 Noe St., ca. 1900



Right: Italianate two-flat over commercial, 4011-15 18<sup>th</sup> St., ca. 1900



Left: Classical Revival and Art Deco two-flats over commercial, 450-52 (right, 1908),  
454-56 (center, 1907), and 458-60 (left, ca. 1900) Castro St.



Right: Classical Revival apartments over corner commercial, 4448-50 Douglass St., built 1906



Mission Revival apartments and flats over commercial, 2317-2335 Market St., built 1909

#### LODGE/HALL/COMMERCIAL BUILDINGS (1900s)

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Combination lodge or hall and commercial buildings have ground story commercial uses and an upper-story meeting space for owner organizations or for rent to the public. The study area has one extant hall/commercial building: the Collingwood Hall at 4144-4150 18<sup>th</sup> Street (built ca. 1909).



Collingwood Hall, 4144-4150 18<sup>th</sup> Street, built ca. 1909.

#### MEZZANINE BUILDINGS (1900s-1920s)

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Mezzanine commercial buildings are typically 1.5 stories in height and comprised of an open interior ground floor space and partial-depth half-story, or mezzanine. Typically the ground floor hosted the primary retail or production space while the mezzanine contained more specialized work areas, storage, or administrative areas. The building type was widely constructed in the early twentieth century for commercial and industrial use and examples varied widely in size and scale. In Eureka Valley, most examples are modestly sized commercial buildings engaged in retail or food service.





Left: Single-story with mezzanine, 3901-03 18<sup>th</sup> St., ca. 1900



Right: Two-story with mezzanine level, Gothic Revival, 566 Castro St., built 1922

#### AUTOMOBILE-ORIENTED BUSINESSES (1910s-1960s)

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Automobile-related businesses in the Eureka Valley district historically ranged from parking garages to gas stations, car dealerships, and repair facilities. Extant automotive garages or repair facilities in the study area were typically one to one-and-a-half-story, wood frame or masonry structures with flat roofs and large bay openings at the street frontage. Gas stations in the study area date from the mid twentieth-century and feature a single-story building with retail and service spaces and an aisle of gas pumps with canopy.



Former car showroom, 2355 Market St., built 1915



Former Hecker Garage, 557 Castro Street, built 1915



Chevron Station, 2395-2399 Market Street, built 1958



RC Station, 376 Castro Street, built 1963

### BANKS (1920s)

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As buildings that represented the stability and financial assets of their occupants, bank buildings in the Eureka Valley neighborhood occupy the most prominent positions in the commercial district and present the classical architectural styling to underwrite these ideas. The Bank of America branch (1922) at Castro and Market streets and the Hibernia Savings and Loan branch at Castro and 18<sup>th</sup> streets have characteristics typical of neighborhood branch banks in the period, including prominent location, classical architectural styling, masonry exteriors, large street-facing windows, and a large interior volume for banking operations and customer service.



Left: Hibernia Bank, Classical Revival, 501 Castro St., built 1928



Right: Bank of Italy branch, Classical Revival, 400-10 Castro St., built 1922

### THEATERS (1920s)

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Theater spaces in Eureka Valley ranged from small nickelodeon or store front spaces to the purpose-built Castro Theater (429 Castro Street, Landmark #100). Storefront theaters were similar in scale and design to other commercial buildings in the study area.



Castro Theater, 429-31 Castro St., built 1922 (Landmark #100)



### BIG BOX RETAIL (1950s)

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Big box retail buildings are characterized by their large size, minimally interrupted interior volume, and expedient construction methods and materials. Early examples often had barrel vaulted ceilings, shaped parapet walls, and prominent street signage. Though often associated with suburban rather than urban locations, the big-box model had its roots in large-scale urban mass retailing outlets such as the Littleman's building.



Former Littleman's grocery store, early "big box," 4201-25 18<sup>th</sup> St., built 1954

### MEDICAL/PROFESSIONAL BUILDINGS (1960s)

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The study area has a small number of dedicated medical, professional, or office buildings, most post-dating the study period. The two exceptions are the Eureka-Noe/District 1/Castro-Mission Health Center at 3850 17<sup>th</sup> Street (1966) and the medical building at 4200 18<sup>th</sup> Street (1967). Both buildings are typical of small-scale, mid twentieth-century office buildings with multiple stories, small lobby entrances, and modest Modern styling.



District 1/Eureka-Noe/Castro-Mission Health Center, 3850 17<sup>th</sup> Street, built 1966





Medical professional building, 4200 18<sup>th</sup> St., built 1967

#### COMMON ALTERATIONS IN THE HISTORIC PERIOD

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Given the longevity of the Eureka Valley neighborhood as a neighborhood commercial district in the city, many of the commercial and mixed-use commercial and residential properties in the study area have undergone patterns of adaptation and change. The most common include:

- Converting the first story of a residential building to commercial use
- Inserting an additional story on the ground level of a residential property for commercial use
- Reconfiguration of commercial storefronts in accordance with prevailing period commercial architectural trends
- Restyling of commercial storefronts in accordance with prevailing period commercial architectural materials or stylistic schemes

#### ARCHITECTURAL STYLES

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##### ITALIANATE (1860S-EARLY 1900S)

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Italianate styling is common in residential construction in the early decades of development in Eureka Valley. Italianate stylistic treatment evokes Renaissance styling and the qualities of masonry construction, rendering it in more picturesque forms (most common) or following the formal principles of its original inspiration. Many examples in Eureka Valley evoke the urban townhouse form of the style, with classically-derived ornamentation concentrated on the façade.

**Character-defining features of the Italianate style as expressed in Eureka Valley include:**

- Bracketed, flat window hoods, often with a paneled frieze under the hood
- Deeply projecting, bracketed cornice lines
- Modest classical detailing, often at entry porches
- Wide moldings around window and door openings
- Arched window and door forms, including transom lights
- Prominent, rectangular bay windows



Flats and commercial space and flat at 4321-4323 (left) and 4327 (right) 18<sup>th</sup> Street



Commercial space and flat at 563-565 Castro Street  
Single-family dwelling at 3918 19<sup>th</sup> Street, built 1904



Single-family dwelling at 187 Douglass, built ca. 1870  
Single-family dwellings at 655 (left) and 657 (right) Noe Street

#### STICK (1860- CA. 1890)

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Stick-style houses and mixed-use commercial and residential properties are common among Eureka Valley's earliest buildings, with most examples dating to the 1880s. Most Stick-style buildings in the district display the common character defining features of San Francisco's own robust variant of the style. The wood idiom of the Stick style proved popular in a region rich in timber resources and the vertical emphasis of Stick decorative treatments were well-suited to the relatively narrow house forms common in the city in the period. The style also proved suitable for large-scale period housing development, allowing easy variation of picturesque exteriors on otherwise standardized housing types. The most common forms displaying Stick style ornament are single-family, two-story town or row houses, single-story-over-basement, and mixed-use commercial and residential forms.

##### **Character-defining features of the Stick style as expressed in Eureka Valley include:**

- Overall emphasis on verticality and slender, vertically-oriented ornamental features
- Squared bay window on front elevation with cornices, brackets or banding decoration
- Vertical bands at edges of wall surfaces and running along vertical window jambs, often from cornice line to foundation
- Wide band of highly-articulated and decorated wood trim below the cornice line, sometimes with paneled frieze
- Porch hood or vestibule surround with gable, bracket, or decorative banding ornament
- False gable or parapet at the front roofline
- Decorative treatments in front-facing false gables





Single-family dwellings at 4327-4329 (left) and 4331-4333 (right) 20<sup>th</sup> Street, built 1885



Flats and single-family dwellings at 76-78 (left) and 72 (right) Prosper Street



Single-family dwelling at 546 Liberty Street



Commercial and flats at 4011-4015 18<sup>th</sup> Street, built between 1886 and 1900 (left)



Commercial building and flat at 327-329 Noe Street, built between 1886 and 1900 (right)



Commercial building and flats at 482-490 Castro Street, built ca. 1900 (on 1900 Sanborn)

#### QUEEN ANNE (1880S-EARLY 1900S)

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Queen Anne was one of the most popular and common residential styles during the most intensive period of development in Eureka Valley, from the late 1880s through the early years of the 1900s. The most common form for the style was the end-gable dwelling at various scales ranging from a single story to three and a half stories in height. Inspired by medieval and post-medieval European building and rendered in the spirit of modern eclecticism, Queen Anne design takes a variety of stylistic subtypes in the study area. These range from highly-patterned schemes of textured and articulated wood ornament to more sedate classicized ornamental schemes. As with other stylistic treatments, the eclecticism of Queen Anne design gave owners and builders the ability to add variety to common urban housing forms.

##### **Character-defining features of the Queen Anne style as expressed in Eureka Valley include:**

- Asymmetrical façade arrangements and prominent front-facing gable roof line (real or false)
- Semi-hexagonal bay windows, often recessed under the cornice line of the front facing gable or “cut away” with scroll sawn brackets
- Classical ornament such as dentils, pilasters, paneled spandrels, and architrave and cornice along rooflines, separating story heights, and as part of window surrounds
- Patterned wall surfaces, most often in the front facing gable, ranging from shaped shingle cladding to elaborate sawn decorative elements
- Shallow attached or engaged entry porches
- Turned elements, fretwork, and spindle work or classical columns and entablatures on entry porches
- More elaborate examples may include corner towers, projecting bays on secondary elevations, pent roofs over window elements
- Scroll sawn, applied decorative elements on window surrounds, cornice lines, and window spandrels





Single-family dwellings at 4016-4028 18<sup>th</sup> Street (built 1901)



Single-family dwellings at 563 to 577 Liberty Street (built 1897)





Flats at 4138-4140 20<sup>th</sup> Street (built 1899)



Fernando Nelson House at 701 Castro Street (built 1897)



Single-family dwellings and flats at 740-748 Castro (built ca. 1892)



Six-flats at 642-652 Castro Street



Single-family dwelling at 3964 19<sup>th</sup> Street



Commercial space and flats at 4049 18<sup>th</sup> Street (built 1904)

#### BAY REGION TRADITION (1880S-EARLY 1920S)

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Bay Region Tradition is a regional architectural expression rooted in Bay Area that emphasizes minimally finished natural materials, asymmetrical and informal spatial organization, and hand craftsmanship. The style was a reaction to the precision and elitism of Beaux Arts classicism and made its greatest inroads on the built environment between the 1880s and early 1920s. Practitioners focused on site-specific design and designs optimized for local climatic conditions. Prominent Bay Region Tradition architects and promoters include Bernard Maybeck, Ernest Coxhead, Julia Morgan, and Willis

Polk.<sup>373</sup> In the study area, Bay Region Tradition is limited to single-family residential forms, primarily those located on the steep, wooded hillsides of the district.

**Character-defining features of the Bay Region Tradition style as expressed in Eureka Valley include:**

- Unpainted, continuous wood shingle cladding
- Asymmetrical forms
- Adaptation to natural site conditions, such as being built into a hillside



Single-family dwelling at 601 Sanchez Street/3899 19<sup>th</sup> Street (built 1908)

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**MISSION REVIVAL (1890s-1910s)**

The Mission Revival style originated in California in the 1890s and became more widely popular in the first decade of the twentieth century. Its major introduction in San Francisco came with the Manufacturers and Liberal Arts Building at the California Midwinter Fair of 1894.<sup>374</sup> Inspired by the form, massing, and decorative elements of the Spanish missions, Mission Revival was part of a period of historical eclecticism in domestic architecture that included other styles such as Colonial Revival, Tudor Revival, Classical Revival, Mediterranean Revival, and French Provincial (or French Eclectic). In the study area, the Mission Revival style is most often applied to common single- and multiple-family dwelling forms – a method for adding architectural variety.

**Character-defining features of the Mission Revival style as expressed in Eureka Valley include:**

- Shaped parapet roofline on front elevation, often with heavily molded edge
- Deeply projecting rooflines on main roof plane, pent roof surfaces, and bay windows
- Paired, shaped false rafters or curved brackets at rooflines
- Red clay tile or imitation red clay tile roofing material

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<sup>373</sup> Mary Brown and San Francisco Planning Department, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," September 30, 2010, 79, <http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf>.

<sup>374</sup> Walker, Richard, "A City of Small Homes: Making the Mass Suburban City," *Ecumene* 2, no. 1 (1995): 174, [http://foundsf.org/index.php?title=A\\_City\\_of\\_Small\\_Homes:\\_Making\\_the\\_Mass\\_Surburban\\_City](http://foundsf.org/index.php?title=A_City_of_Small_Homes:_Making_the_Mass_Surburban_City).



- Square piers at corners of roofline, often with heavily molded edge
- Arched porch openings
- Some eclectic mixing with classical elements such as pilasters, keystones, and voussoirs at entry porches



Single-family dwelling at 285 Douglass Street (built 1910)  
Three-flat at 672-676 Castro Street



Commercial building at 500-506 Castro Street and 4109-4111 18<sup>th</sup> Street (built 1918)

## CLASSICAL REVIVAL (1900s-1920s)

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Classical Revival is a broad architectural style category used to describe buildings with eclectic applications of classical elements. The style, which was most popular in the first decades of the twentieth century in the Bay Area, reflects the influence of the French Ecole des Beaux Arts in American architectural education and practice. In the study area, Classical Revival styling appears on a variety of common single- and multiple-family building types as well as mixed-use commercial and residential, commercial, and religious buildings. The style was popular from the 1900s to the 1920s.

**Character-defining features of the Classical Revival style as expressed in Eureka Valley include:**

- Details at rooflines such as egg-and-dart molding, modillion cornices, and wide friezes with applied garland ornament
- Classical detailing on entry porches such as columns, robust balustrades, and flat roofs with entablatures, arched or square openings with inset column supports
- Bay window treatments such as entablatures, modillion blocks cornices, curved sash, and paneled spandrels
- Window surrounds with pilasters
- Flush board or flat siding alluding to the smooth masonry surfaces of monumental Classical buildings



Three-flat at 294-298 Collingwood Street (built 1903)



Two-flat at 4097-4099 17<sup>th</sup> Street (built 1907)



Enclosed Romeo flats at 667-671 Castro Street (built 1906)





Row of three-flats at 613-615 through 627-631 Castro Street (built 1910-1913)



Apartments at 3951-3959 17<sup>th</sup> Street (ca. 1915)



Commercial building at 4107-4121 19<sup>th</sup> Street (built 1904)



Bank of America Building at 400 Castro Street (built 1922)



4092-4096 18<sup>th</sup> Street (built 1905)



Most Holy Redeemer Catholic Church at 110 Diamond Street (built 1900)



### CRAFTSMAN/ARTS & CRAFTS (1900s-1910s)

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The Arts and Crafts or Craftsman design movement is typically associated with suburban development, but the Eureka Valley neighborhood has a healthy collection of Craftsman style dwellings. These range in form from the bungalow – a housing type almost synonymous with the style – to other common, modest housing forms. Most forms date from the 1900s and 1910s.

**Character-defining features of the Craftsman style as expressed in Eureka Valley include:**

- Side-gable orientation of the main block
- Prominent dormers on the front roof slope
- Exposed false rafter ends, sometimes decoratively sawn
- Flat, often tapered window surrounds
- Solid parapet walls on porches and exterior staircases
- Wood shingle or stucco cladding
- Shallow bay windows on front and secondary elevations



Single-family dwelling at 3992 20<sup>th</sup> Street (built 1912)



Flats at 19-23 Eureka Street (built 1908)



Single-family dwelling at 371 Douglass Street (built 1914)

## SPANISH COLONIAL REVIVAL (1915-1940)

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The Spanish Colonial Revival style draws inspiration from Spanish colonial architectures in the Mediterranean region and the Americas. Subcategories of ornament range from Moorish to Baroque. In the United States, the style was associated with a turn toward local, vernacular historical sources for architectural formal development and stylistic expression. The style gained popularity after Bertram Goodhue's Spanish-inspired buildings of the 1915 Panama-California Exposition in San Diego and reached a peak in popularity in the suburban building booms of the 1920s.

**Character-defining features of the Spanish Colonial Revival style as expressed in Eureka Valley include:**

- Narrow or no eave overhang, often with red tile coping
- Stucco exterior finishes
- Arched window openings, often set in pairs or sets of three
- Arched door and garage openings
- Door and window surrounds with Baroque or Renaissance-inspired classical elements
- Pent roofs with red clay tile cladding
- Small areas of applied ornament imitative of tile or stucco relief work
- Ornamental iron work, often in the form of window grilles or balconet railings
- More developed examples include L-shaped plans with courtyard areas, shaped parapet walls, conical towers, and chimneys with gable roofs.



Two-family dwelling at 377-379 Collingwood Street (built 1931)



Single-family dwelling at 3950 20<sup>th</sup> Street (built 1934)  
Two-flat at 4301-4303 20<sup>th</sup> Street (built 1931)



The Castro Theater at 429 Castro Street (built 1922, Landmark #100)



## TUDOR REVIVAL (1920-1940)

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The Tudor Revival style draws on the vernacular architectural traditions of medieval-period England. The style was popular in the U.S. beginning in the late nineteenth century, but was most common in domestic architecture during the 1920s and 1930s. Tudor Revival was one of the most popular styles in the period for suburban architecture, and appears regularly in the study area applied to common, primarily single-family, housing forms. Many examples in the district are examples of re-styling, with Tudor Revival elements applied to an earlier housing form more commonly associated with Italianate, Stick, or Queen Anne styling.

**Character-defining features of the Tudor Revival style as expressed in Eureka Valley include:**

- Multiple end-gable elements on the main elevation
- False half-timber ornament
- Stucco cladding, sometimes scored to look like masonry block
- Shallow bay windows with casement sash
- Pointed arch windows and entry openings

Specialized or highly developed examples of the style exhibit more high-style Tudor period architectural features such as pointed spindles, prominent bay windows, and heavily decorated and paneled areas featuring low relief grotesquerie ornamental rounds.



Tudor Revival restyling and addition to earlier dwelling, 339 Diamond Street (built 1907)



Tudor Revival two-flats at 3521-3523 and 3525-3527 16<sup>th</sup> Street (built 1938)



Two-flat at 4353-4356 20<sup>th</sup> Street (built 1925)

#### MEDITERRANEAN REVIVAL (1920-1940)

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Mediterranean Revival architecture combines elements from classical and Renaissance design traditions across the Mediterranean region. The style differs from the more narrowly defined Spanish, Mission, and Tudor Revival styles in its increased emphasis on Italian and French Renaissance features. The style was most popular in the study area in the 1920s both as an original style and a style for remodeling earlier properties. Mediterranean Revival buildings in the study area include all forms of residential properties, mixed use commercial and residential buildings, and commercial buildings.

**Character-defining features of the Mediterranean Revival style as expressed in Eureka Valley include:**

- Bowed front elevation or prominent, bowed bay windows

- Stucco cladding on primary elevation
- Arched door and window openings
- Renaissance-inspired door and window surrounds consisting of applied, low-relief ornament and colonnettes
- Cornice line with bands of Renaissance-inspired ornament such as corbeled arch bands
- Small pent roof elements with red clay tile cladding
- Thin decorative elements along window and door openings
- Decorative panels outlined with thin ornamental moldings and/or featuring applied low-relief ornament

Highly specialized or developed examples include more direct adoption of historic Mediterranean architectural forms such as Renaissance palazzos.



Single-family dwelling at 339 Collingwood Street (built 1925)



Two-flat at 4426-4429 18<sup>th</sup> Street (built 1927)  
Apartments at 577 Castro Street (built 1929)



Commercial buildings at 514-526 Castro Street, built 1906-1907 with later Mediterranean Revival restyling





Twin Peaks Tavern, (Landmark #264), 401 Castro Street, built 1901 with Mediterranean Revival restyling completed 1923



Two-flat at 3918-3920 20<sup>th</sup> Street (built 1923)

### ART DECO (1930-1945)

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Art Deco architectural styling is relatively rare in domestic architecture and is most commonly used in multiple-family domestic forms in the 1930s and early 1940s. The style combined elements of classicism with an emphasis on ornament that communicated aspects of modernity, such as abstraction. This translated into ornament based on zig zags, geometric elements, and highly abstracted natural elements. In the study area, Art Deco styling is primarily applied to common multiple-family dwelling forms.

**Character-defining features of the Art Deco style as expressed in Eureka Valley include:**

- Ornamental elements or panels of low-relief ornament along rooflines and on window spandrel panels
- Ornamental patterns featuring stylized fountain or plant elements, zig zags, chevrons, and other geometric elements
- Sharp, geometric forms, often layered against each other to create a shallow dynamism



Two-flat at 179 Douglass Street (built 1932)

Apartments (4 units each) at 59 (left) Collingwood Street (built 1938) and 65 (right) Collingwood Street (built 1937)



Terraced flats at 482-484 and 494 Liberty Street and 741 Noe Street (built 1941)



Terraced flats at 485 and 495 Liberty Street (built 1941)



Commercial space at 4125-4131 18<sup>th</sup> Street (built 1906, restyled after 1930)

#### FRENCH PROVINCIAL/ECCLECTIC (1920s-1940s)

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French Provincial or Eclectic style draws from the rural, vernacular and high-style medieval architecture of France. Elite examples of the style appeared in the US in the 1890s, but adaptations of the style for small homes were most popular in the suburban expansions of the 1920s and into the 1930s. In the study area, the style is stripped down and most commonly applied to multiple-family and small, suburban-style single-family house forms.

**Character-defining features of the French Provincial/Eclectic style as expressed in Eureka Valley include:**

- Asymmetrical primary elevation
- Tall, steeply pitched hipped roof or parapet with appearance of such a roof
- Modest projecting bay with articulated hipped roof line
- Flared eaves
- Stucco cladding and other imitation masonry elements such as quoins
- Oval or hexagonal windows or cut outs



- Balconets with decorative iron railings



Single-family dwelling at 348 Cumberland Street (built 1939)



Two-flat at 109-111 Hancock Street (built 1941)

#### STREAMLINE (ART) MODERNE (LATE 1920S-EARLY 1940S)

The Streamline, or Art, Moderne style is closely associated with Art Deco in both period of popularity and underlying theory. Popular from the late 1920s through the early 1940s, Moderne also relies on expressive elements that communicate aspects of modernity, in this case speed, streamlined design, and machine precision. In the study area, Moderne styling was used for a variety of single and multiple-family housing forms. The San Francisco Modern Architecture and Landscape Design 1935-1970 HCS (2010) offers additional details on the history and expression of Streamline Moderne in the city (see pp. 157-166).

**Character-defining features of the Streamline (Art) Moderne style as expressed in Eureka Valley include:**

- Flat roofs, or parapet giving the impression of a flat roof
- Horizontal lines along the roofline on the main elevation
- Stepped arch or curved door or porch openings
- Octagonal or round ornamental windows
- Curved wall corners and ornamental elements such as balustrades
- Smooth stucco wall finishes



Single-family-over-garage at 3944 21<sup>st</sup> Street (built 1941)



Two-flat at 189-191 Collingwood Street (built 1940)



Two-flats 5-7 and 9-11 Eureka Street (built 1939)



Commercial space and flat at 4103-4105 18<sup>th</sup> Street (built 1906, remodeled ca. 1930)

## SECOND BAY TRADITION (1930s-1960)

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Second Bay Tradition (also Second Bay Tradition) coalesced in the San Francisco Bay Area in the late 1930s. The style combined the rusticism of First Bay Tradition architects such as Bernard Maybeck, Julia Morgan, and Ernest Coxhead with the planar, linear aesthetic of European Modernism. In the study area, Second Bay Tradition is primarily restricted to residential buildings. The style appears most frequently on the steeper hillsides and hill tops of the neighborhood, which developed later in the district's history.<sup>375</sup>

**Character-defining features of the Second Bay Tradition style as expressed in Eureka Valley include:**

- Flat or low-pitched roof forms with overhanging eaves
- Wood cladding
- Large expanses of glass
- Terraced or decked outdoor spaces
- Banked siting

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<sup>375</sup> Mary Brown and San Francisco Planning Department, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," 104–5. Although located just outside the study area, 4015 21<sup>st</sup> Street, designed by Wurster, Bernardi, Emmons Architects is an example of Second Bay Tradition.



Two-flats at 364-368 (left, built 1960) and 356-362 (right, built 1956) Collingwood Street



Duplex dwelling at 378 Collingwood Street, designed by Anshen & Allen (built 1940)

#### MID-CENTURY MODERN AND CONTRACTOR MODERN (1945-1965)

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Mid-century Modern architecture generally refers to the functional, popular adaptations of European or International Modernism by retailers, housing developers, and architects. This modern idiom stretched from the late 1940s through the early 1960s. Many of the residential forms displaying Mid-century Modern design elements are single iterations of the more suburbanized housing forms that filled the Sunset and Richmond and the booming suburban neighborhoods in Daly City and further south. According to the 2010 San Francisco Modern Architecture and Landscape Design HCS, "Mid-century Modern is a term used to describe an expressive, often exuberant style that emerged in the decades following World War II. Influenced by the International Style and the Second Bay Tradition, Mid-century Modern was a casual, more organic and expressive style, and was readily applied to a wide



range of property types. . . Midcentury Modern is the most common Modern style built in San Francisco from 1945-1965.”<sup>376</sup> Mid-Century Modernism was also the exclusive idiom for multiple-family buildings in the district after World War II.

**Character-defining features of the Mid-Century Modern style as expressed in Eureka Valley include:**

- Flat, cantilevered roofs and overhangs and projecting eaves
- Shallow projecting frames around upper stories
- Spandrel glass, large expanses of windows, and canted windows
- Stucco, vertical corrugated, vertical wood, or stacked roman brick cladding
- Use of bright or contrasting colors



Mid-century Modern single-family-over-garage at 44 Diamond Street (built 1959)  
Single-family residence remodeled in Mid-century Modern style at 265 Cumberland Street

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<sup>376</sup> Ibid., 181.



Mid-century Modern terraced flats at 311-315 Diamond Street (built 1959)



Mid-century Modern apartments at 3835 19<sup>th</sup> Street (built 1960)





Mid-century Modern apartments at 2775 Market Street (26 units, built 1962)

According to the 2010 San Francisco Modern Architecture and Landscape Design HCS, “Contractor Modern, occasionally referred to as Vernacular Modern, is not a style per se; rather it denotes the absence of style. The term is used to identify buildings that selectively borrow from the basic design tenets of Modern design, particularly the lack of exterior ornament, in the pursuit of cheaply constructed buildings. Simple box-like forms, flat exterior surfaces, and inexpensive construction materials typify Contractor Modern buildings.”<sup>377</sup>

**Character-defining features of the Contractor Modern buildings:**

- Absence of style
- Simple forms
- Inexpensive building materials
- Reference to Modern design added as an afterthought
- Stucco cladding<sup>378</sup>



Contractor Modern apartment building, 8 units, 183 Eureka St., built 1969

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<sup>377</sup> Ibid., 193.

<sup>378</sup> See *ibid.*

## IV. EVALUATION FRAMEWORKS

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The following section provides an overview of the criteria for significance and eligibility requirements to evaluate properties in the Eureka Valley study area. The section also discusses specific criteria and integrity considerations for individual properties and potential historic districts. The evaluative frameworks are organized by National Register of Historic Places and correlative California Register of Historical Resources criteria and applicable themes under that criterion. Each theme section provides a summary statement of significance; common property types associated with the theme; a period of significance; and examples of properties potentially significant under each of the criteria. Eligibility requirements are included where applicable to discuss certain aspects of integrity or property functions.

### CRITERIA FOR EVALUATING HISTORIC PROPERTIES

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#### SIGNIFICANCE

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Assessing significance establishes if and how a property is historically important and therefore worthy of preservation. The National Park Service, in its role as keeper of the National Register of Historic Places, establishes criteria for assessing significance. The State of California and the City and County of San Francisco have adopted these criteria, or variants of these criteria for state and local-level assessments of historical significance. The standards are the same for national, state, regional, and local levels of significance. Evaluators assess properties for significance within their relevant historic contexts using the following criteria:

National Register	California Register	Criterion Description
Criterion A	Criterion 1	<b>Event:</b> Associated with events that have made a significant contribution to broad patterns of our history.
Criterion B	Criterion 2	<b>Person:</b> Associated with the lives of persons significant in our past
Criterion C	Criterion 3	<b>Design/Construction:</b> Displays the distinctive characteristics of a type, period, or method of construction; the work of a master; high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction
Criterion D	Criterion 4	<b>Information Potential:</b> Yielded, or may be likely to yield, information important in prehistory or history

The National Park Service has a series of criteria considerations for certain property types or for properties associated with certain historic contexts. In the study area, the most applicable criteria considerations are:

**Criteria Consideration A: Religious Properties** - A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance. A religious property cannot be considered historically significant based on the merits of a religious doctrine.

**Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years** - A property achieving significance within the past fifty years is eligible if it is of exceptional importance. Exceptional importance can refer to the extraordinary importance of an event or to an entire category

of resources so fragile that survivors of any age are unusual. Properties can be exceptionally significant at the local level. This consideration applies only to National and California registers of historic places/resources. There is no age requirement for designation as a San Francisco Landmark.

#### INTEGRITY

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Integrity is the material, visual, and intangible ability of a property to convey its historic significance. To be determined worthy of preservation, a property must be significant within its historic context AND possess sufficient integrity to convey that significance. The National Register of Historic Places divides integrity into seven aspects: location, design, setting, materials, workmanship, feeling, and association. These aspects are defined as follows:<sup>379</sup>

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. Design can also apply to districts. For districts significant primarily for architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related.
3. **Setting** is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. **Association** is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

Properties that retain historic integrity will possess many, but not all of these aspects. The most vital aspects of integrity vary based on the type of significance of a property and property type.

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<sup>379</sup> Definitions of the seven aspects of integrity are excerpted and quoted from National Register Bulletin 15.

## THEMES, PROPERTY TYPES, AND ELIGIBILITY REQUIREMENTS

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### **Theme: Native Californian Settlement and Presence**

This historic context statement does not address archaeological resources or traditional cultural properties associated with Native Californian settlement and presence in the study area. A qualified archeologist or tribal historian should be consulted on these resource types and areas of significance.

### **Theme: Spanish and Mexican Period Land Development and Settlement**

**Period of Significance:** 1776-1848

#### **Significance**

Properties associated with this context and period may be significant for their association with the early European settlement and agricultural development in San Francisco and Eureka Valley (Criterion A/ 1) or persons such as members of the Noe Family who made significant contributions to the early development of San Francisco and California (Criterion B/ 2). Resources may also be significant as rare surviving examples of design and construction from the period or for the information they might yield about life in Spanish and Mexican San Francisco and Alta California (Criteria C /3 or D/ 4).

#### **Property Type Summary**

There is no documentation or description of the built or designed environment in the vicinity of Eureka Valley before 1845, though it is likely there were some buildings in the area to support agricultural activities, grazing, and shelter for workers tending cattle herds in the area. The area had little permanent settlement during the Spanish governance of Alta California and subsequent development of the area has destroyed or obscured resources associated with the Noe Family and Rancho San Miguel.

#### **National and California Register Eligibility Considerations**

If archaeological materials associated with this period are identified in the future, a qualified archaeologist should review and assess the materials and surrounding site. If other properties associated with early Spanish and Mexican settlement in Eureka Valley are identified in the future, primary considerations in evaluating the significance of the property should include the strength of the association of the resource with this historic context and physical integrity.

#### **Integrity Considerations**

Because of the rarity of resources from this period, any building, structure, or site associated with this context would likely possess sufficient association with the context to be considered for historic protection. Properties should, however possess sufficient integrity of materials, design, workmanship, and feeling to convey their significance and association within the context of the period. Remnants, architectural fragments, or highly altered properties should be evaluated based on the degree of period material or design left intact and the information such properties might yield about early Spanish and Mexican settlement in the area. Identified properties associated with this context are likely to have been moved from their original locations. Because of the rarity of the survival of properties associated with the context, the loss of integrity of location and setting would typically not prohibit historic recognition of these resources.

<b>Theme: Early American Period Land Division and Settlement</b>	
<b>Period of Significance:</b>	1848-1864
<b>Significance</b>	
<p>Properties associated with this context and period may be significant for their association with the early permanent settlement and real estate development in Eureka Valley (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the early development of the valley, such as the Horners, or who made significant contributions to the early development of San Francisco and California (Criterion B/ 2). Resources from this period may also be architecturally significant as examples of design and construction from the period and for the information the resources might yield about early Californian building practices (Criteria C/3 or D/4).</p>	
<b>Property Type Summary</b>	
<p>There are no known properties associated with the Early American period in the study area, though portions of the street and lot layout in the former Horner's Addition date from this time. Physical evidence of land use and settlement from the period may survive in the archaeological record, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted survival of archaeological material.</p>	
<b>National and California Register Eligibility Considerations</b>	
<p>If additional properties associated with this period are identified, primary considerations in evaluating the property should include significance of association and physical integrity. Because of the rarity of resources from this period in San Francisco, any structure, building, or site associated with this context would likely be significant and should be considered for historic recognition.</p>	
<b>Integrity Considerations</b>	
<p>Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their significance and association with the context.</p> <p>Considerations regarding integrity include:</p> <ul style="list-style-type: none"><li>• Resources should retain a readily discernible original form and outline, some semblance of original door and window openings, and sufficient original materials and workmanship (visible or obscured) to represent the period.</li><li>• Additions, window and door replacements, porch alterations, and ornament reflecting later periods of use are common in resources of this age, and would not necessarily preclude historic recognition.</li><li>• Remnants, architectural fragments, or highly altered properties should be evaluated based on the degree of period material or design left intact and the information such properties might yield about the aspects of the first permanent settlement of the area.</li><li>• Identified properties associated with this context may have been moved from their original locations. Because of the rarity of the survival of properties associated with the context, the loss of integrity of location and setting would typically not prohibit historic recognition of these resources.</li></ul>	

<b>Theme: Homestead Era Land Division and Settlement</b>
<b>Period of Significance:</b> 1864-1886
<b>Significance</b>
Properties associated with this theme may be significant for their association with early commercial, residential, and civic development in Eureka Valley; the history of speculative real estate development and home building in San Francisco; and development of working class residential enclaves in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the first substantial development of the valley (Criterion B/ 2). Resources from this period may also be architecturally significant as examples of period design and construction practices (Criteria C/3).
<b>Property Type Summary</b>
Property types associated with this period and theme include land division patterns; primarily single-family residential properties; mixed-use commercial and residential properties, agricultural properties and cultural landscape features, and industrial properties. See Residential Property Types, Commercial Property Types, and Architectural Styles for more detailed description of these forms and styles.
<b>National and California Register Eligibility Considerations</b>
Properties associated with the homestead period in Eureka Valley constitute a rare resource in San Francisco, as much of the extant building fabric from this period outside the study area was destroyed in the 1906 earthquake and fire. Land division patterns should be evaluated for their distinctive design or significant association with important patterns of land division. Grid plans that extend or conform to earlier or surrounding division patterns would not typically be significantly associated with important patterns of land division or real estate development.
<b>Integrity Considerations</b>
<p>As some of the oldest properties in the city, these buildings and structures are likely to have had substantive alterations over time. Most buildings from this period will have undergone some degree of alteration over time, but those alterations should not significantly change the form and architectural expression of the property. Considerations regarding resource integrity include:</p> <ul style="list-style-type: none"> <li>• Resources should be distinct examples of the types, forms, or styles of architecture from the context period and retain readily discernible form, massing, and outline.</li> <li>• Resources should retain the majority of their original cladding materials and door and window openings in their original locations and configurations.</li> <li>• Window and door replacement may be acceptable if the replacement elements conform to the original openings and sash patterns and the property still retains sufficient integrity of materials, workmanship, and feeling based on other elements of the property to convey its significance.</li> <li>• Where applicable, resources should retain the majority of their original ornament. Retention of original ornament is particularly important in key locations such as door and window openings, porches, and rooflines.</li> <li>• Replacement of porches and entry stairs in buildings from this period is common due to deterioration. Replacement in similar configurations and materials as the original feature is acceptable, particularly within the historic period. Porch enclosure within the historic period may be acceptable. (continued)</li> </ul>

- Additions from the historic period can be considered part of the historic development of the property and would not necessarily impeded historic recognition. More recent additions may also be acceptable if they do not substantively alter building form and massing and respect the scale, materials, and workmanship of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Alterations that include conjectural decorative or structural elements are not acceptable.
- Resources converted to alternate uses may remain eligible for recognition if the property retains sufficient integrity to convey its original use and retains the preponderance of its original form, materials, and architectural features.
- In circumstances where a property is one of the oldest or best examples of a property type or best examples of a property associated with the context, a higher degree of alteration may be acceptable.

<b>Theme: Agricultural Production</b>
<b>Period of Significance:</b> 1845-ca. 1915
<b>Significance</b>
Properties associated with this theme may be significant for their association with the development of market and household agricultural production in San Francisco and Eureka Valley (Criterion A/ 1). Properties may also be architecturally significant as examples of the design and construction of agricultural buildings and support structures or landscape organization for agricultural production (Criteria C/3).
<b>Property Type Summary</b>
There is one identified property in the study area associated with agricultural production. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street. Other extant property types may include residential buildings associated with agricultural production; outbuildings and support structures such as barns, sheds, hen houses, small processing facilities, tank houses, or well heads; and landscape features such as earthworks, irrigation channels, and engineered structures for water supply associated with local irrigation operations.
<b>National and California Register Eligibility Considerations</b>
Because of the rarity of surviving agricultural resources in San Francisco most remaining structures, buildings, or sites associated with this context would likely be significant under criteria A/1 and C/3 if it retained sufficient physical integrity. Evaluators should also conduct comparative analysis against other surviving agricultural resources in San Francisco. The rarity and poor condition of other extant examples may justify accepting a greater degree of alteration or lack of typical character-defining features for the property type.
<b>Integrity Considerations</b>
Agricultural production in San Francisco declined dramatically by the early twentieth century. Most potential historic properties related to this context are unlikely to maintain association with agricultural production or retain an agricultural setting. Because of the rarity of agriculture-related resources in San Francisco, these losses of integrity would not likely preclude historic (continued)



recognition of such resources if the property retained sufficient integrity of location, materials, workmanship, and feeling to convey its association with agricultural production.

However, the property must have the essential physical features that enable it to convey its historic character or information. Important integrity considerations include:

- Resources should retain a readily discernible original form and outline, some semblance of original door and window openings, and sufficient original or historic period physical materials and workmanship to convey association with agricultural use.
- Substantial additions, new window and door openings, replacement cladding, and ornament popular in later periods would likely alter the resource to such a degree that it could no longer convey its association with the context.
- Adaptive reuse of a property for non-agricultural purposes would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its association and significance within the context of agricultural production.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type or context, a higher degree of alteration may be acceptable.

<b>Theme: Residential Development</b>
<b>General Significance</b>
<p>Properties associated with this theme may be significant for their association with the history of cooperative or speculative real estate development and home building in San Francisco, the development of early streetcar suburbs in San Francisco, or the development of working class residential enclaves in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the physical development of the district in the period, such as prominent housing developers or community leaders. (Criterion B/ 2). Resources from this period may also be significant as distinctive examples of period residential design and construction practices or as outstanding works of a recognized, skilled craftsman (Criteria C/3).</p>
<b>General Integrity Considerations</b>
<p>Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context.</p> <p>Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with those significant events or persons. For example, a substantially altered early twentieth-century property significant for its association with an important community leader in the 1970s should be analyzed according to its 1970 configuration or appearance. However, depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.</p> <p>Many residential buildings will have undergone some degree of alteration over time. For properties significant under Criterion C/3, some of these alterations should not significantly change the form and architectural expression of the property. These <i>may</i> include:</p> <ul style="list-style-type: none"> <li>• Subdivision of single-family dwellings into flats or multiple units per floor</li> <li>• Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage</li> <li>• Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage</li> <li>• Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot</li> <li>• Conversion of raised basement story to commercial use within the historic period (typically only for properties on major commercial streets)</li> </ul> <p>General considerations regarding resource integrity include:</p> <ul style="list-style-type: none"> <li>• Resources should be distinct examples of the types, forms, or styles of architecture and retain readily discernible form, massing, and outline.</li> <li>• Resources should retain the majority of their original cladding materials and door and window openings in their original locations and configurations. (continued)</li> <li>• Window and door replacement may be acceptable if the replacement elements conform to the</li> </ul>

original openings and sash patterns and the property still retains sufficient integrity of materials, workmanship, and feeling based on other elements of the property to convey its significance.

- Where applicable, resources should retain the majority of their original ornament. Retention of original ornament is particularly important in key locations such as door and window openings, porches, and rooflines.
- Replacement of porches and entry stairs in residential buildings is common due to deterioration. Replacement in similar configurations and materials as the original feature is acceptable, particularly within the historic period.
- Additions from the historic period can be considered part of the historic development of the property and would not necessarily impede historic recognition. More recent additions may also be acceptable if they do not substantively alter building form and massing and respect the scale, materials, and workmanship of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Alterations that include conjectural decorative or structural elements are not eligible.
- Resources converted to alternate uses may remain eligible for recognition if the property retains sufficient integrity to convey its original use and retains the preponderance of its original form, materials, and architectural features.
- In circumstances where a property is one of the oldest or best examples of a property type or best examples of a property associated with the context, a higher degree of alteration may be acceptable.

Buildings that no longer retain sufficient integrity for individual consideration may still be eligible to contribute to a historic district.

The Residential Property Types section discusses common alterations to residential buildings in Eureka Valley in the historic period.

<b>Period of Significance:</b>	<b>Homestead Era, 1864-1886</b>
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<b>Property Type Summary</b>	
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Single-family:	Two-story, side hall row houses; single-story-over-basement; and cross-gable or "parlor front" dwellings
Multiple-family:	Two-flat dwellings
Styles:	Italianate, Stick, or Queen Anne
See Residential Property Types and Architectural Styles for specific descriptions of these property types.	

<b>National Register and California Register Eligibility Considerations: Homestead Era, 1864-1886</b>	
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Criterion A/1	Properties associated with this period may be significant for their association with nineteenth-century patterns of growth on the urban fringe in San Francisco or the history of cooperative and speculative real estate development and home building in the city. Because of the rarity of surviving residential properties in San Francisco from this period, properties associated with early periods of (continued) residential development in the district for which there are few remaining resources might qualify under this criterion.
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	<p>For example, the property at 591-593 Noe Street, constructed in 1864, may be eligible under this criterion as a rare survival from this period of urban fringe development in San Francisco during the nineteenth century (see Figure 30 on page 34). The dwellings at 4327-4329 20<sup>th</sup> Street, constructed in 1885, might be eligible as early examples of speculative or individual homebuilding in the district (see page 169.)</p>
Criterion B/2	<p>Properties may be significant for association with persons who made significant contributions to physical, social, or civic development in the district in the period, but no clear examples surfaced during research.</p>
Criterion C/3	<p>Resources from this period may also be significant as distinctive examples of pre-earthquake residential design and construction in San Francisco or as distinctive examples of period housing forms and architectural styles or as rare surviving examples or pre-earthquake residential design and construction.</p> <p>For example, the dwelling at 559 Noe Street, built ca. 1870, may be eligible as a well-preserved example of a single-story, flat-front Italianate dwelling constructed in the district during the late nineteenth century (see page 140). The two-flat at 3942-3944 19<sup>th</sup> Street, built in 1885, may be eligible as an early, well-preserved multiple-family dwelling form rendered in the Italianate style (see page 148).</p>
<b>Integrity Considerations: Homestead Era, 1864-1886</b>	
<p>Due to their age, most buildings from this period will have undergone several campaigns of alteration over time. However, because of the rarity of residential construction from this period in San Francisco, a higher degree of alteration may be acceptable. Acceptable alterations would include:</p> <ul style="list-style-type: none"> <li>• Subdivision of single-family dwellings into flats or multiple units per floor</li> <li>• Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage</li> <li>• Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage</li> <li>• Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot</li> <li>• Conversion of raised basement story to commercial use (typically only for properties on major commercial streets)</li> </ul> <p>Properties from this period should, however, possess enough integrity of design, materials, workmanship, and feeling to convey their association with the building and development traditions of the late nineteenth century. See general considerations on integrity for residential properties at the beginning of this section.</p>	

<b>Period of Significance: Streetcar Suburb Era, 1886-1906</b>	
<b>Property Type Summary</b>	
Single-family:	Two-story, side hall row houses; single-story-over-basement; cross-gable or “parlor front;” single-story, flat-front, and end-gable dwellings
Multiple-family:	All forms of flats
Styles:	Italianate, Stick, Queen Anne, Mission Revival, Classical Revival
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
<b>National and California Register Eligibility Considerations: Street Car Suburb Era, 1886-1906</b>	
Criterion A/1	<p>Properties may be significant for their association with the history of speculative real estate development and home building in San Francisco, the development of early streetcar suburbs in San Francisco, or the development of working-class, residential enclaves in the city.</p> <p>Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of real estate development in the district. Residential properties are not necessarily significant under this criterion because they were constructed during a certain period of time or by a certain developer. However, a property might be significant as the first model house constructed by a real estate developer, or the first tract a prominent developer constructed featuring a certain house form or style.</p> <p>For example, the houses at 282 and 286 Eureka Street, built in 1893, may be significant as early examples of the work of prominent district builder Fernando Nelson. The house at 284 Collingwood Street, built in 1886, might be eligible for its association with John A. Swenson, one of the earliest identified speculative builders in the district.</p>
Criterion B/2	<p>Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period, such as prominent housing developers.</p> <p>Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the developer’s productive life and significant accomplishments.</p> <p>For example, Fernando Nelson’s home at 701 Castro Street may qualify under this criterion as his personal residence and place of business during a prolific time in his development career (see Figure 43 on page 50). The Charles Hinkel House at 740 Castro Street, built in 1892, might (continued) be eligible under this criterion for its association with the longest period of Hinkel’s productive building career in San Francisco (see Figure 49 on page 54).</p>

<p>Criterion C/3</p>	<p>Resources from this period may also be significant as rare or distinctive examples of pre-earthquake residential design and construction in San Francisco, as distinctive examples of period housing forms and architectural styles, or as outstanding works of a recognized, skilled craftsman. Clusters of buildings dating from this period may also be significant as concentrations of buildings historically or aesthetically united by physical development.</p> <p>For example, the clusters of late nineteenth and early twentieth-century dwellings at 563-577 Liberty Street (1897) constructed by builder John Anderson may be eligible under this criterion for their design and construction and association with Anderson (see Figure 51 on page 55).</p> <p>Properties evaluated under this criterion should be distinct examples of the types, forms, or styles of architecture present in residential development in Eureka Valley. Properties with only vague ornamental references to period styles would not typically be eligible under this criterion alone. Residential building forms (e.g. two-flats or Romeo flats) evaluated under this criterion should be important examples of the form or building practices in the related period. Properties might also represent a variation, evolution, or transition of types that influenced later buildings.</p> <p>For example, the four-flat building at 4050-56 19<sup>th</sup> Street, built in 1885, is an early example of the form in the neighborhood and forecasts the form and massing of later flat and apartment buildings in the neighborhood (see page 150).</p>
<p><b>Integrity Considerations: Street Car Suburb Era, 1886-1906</b></p>	
<p>Due to their age, most buildings from this period will have undergone various campaigns of alteration over time. However, because of the rarity of residential construction from this period in San Francisco, a higher degree of alteration may be acceptable. Properties from this period should, however, possess enough integrity of design, materials, workmanship, and feeling to convey their association with the building and development traditions of the late nineteenth century. Please see Integrity Considerations for the Homestead Era, 1864-1886 in the preceding section for specific considerations.</p>	

<b>Period of Significance:      Becoming a District of the City, 1906-1941</b>	
<b>Property Type Summary</b>	
Single-family:	Two-story, side hall row houses; end-gable dwellings, single-family over integral garage, bungalows, earthquake relief housing
Multiple-family:	All forms of flats, apartment buildings
Styles:	Bay Region Tradition, Mission Revival, Classical Revival, Craftsman/Arts & Crafts, Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, Art Deco, French Provincial/Eclectic, Streamline (Art) Moderne, Second Bay Tradition
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
<b>National and California Register Eligibility Considerations: Becoming a District of the City, 1906-1941</b>	
Criterion A/1	<p>Properties associated with this theme may be significant for their association with the history of speculative real estate development and home building in San Francisco, building and housing development in response to the 1906 earthquake and fire, or the development of working-class, residential enclaves in the city.</p> <p>Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of real estate development in the district.</p> <p>For example, the Classical Revival, 20-unit apartment building at 3951-59 17<sup>th</sup> Street, built in 1910, may be significant as one of the earliest apartment buildings in the district (see page 155).</p>
Criterion B/2	<p>Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period. These figures might include prominent housing developers or long-time civic club leaders like Henry Becker or Richard Leary.</p> <p>Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.</p> <p>For example, Henry Becker's residence at 534 Castro Street may be eligible for its association with his period of community leadership in Eureka Valley.</p>
Criterion C/3	Resources from this period may also be significant as distinctive examples of residential design and construction or as outstanding works of a recognized, skilled craftsman. Clusters of buildings dating (continued) from this period may also be significant as concentrations of buildings historically or aesthetically united by physical development.



	<p>Properties evaluated under this criterion should be distinct examples of the types, forms, or styles of architecture present in residential development in Eureka Valley. Properties with only vague ornamental references to period styles would not typically be eligible under this criterion alone. Evaluation of Streamline (Art) Moderne and Second Bay Tradition style residential buildings should include consultation of the associated evaluative frameworks in the San Francisco Modern Architecture and Landscape Design 1935-1970 HCS (2010).</p> <p>For example, the two-flat at 179 Douglas Street, built in 1932, might be significant as a well-preserved example of the Art Deco style applied to this building type (see page 192). The duplex dwelling at 378 Collingwood Street, designed by Anshen and Allen in 1940, might be significant for its association with this noted architecture firm and as a well-developed example of the Second Bay Tradition style in the city (see page 198).</p> <p>Residential building forms (e.g. two-flats or Romeo flats) evaluated under this criterion should be important examples of the form or building practices in the related period. Properties might represent a variation, evolution, or transition of types that influenced later buildings.</p> <p>For example, the terraced flats at 482-484 and 494 Liberty Street and 741 Noe Street, built in 1941, might be significant for their distinctive Art Deco styling and novel siting that accentuates that styling (see pp. 192-193).</p>
<b>Integrity Considerations: Becoming a District of the City, 1906-1941</b>	
General integrity considerations outlined above apply to residential buildings dating from this period.	

<b>Period of Significance: Neighborhood in Transition, 1941-1974</b>	
<b>Property Type Summary</b>	
Single-family:	Single-family over integral garage
Multiple-family:	Two, four, and six-flats, apartment buildings
Styles:	Mediterranean Revival, Bay Region Modern, Mid-Century Modern
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
<b>National and California Register Eligibility Considerations: Neighborhood in Transition, 1941-1974</b>	
Criterion A/1	Residential development after World War II in Eureka Valley was primarily limited to in-fill development, hilltops, and the Market Street corridor. Properties associated with this theme may be significant for their association with the history of urban design and planning in Eureka Valley, such as urban design responses to the Market Street widening (continued) in 1957-1958. No clear examples of properties associated with these contexts surfaced during research.
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period. Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments. Potential figures from this period might include prominent local civic leaders such as Manuel Sylva or Prentice or Ross Shoaf, however more research is necessary to establish their significance.
Criterion C/3	Resources from this period may also be significant as distinctive examples of period residential design and construction or as outstanding works of a recognized, skilled architect or craftsman. Properties evaluated under this criterion should be distinctive, notable examples of the types, forms, or styles of architecture common in the period in Eureka Valley. Evaluation of buildings under Criterion C/3 should include consultation of the evaluative frameworks for San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement (2010). Note that per that context statement, Contractor Modern style buildings are typically ineligible under Criterion C/3.  For example, the Mid-century Modern terraced flats at 311-315 Diamond Street built in 1959 may be eligible as a distinctive example of this design idiom in the neighborhood (see page 200).
<b>Integrity Considerations: Neighborhood in Transition, 1941-1974</b>	
General integrity considerations outlined above apply to residential buildings dating from this period.	

<b>Theme: Commercial Development</b>
<p data-bbox="181 277 435 304"><b>General Significance</b></p> <p data-bbox="181 312 1409 556">Properties associated with this theme may be significant for their association with the history of neighborhood commercial development or suburban expansion and commercial development in Eureka Valley and San Francisco, commerce at the urban edge, or significant businesses in San Francisco (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. (Criterion B/ 2). Resources from this period may also be significant as distinctive examples of period commercial design and construction practices (Criteria C/3).</p> <p data-bbox="181 598 1409 703">The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides detailed significance evaluation frameworks and lists of character-defining features for commercial buildings constructed between 1865 and 1965.</p>
<p data-bbox="181 743 581 770"><b>General Integrity Considerations</b></p> <p data-bbox="181 787 1409 856">The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides integrity thresholds for common commercial buildings constructed between 1865 and 1965.</p> <p data-bbox="181 898 1409 1108">Properties significant under Criterion A/1 and B/2 should retain integrity from their period of association with significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.</p> <p data-bbox="181 1150 1409 1360">Properties significant under Criterion C/3, integrity evaluation must address the commercial building as a whole, not just the storefront components or upper stories. Most commercial buildings will have undergone some degree of alteration over time associated with their commercial use. Alterations to storefront configurations and materials would not necessarily preclude historic recognition under this criterion. Buildings that are significant solely for architecture, Criteria C/3, must retain high integrity of materials, design, and workmanship from their period(s) of significance.</p> <p data-bbox="181 1402 1409 1430">General considerations regarding commercial resource integrity under Criterion C/3 include:</p> <ul data-bbox="240 1438 1409 1890" style="list-style-type: none"> <li data-bbox="240 1438 1409 1648">• Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from their period(s) of significance. Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.</li> <li data-bbox="240 1656 1409 1890">• Alterations that reflect a subsequent commercial use within the period of significance or evolving commercial design patterns from the historic period are acceptable alterations. Properties with intact storefronts from these periods but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance. Storefront remodeling outside the historic period, incorporating architectural elements unrelated to commercial use (e.g. domestic doors and windows), or which closes or obscures the historic commercial storefront space would likely preclude eligibility. (continued)</li> </ul>

- Some closure of door and window openings would not necessarily preclude historic recognition if the building retains sufficient character defining features from the historic period to convey association and significance. Closure, obscuring, or reconfiguring the majority of window openings would not be acceptable.
- Window replacement on secondary elevations or upper stories of commercial buildings from the period may be acceptable if the windows conform to the original window openings and sash pattern.
- Additions from the historic period related to commercial use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Buildings that no longer retain sufficient integrity for individual consideration may still be eligible to contribute to a historic district.

**Period of Significance: Homestead Era, 1864-1886**

**Property Type Summary**

Forms: Mixed-use commercial and residential

Styles: Italianate, Stick

See Commercial Property Types and Architectural Styles for more detailed descriptions.

**National and California Register Eligibility Considerations: Homestead Era, 1864-1886**

Criterion A/1	<p>Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, commerce at the urban edge, or significant businesses in San Francisco. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p> <p>For example, the Italianate mixed-use building at 3801 17<sup>th</sup> Street/400 Sanchez Street (see page 158) and the Italianate commercial building at 4001-15 18<sup>th</sup> Street (see page 160) were constructed before 1886 and are two of the earliest extant commercial buildings in the study area. Both may be eligible for association with early neighborhood commercial development in Eureka Valley.</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.</p>

Criterion C/3	<p>Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. Surviving commercial buildings from this period are rare, and evaluators should consider that scarcity in their analysis.</p> <p>For example, the Italianate mixed-use building at 3801 17<sup>th</sup> Street/400 Sanchez Street and the Italianate commercial building at 4001 18<sup>th</sup> Street (both constructed before 1886) may also be eligible under this criteria, even with later storefront alterations. Commercial buildings from this period will likely have more than one period of significance, including storefront alterations that have gained significance in their own right.</p> <p>For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.</p>
<b>Integrity Considerations: Homestead Era, 1864-1886</b>	
According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from before 1906 are rare. Properties with intact storefronts from this period but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance.	
<b>Period of Significance: Streetcar Suburb, 1886-1906</b>	
<b>Property Type Summary</b>	
<p>Forms: Mixed-use commercial and residential, mezzanine buildings</p> <p>Styles: Italianate, Stick, Queen Anne, Classical Revival</p> <p>See Commercial Property Types and Architectural Styles for more detailed descriptions.</p>	
<b>National and California Register Eligibility Considerations: Streetcar Suburb, 1886-1906</b>	
Criterion A/1	<p>Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, commerce at the urban edge, or significant businesses in San Francisco. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p> <p>For example, properties like the Stick-style mixed use building at 482-490 Castro Street (ca. 1900), the Classical Revival mixed use building at 4107-4121 19<sup>th</sup> Street (1904) may be eligible for their association with the development of the Castro Street corridor as the major commercial district in Eureka Valley at the turn of the twentieth century.</p>

Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.
Criterion C/3	<p>Resources from this period may be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. Surviving commercial buildings from this period are rare, and evaluators should consider that scarcity in their analysis. Commercial buildings from this period will likely have more than one period of significance, including storefront alterations that have gained significance in their own right.</p> <p>For example, the mixed-use Queen Anne-style building at 4049 18<sup>th</sup> Street (built 1904) may be eligible as a well-preserved and relatively rare example of a Queen Anne-style mixed use building in Eureka Valley (see page 175). The mixed-use building at 327-329 Noe Street (built sometime between 1886 and 1900) may be eligible as a well-preserved Stick-style mixed use building with an early twentieth-century storefront (see page 170).</p> <p>For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.</p>
<b>Integrity Considerations: Streetcar Suburb, 1886-1906</b>	
According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from before 1906 are rare. Properties with intact storefronts from this period but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance.	
<b>Period of Significance:      Becoming a District of the City, 1906-1941</b>	
<b>Property Type Summary</b>	
Forms:	Mixed-use commercial and residential, mezzanine buildings, automobile-oriented buildings, banks, theaters, lodge/hall/commercial
Styles:	Queen Anne, Classical Revival, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Art Deco, Streamline (Art) Moderne
See Commercial Property Types and Architectural Styles for more detailed descriptions.	

<b>National and California Register Eligibility Considerations: Becoming a District of the City, 1906-1941</b>	
Criterion A/1	<p>Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, the expansion of automobile use in the city, commercial modernization, social and political life centered on places of business, or significant businesses in San Francisco. The early twentieth century was the most intensive commercial development period in Eureka Valley's development history. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p> <p>For example, the Hibernia Savings and Loan building (1928, 501 Castro Street), and the Bank of America building (1922, 410 Castro Street) may be eligible under this criterion for their association with the development of a full-service commercial district in Eureka Valley over the first half of the twentieth century (see page 164).</p>
Criterion B/2	<p>Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.</p> <p>For example, community leader Henry Becker's home at 534 Castro Street may be eligible for its association with his period of business and community leadership in Eureka Valley.</p>
Criterion C/3	<p>Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley.</p> <p>For example, the car showroom at 2355 Market Street (see page 162) or the Hecker Garage at 557 Castro Street (see page 163), both built in 1915 may be eligible as early examples of automobile-oriented building types in the neighborhood. The Bank of America Building at 410 Castro Street (1922) and the Hibernia Savings and Loan Building at 501 Castro Street (1928) may be eligible as distinctive examples of Classical Revival bank buildings (see page 164). The mixed-use commercial building at 4103-4105 18<sup>th</sup> Street (1906, remodeled ca. 1930) may be eligible as a distinctive example of a commercial building remodeled in the Streamline (Art) Moderne style (see page 197).</p> <p>For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.</p>



<b>Integrity Considerations: Becoming a District of the City, 1906-1941</b>	
According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact original storefronts from the 1900s to the early 1940s fairly rare. Given the relative scarcity of extant commercial property type from this era, additional discretion is recommended for evaluating alterations. In the rare instance that a storefront from this period retains integrity, but the upper stories have been altered, the building as a whole may still retain sufficient integrity to convey significance to a specific theme.	
<b>Period of Significance: Neighborhood in Transition, 1941-1974</b>	
<b>Property Type Summary</b>	
Forms:	Big box retail, medical/professional buildings
Styles:	Mid-century Modern
See Commercial Property Types and Architectural Styles for more detailed descriptions.	
<b>National and California Register Eligibility Considerations: Neighborhood in Transition, 1941-1974</b>	
Criterion A/1	<p>Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, commercial modernization, social and political life centered on places of business, development as an LGBTQ enclave, or significant businesses in San Francisco.</p> <p>For example, the LGBTQ HCS identified the site of the Elephant Walk bar at 500-506 Castro Street as potentially eligible for its importance in the development of Eureka Valley as an LGBTQ enclave in the later twentieth century.</p> <p>Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p>
Criterion B/2	<p>Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments. Potential figures from this period Ernie Asten or Ernie DeBaca, however more research is necessary to establish their significance.</p>
Criterion C/3	<p>Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. This criterion is potentially applicable, but no clear examples surfaced during research.</p>

<b>Integrity Considerations: Neighborhood in Transition, 1941-1974</b>
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According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from the 1950s through the end of the study period are fairly common in the city. All general integrity considerations for commercial buildings would apply.
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<b>Theme: Industrial Production</b>	
<b>Period of Significance:</b> ca. 1872-ca. 1955	
<b>Significance</b>	
Properties associated with this theme may be significant for their association with the history of industrial production on the urban fringe in San Francisco or the history of the respective industries in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to industrial production in Eureka Valley or San Francisco in the period. (Criterion B/ 2). Resources associated with industrial production may also be significant as distinctive examples of period industrial design and construction practices (Criteria C/3) or their potential to yield information about the history of industrial production in San Francisco (Criteria D/4).	
<b>Property Type Summary</b>	
Property types associated with industrial production include a brewery building, residences associated with brewing and bottling operations, a small manufacturing facility, and landscape features associated with brickmaking and quarrying.	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with industrial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p> <p>For example, the Kirby/Phoenix Brewery and Kirby residence at 552-560 Noe Street may be significant as the earliest documented commercial brewing and bottling operation in the valley, an industry that had a strong presence in the district before the 1910s (see Figures 19 and 20 on page 28). Properties should also have a strong association with an area of industrial production. For example, the property at 2500 Market Street briefly housed a candy factory in the 1950s, but was originally constructed as an automobile repair facility (see Figure 22 on page 29). The brief industrial use and adaptable functionality of the building diminish its association with the history of industrial production in Eureka Valley.</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of industrial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.</p>
Criterion C/3	<p>Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of industrial architecture for their respective periods of significance.</p> <p>For example, the former Kirby/Phoenix Brewery building at 560 Noe Street is a distinctive example of a small-scale commercial brewing building in the late nineteenth century (see Figures 19 and 20 on page 28).</p> <p>For more detailed discussion of character defining features for forms and styles of properties associated with industrial development in Eureka Valley, (continued)</p>

	please see the Homestead Era Land Division and Settlement, Associated Property Types section and Architectural Styles section.
Criterion D/4	A qualified archaeologist should assess eligibility criteria for archaeological material related to industrial production in Eureka Valley, if such material is identified.
<b>Integrity Considerations</b>	
<p>Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with the significant events or persons from which their significance derives. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.</p> <p>Properties significant under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with industrial production. Most buildings from the period of industrial production in Eureka Valley will have undergone some degree of alteration over time, but those alterations should not significantly change the form and architectural expression of the property. Considerations regarding resource integrity include:</p> <ul style="list-style-type: none"> <li>• Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from their respective period of significance.</li> <li>• Buildings should retain the majority of original door and window openings in their original locations and configurations.</li> <li>• Some closure of door and window openings would not necessarily preclude historic recognition if the location and outline of openings remain discernible and the building retains sufficient character defining features from the historic period to convey association and significance.</li> <li>• Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.</li> <li>• Alterations to or loss of rear additions and outbuildings would not necessarily preclude historic recognition. However, extant portions of the property should retain sufficient integrity of design, materials, workmanship, and feeling to convey the association of the property with an industrial production context.</li> <li>• Additions from the historic period related to industrial or commercial use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.</li> <li>• Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.</li> </ul>	

<b>Theme: Transportation</b>	
<b>Period of Significance:</b> ca. 1886-ca. 1972	
<b>Significance</b>	
Properties associated with this theme may be significant for their association with the development of streetcar and municipal rail systems in San Francisco, the development of streetcar suburbs in San Francisco, and the expansion of urban and neighborhood development west of Twin Peaks (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to transportation development in the period. (Criterion B/ 2). Resources associated with transportation development may also be significant as distinctive examples of period engineering design or construction practices (Criteria C/3).	
<b>Property Type Summary</b>	
There are no identified extant resources associated with the earliest periods of street car transportation in the study area (1886-1906). Commercial properties from this era may be associated with transportation development if research demonstrates a strong association between the property or property type and local transportation development. The Twin Peaks Tunnel (1918) and the abandoned Eureka Valley municipal subway station (1918) are the primary extant transportation-related resources from later periods of development.	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with transportation development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.</p> <p>For example, the Twin Peaks Tunnel is significant as a major public works project that expanded municipal rail access to western San Francisco and influenced patterns of development in western San Francisco neighborhoods. Commercial properties may also be significant within this context if research demonstrates a strong association between the property or property type and local transportation development.</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of industrial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.</p>
Criterion C/3	<p>Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or methods of construction for their respective period of significance.</p> <p>For example, for the abandoned San Francisco Municipal Railway station at Castro and Market streets to be significant under this criterion, the station would have to be a representative or innovative design within the municipal railway system.</p> <p>Types of forms of transportation-related construction (e.g. roadways, San Francisco Municipal Railway stations) evaluated under this criterion should be (continued)</p>

	important examples of the form or building practices in the related period. For example, such properties might represent a variation, evolution, or transition of types that influenced later buildings.
<b>Integrity Considerations</b>	
<p>Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with transportation development. Considerations regarding resource integrity include:</p> <ul style="list-style-type: none"><li>• Resources should maintain their historic location, route, and footprint and/or retain readily discernible form, massing, and materials from their respective period of significance.</li><li>• Resources should retain substantive, original finish materials and ornament, if applicable, or replacement materials and ornament similar in type, scale, and design expression.</li></ul>	

<b>Theme: Urban Planning and Infrastructure Development</b>	
<b>Period of Significance:</b> ca. 1881-1974	
<b>Significance</b>	
<p>Properties associated with this theme may be significant for their association with the history of urban planning in San Francisco, the history of neighborhood social life and physical development in Eureka Valley and San Francisco, or the history of water systems development in San Francisco (Criterion A/ 1). Resources associated with this theme may also be significant if they are associated with the productive life of an urban planner or engineer who is individually significant in the local or regional history of their professions (Criterion B/2). Resources associated with this theme may also be significant as distinctive examples of period urban planning, utility, design, and construction practices (Criteria C/3) or for their potential to yield information about the history of urban planning and infrastructure (Criteria D/4).</p>	
<b>Property Type Summary</b>	
<p>There are no known surviving buildings or structures in the study area associated with the history of urban planning activities from the period before 1906. A series of planned landscape features such as retaining walls, pedestrian stairs, and sidewalk stairs from the 1910s and 1920s remain extant.</p>	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with urban planning and design and infrastructure development in Eureka Valley should be significantly associated with programs of neighborhood infrastructure improvement.</p> <p>For example, the series of street staircases, pedestrian stairs, sidewalk stairs, and road switchbacks completed in Eureka Valley in the 1910s and 1920s may be significant for their association with the history of urban design in San Francisco as an example of small-scale improvements adapted to distinct local topography (see Figures 95 to 99 on pp. 101-102). Extant streetscape features from the period of improvement association activity might also be significant for their association with neighborhood social and civic life in the period, an influential force in local development.</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of urban planning and engineering must be closely associated with the figure's productive life and accomplishments. Further, the property should reflect the period of time or body of work for which the individual achieved significance within their respective professions.</p>
Criterion C/3	<p>Properties evaluated for significance based on their type, period, or method of construction should be distinct, well-developed examples of the types, forms, or styles of public improvements. Particular attention should be given to the significance of systems of like improvements which may be individually indistinctive, but as a linkage or continuity of resources, form a distinctive design or construction entity. (continued)</p>



	<p>For example, the street stairs, pedestrian stairs, sidewalk stairs, and road switchbacks in Eureka Valley may collectively constitute a distinct, well-developed example of urban design features accommodating uneven topography for people and automobiles (see Figures 95 to 99 on pp. 101-102).</p> <p>For more detailed discussion of character defining features for particular forms and styles of properties associated with public infrastructure development in Eureka Valley, please see <i>Becoming a District of the City</i>, Associated Property Types, Urban Planning.</p>
Criterion D/4	<p>Consistent upgrades to public infrastructure in Eureka Valley have resulted in the removal, replacement, or abandonment in place of many earlier infrastructure systems. Some aspects of earlier lighting, water, gas, sewer, and road systems may remain as part of the archaeological record. If identified, a qualified archaeologist should assess the material for significance under this criterion.</p>
<b>Integrity Considerations</b>	
<p>Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Considerations regarding resource integrity include:</p> <ul style="list-style-type: none"> <li>• Routine repairs to extant stairways, retaining walls, and other significant streetscape features would typically not adversely affect integrity of design, materials, or workmanship if the materials are compatible with materials dating from the respective period of significance for the resource.</li> <li>• Alterations to surrounding landscaping outside the period of significance would not diminish integrity of design and setting to such a degree that the resource could not be considered eligible.</li> </ul>	

<b>Theme: Social and Political Life</b>	
<b>Period of Significance:</b> ca. 1881-1974	
<b>Significance</b>	
<p>Properties associated with this theme may be significant for their association with the history of social and political life in Eureka Valley, the history of urban and institutional development in Eureka Valley and San Francisco, and the history of street festivals and carnivals in Eureka Valley (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to social and political life or civic and institutional development in Eureka Valley or San Francisco (Criterion B/ 2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).</p>	
<b>Property Type Summary</b>	
<p>Properties significant for their association with social and political life in Eureka Valley may include residential buildings, commercial buildings, religious buildings, civic and institutional buildings, or public spaces. There are no identified surviving buildings or structures in the study area associated with the early history of social and political life in Eureka Valley (1886-1906). Most associated resources from this period were demolished in the mid-twentieth century. Other property types that might be eligible for association with this context include commercial and residential properties or public spaces significantly associated with the history of carnivals and festivals in Eureka Valley, properties associated with the neighborhood's improvement clubs, and or buildings historically associated with local civic, social, artistic, or political leaders.</p>	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of social and political life in the district.</p> <p>For example, the Collingwood Hall at 4144-4150 18<sup>th</sup> Street may be eligible as the neighborhood's primary venue for neighborhood civic clubs, social organizations, and political gatherings (see Figure 101 on page 108).</p>
Criterion B/2	<p>Properties associated with persons significant in the history of civic, artistic, and institutional development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.</p> <p>For example, the former Kirby/Phoenix Brewery building at 552 Noe Street may be eligible under this criterion for its association with noted California ceramicist and sculptor Ruby O'Burke and her more than twenty years of arts education work in San Francisco (1962-1983) (see Figures 19 and 20 on page 28).</p>
Criterion C/3	<p>Properties evaluated under this criterion should be distinct and well-developed examples of the types, forms, or styles of architecture that supported social and political life in Eureka Valley. Eligibility under this criterion is most likely to occur in addition to significance under Criteria A/1 or B/2.</p>

### **Integrity Considerations**

Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with those significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.

Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Considerations regarding the physical integrity of the resource include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.
- Additions from the historic period related to civic or institutional use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

<b>Theme: Civic and Institutional Development</b>	
<b>Period of Significance:</b> ca. 1890-1974	
<b>Significance</b>	
<p>Properties associated with this theme may be significant for their association with the history of civic and institutional development in Eureka Valley, urban district and neighborhood development in San Francisco, and the history of park and recreational space development in the city. (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to civic and institutional development in Eureka Valley or San Francisco. (Criterion B/ 2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).</p>	
<b>Property Type Summary</b>	
<p>There are no identified surviving buildings or structures in the study area associated with the early history of civic and institutional development activities in Eureka Valley (1886-1906). Most associated resources from this period were demolished in the mid-twentieth century. The US Post Office and remains from the period between 1906 and 1941. Most extant civic and institutional properties date from the mid-twentieth century. Civic and institutional resources in the study area include the Eureka Valley/Harvey Milk branch of the San Francisco Public Library (1961), the Harvey Milk Civil Rights Academy/Douglass School (1953), the Eureka Valley Playground and Recreation Center (1951 and 1956) and the District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17<sup>th</sup> Street (1966).</p>	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of civic and institutional development in the district.</p> <p>For example, the Eureka Valley Playground and Recreation Center may be eligible for their association with public park and recreation space development in the neighborhood and local public advocacy efforts to provide these resources in the district (see Figure 112 on page 120).</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of civic and institutional development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.</p>
Criterion C/3	<p>Properties evaluated under this criterion should be distinct and well-developed examples of the types, forms, or styles of architecture present in civic and institutional development in Eureka Valley.</p> <p>For example, the Harvey Milk/Eureka Valley branch of the San Francisco Public Library may be eligible as a distinctive example of a branch library in San Francisco rendered in the Modern idiom (see Figure 110 on page 119).</p>

### **Integrity Considerations**

Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition. Considerations regarding the physical integrity of the resource include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.
- Additions from the historic period related to civic or institutional use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

<b>Theme: Religious Communities</b>	
<b>Period of Significance:</b> 1880-1974	
<b>Significance</b>	
<p>According to the National Register of Historic Places Criteria for Evaluation, religious properties would be eligible for historic recognition primarily for their architectural or artistic distinction or historical importance outside of a religious context. Properties associated with this theme may be significant for their association with the history of the religious life in Eureka Valley and San Francisco, the history of the diffusion of particular religious institutions in San Francisco, and the history of various ethnic and LGBTQ populations in Eureka Valley and San Francisco (Criterion A/1). Properties associated with religious communities may also be significant for their association with individuals significant in religious history, including forming or significantly influencing religious institutions or movements or important religious figures in local, regional, or national history (Criterion B/2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).</p>	
<b>Property Type Summary</b>	
<p>The earliest extant religious properties in the study area date from the early twentieth century and include the Most Holy Redeemer Catholic Church complex on Diamond Street and the former Central Baptist Church building at 150 Eureka Street. Other properties in the study area such as residential and commercial buildings may also be associated with religious use.</p>	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with religious development in Eureka Valley should be significantly associated with key events or patterns of events in the history of religious community development and social life in the district.</p> <p>For example, the Most Holy Redeemer Roman Catholic Church complex may be eligible under this criterion for its association with the growth of the Roman Catholic Church in San Francisco at the turn of the twentieth century, as an important community social asset for the predominantly Irish ethnic population of the district in the early twentieth century, or for its significant association with the history of Roman Catholic relations with LGBTQ communities (see Figures 65-68 on pp. 79-80).</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples from within the study period surfaced during research. Religious properties associated with individuals significant in religious history or who were significant religious figures in community history must be evaluated against recognized, secular scholarship on their role in these contexts. The individual must also have significance beyond the context of a single congregation.</p>
Criterion C/3	<p>Properties associated with religious communities should be distinct and well-developed examples of the types, forms, or styles of architecture associated with the respective religious group. (continued)</p> <p>For example, the Most Holy Redeemer parish complex may be significant under this</p>

	<p>criterion for its well-developed parish grouping of church, rectory, school, and convent and for its well-developed scheme of Classical Revival architectural styling (see Figures 65-68 on pp. 79-80).</p>
<p>Criteria Consideration A</p>	<p>Religious properties must be primarily significant for their architectural or artistic distinction or historical importance, not on matters related to religious doctrine. Religious properties may be significant under a theme in the history of religion with secular scholarly recognition, significant under historical themes such as social philanthropy or education, for association with an important religious leader, or as a distinctive architectural design or construction practice.</p> <p>For example, the Most Holy Redeemer Catholic Church and parish buildings may be eligible under Criterion A/1 and Criterion C/3 as an important center of religious and social life in the predominantly Catholic Eureka Valley district and as a distinctive example of a Catholic parish grouping of church, school, convent, and rectory rendered in the Classical Revival style (see Figures 65-68 on pp. 79-80).</p>
<p><b>Integrity Considerations</b></p>	
<p>Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their period of association with significant events or persons. Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.</p> <p>Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with period design and construction or building types. Considerations regarding the physical integrity of resources evaluated under this criterion include:</p> <ul style="list-style-type: none"> <li>• Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.</li> <li>• Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.</li> <li>• Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.</li> <li>• Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.</li> <li>• Additions from the historic period related to public, social, or religious use may be considered part of the historic development of the property and would not necessarily (continued)</li> </ul>	



preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.

- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

<b>Theme: Immigrant and Ethnic Communities</b>	
<b>Period of Significance:</b> ca. 1880-1940	
<b>Significance</b>	
<p>Properties associated with immigrant and ethnic communities in Eureka Valley may be significant for their association with immigration patterns, labor history, and ethnic community life in the neighborhood (Criterion A/ 1). Properties might also be significant for association with persons significant in the history of Eureka Valley and San Francisco (Criterion B/ 2). Properties associated with this context may also be significant as representative examples of types, periods, and methods of construction common for residential, commercial, civic, religious, or institutional uses in the historic period (Criterion C/ 3).</p>	
<b>Property Type Summary</b>	
<p>Properties associated with various ethnic and immigrant communities in Eureka Valley include religious sites such as the Most Holy Redeemer Catholic Church, associated with Irish, Italian, and German residents. Other property types that may be associated with ethnic and immigrant communities include social or recreational spaces and commercial properties that contained businesses or services important to these communities.</p> <p>Most identified resources associated with immigrant and ethnic communities in Eureka Valley are located just outside the bounds of the study area. Upper Market Street contained a number of Swedish, Danish, and Norwegian businesses and churches, most located near, but outside the Eureka Valley study area: Ebenezer Lutheran Church (Swedish) at 15<sup>th</sup> and Dolores (burned 1993); the Ansgar Danish (now St. Francis) Lutheran Church at 152 Church Street (City Landmark No. 39), the Dovre Hall (now Women's Building) at 3548 18<sup>th</sup> Street (City Landmark No. 178), and the Swedish-American Hall at 1274 Market Street (City Landmark No. 267).</p>	
<b>National and California Register Eligibility Considerations</b>	
Criterion A/1	<p>Properties associated with immigrant and ethnic communities in Eureka Valley should be significantly associated with the history of the respective community or group. The group should also have made an identifiable and substantive impact on the history of the neighborhood.</p> <p>For example, the Most Holy Redeemer Roman Catholic Church complex may be eligible under this criterion for its association with the social and religious life of the significant Irish, German, and Italian ethnic populations in the district in the early twentieth century (see Figures 65-68 on pp. 79-80).</p>
Criterion B/2	<p>This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with prominent persons in the history of immigrant and ethnic communities in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.</p>

<p>Criterion C/3</p>	<p>Properties associated with immigrant and ethnic communities should be distinct and well-developed examples of the types, forms, or styles of architecture associated with their respective use.</p> <p>For example, the Most Holy Redeemer parish complex may be significant under this criterion for its well-developed parish grouping of church, rectory, school, and convent and for its well-developed scheme of Classical Revival architectural styling (see Figures 65-68 on pp. 79-80).</p> <p>For more detailed discussion of character defining features for particular forms and styles of properties associated with religious communities in Eureka Valley, please see Streetcar Suburb, Associated Property Types, Immigrant and Ethnic Communities and Architectural Styles.</p>
<p><b>Integrity Considerations</b></p>	
<p>Properties significant under Criterion A/1 and B/2 should retain integrity from their period of association with significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.</p> <p>Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with period design and construction or building types. Considerations regarding the physical integrity of resources evaluated under this criterion include:</p> <ul style="list-style-type: none"> <li>• Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.</li> <li>• Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.</li> <li>• Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.</li> <li>• Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.</li> <li>• Additions from the historic period related to public, social, or religious use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.</li> <li>• In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.</li> </ul>	

<b>Theme: Development as an LGBTQ Enclave</b>	
Please reference the historic themes and evaluation framework in the Citywide Historic Context Statement for LGBTQ History in San Francisco to evaluate properties under this theme.	
<b>Period of Significance:</b> ca. 1960-1974	
<b>Significance</b>	
Properties associated with this theme may be significant for their association with the history of the evolution of LGBTQ enclaves and development of new neighborhoods in San Francisco; gay liberation, pride and politics; building LGBTQ communities; and policing and harassment of LGBTQ communities (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the history of LGBTQ communities in Eureka Valley (Criterion B/ 2). Resources associated with LGBTQ communities in Eureka Valley might also be significant as distinctive examples of a type, period, or method of construction (Criteria C/3).	
<b>Property Type Summary</b>	
Residential, commercial (including recreational, health and medicine), social, cultural, civic and institutional (including recreational, educational, landscape), religious, transportation (road-related, pedestrian-related), legacy business	
<b>National and California Register Eligibility Considerations</b>	
The LGBTQ HCS has identified several properties in Eureka Valley that may be eligible under National and California Register criteria. See Recommendations section for a summary. Research on the Eureka Valley HCS has also identified several additional properties.	
Criterion A/1	<p>Earlier residential buildings in Eureka Valley might be significant for their association with events that contributed to LGBTQ community building, gay liberation, pride, ad politics, or policing and harassment of LGBTQ communities.</p> <p>For example, the 1925 home of Bob Ross, founder and publisher of the <i>Bay Area Reporter</i>, at 4200 20<sup>th</sup> Street was a frequent site of political and professional events for the LGBTQ community in Eureka Valley and San Francisco during the 1970s.</p>
Criterion B/2	<p>Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.</p> <p>For example, the home of <i>Bay Area Reporter</i>, Tavern Guild, and Operation Concern founder Bob Ross at 4200 20<sup>th</sup> Street may be significant for its association with Ross's period of activism on LGBTQ issues in San Francisco.</p>
Criterion C/3	<p>This criterion is potentially applicable, but no clear examples surfaced during research. This criterion may apply to properties associated with LGBTQ communities in Eureka Valley as an additional area of significance derived from earlier periods of design and construction practices. Evaluators should refer to significance considerations for specific property types (e.g. residential,</p>

	commercial) to determine significance under this criterion.
<b>Integrity Considerations</b>	
The LGBTQ History in San Francisco HCS provides detailed integrity considerations for properties associated with these contexts. See pp. 323-325 and “Notes on Integrity,” pp. 349-351.	

## V. RECOMMENDATIONS

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The following recommendations are based on findings from context statement fieldwork and research and [future] public input from the Eureka Valley/Castro community.

### POTENTIAL SAN FRANCISCO LANDMARKS

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Reconnaissance fieldwork and research identified several potential San Francisco Landmarks.

- Fernando Nelson House, 701 Castro Street (1897): The Fernando Nelson House may be eligible for landmarking for its association with the productive life of Fernando Nelson, an influential and prolific housing developer in Eureka Valley and San Francisco, and/or as a distinctive example of Queen Anne style architecture.
- Kirby House and Phoenix Brewery, 552-560 Noe Street: The Kirby House and adjacent Phoenix Brewery building may be eligible for landmarking for its association with the early history of brewing and industrial production in Eureka Valley and San Francisco and/or as an example of a small-scale brewery facility complex.
- Charles Hinkel House, 740 Castro Street: The Charles Hinkel House may be eligible for landmarking for its association with the productive life of Charles Hinkel (1847-1908) and his sons, all prolific home builders in Eureka Valley and San Francisco. Hinkel moved to the Castro Street home in 1891 from his earlier home at 280 Divisadero Street, most likely to set up a presence in the neighborhood in conjunction with his building activities there. Hinkel lived in the Castro Street house for seventeen years until his death in 1908. His widow and children remained in the house until the mid-1920s. The house may also be eligible for landmarking as a distinctive example of Queen Anne-style architecture. (Hinkel's earlier home at 280 Divisadero Street, where he lived from 1885 to 1891, is San Francisco Landmark #190.)

The LGBTQ HCS also identified several sites for further study as San Francisco Landmarks. These include:

- AIDS Foundation, 520 Castro Street
- Castro Rock Steam Baths, 580 Castro Street
- Coming Home Hospice, 115 Diamond Street
- Full Moon Coffee House, 4416 18<sup>th</sup> Street
- Metropolitan Community Church, 150 Eureka Street
- Missouri Mule, 2348 Market Street

The LGBTQ HCS also recommended examining the following designated San Francisco Landmarks for expanded significance for LGBTQ history:

- Castro Theater, 479 Castro Street, Landmark #100

### POTENTIAL HISTORIC DISTRICTS

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Eureka Valley has a rich collection of late nineteenth and early twentieth-century developer housing. Several concentrations of this housing from the late nineteenth century should be studied further to determine if they may constitute historic districts. Areas of eligibility could include Criteria A/1 for association with the history of speculative housing development in Eureka Valley, B/2 for association with the productive lives of key housing developers, or C/3 for being distinctive examples of popular

developer housing forms in the period and/or architectural styles. The major concentrations of developer housing include:

- John Anderson Houses at 3816 to 3836 21<sup>st</sup> (1903-1904) and 563-577 Liberty Street (1897)
- Fernando Nelson Houses at 550-572 Liberty, 4000-4056 18<sup>th</sup> and 2-64 and 37-65 Hartford
- Late nineteenth and early twentieth-century dwellings on Hartford Street
- Late nineteenth and early twentieth-century dwellings on Liberty Street

## SURVEY AND PLANNING

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Recommendations for additional survey and planning activities based on the findings of the historic context statement and community input include:

### 1. Comprehensive Neighborhood Cultural Resource Survey

Eureka Valley has not had a neighborhood-wide cultural resource survey effort since the early 1990s. Given the rich collection of pre-earthquake buildings, particularly housing, in the neighborhood and the increasing development pressures in the district, a comprehensive cultural resource survey should be conducted to further identify properties or districts eligible for landmarking or other preservation protections. The survey should particularly address the following aspects of historical development in Eureka Valley:

- Pre-1906 Housing Stock: Eureka Valley has one of the richest collections of pre-earthquake housing in the city. Seventy-five percent of the housing stock in San Francisco burned in 1906, leaving only an estimated 10,000 Victorian-era houses intact.<sup>380</sup> At a minimum, the surviving dwellings from before 1906 in the study area should be systematically surveyed and evaluated.
- Neighborhood Commercial Development: The San Francisco Planning Department is currently conducting a neighborhood commercial district survey, but the survey did not include commercial areas in the Eureka Valley study area. Future targeted survey efforts should make use of the Neighborhood Commercial Buildings Historic Context Statement to survey and evaluate these areas. These areas overlap with previously identified, but undocumented historic districts in the study area. See recommendation number two, "Documentation and Reevaluation of Previously Identified Historic Districts," below.
- Documentation and Reevaluation of Previously Identified Historic Districts: The study area has three previously identified historic districts that were determined eligible for the California and possibly National Registers through compliance with Section 106 of the National Historic Preservation Act or previous survey efforts. These include the Upper Market Street Commercial Historic District Extension, Castro Street Historic District, and 19<sup>th</sup> and Noe Historic District. Future survey should document and reevaluate these districts for formal designation.
- LGBTQ Presence and Influence, 1974-early 1990s: The San Francisco LGBTQ History HCS has a study period that extends to the early 1990s, almost twenty years beyond the scope of this HCS. Future survey and research should close this gap by addressing neighborhood-specific

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<sup>380</sup> Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.



aspects of the development of Eureka Valley into an LGBTQ enclave and LGBTQ presence and influence in the district.

- Legacy Business Study: The Eureka Valley/Castro neighborhood hosts a number of long-standing businesses from the mid-to-late twentieth century. Several, including Moby Dick, the Cove on Castro, Dog Eared Books, the Anchor Oyster Bar, the Castro Country Club, and Ruby's Clay Studio are already designated Legacy Businesses. Others, such as Cliff's Variety, the Twin Peaks Tavern, and Midnight Sun might also qualify. The survey should include recommendations for legacy business candidates in the Castro/Eureka Valley neighborhood.

## **2. Thematic Cultural Resource Survey on Surviving Agricultural Properties**

The dwelling at 225-227 Eureka Street associated with the Pacific Dairy is one of several surviving properties in the surrounding area associated with agricultural use. (Others include the Miller-Joost House, 3224 Market Street, SF Landmark #79 and 22 Beaver Street.) These survivals may be part of a larger pattern of extant buildings associated with agricultural production in the Eureka Valley, Noe Valley, Mission, and Duboce Triangle area. A thematic survey of surviving agricultural properties in the former western neighborhoods of San Francisco should be considered.

## **3. Preservation Planning Efforts Focused on Preserving Small-Scale Housing**

Eureka Valley has a variety of small-scale housing forms rendered in a variety of styles, many of which date from the earlier periods of development in the district. These dwellings sometimes exist as rear houses on parcels with larger houses at the lot frontage, but most often are on their own lot. The small-scale housing is part of the development character of the neighborhood and reflects its development history as a district of relatively modest dwellings for working-class San Franciscans. Preservation planning attention should be given to strategies to preserve small-scale housing in the Eureka Valley neighborhood via design guidelines or design review processes.

## **4. Design Guidelines**

Consideration should be given to creating a set of locally-specific design guidelines for alterations to historic commercial and residential properties in Eureka Valley. The guidelines would allow for change to historic properties while preserving significant building features and aspects of the historic built environment.

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Low Street #	High Street #	Street Name	CEQA Code	Previous CEQA Code	Date of Change	Reason for Change
315	317	10TH	A	A	10/11/2017	new HD
964	964	HOWARD	A	A	10/11/2017	new HD
1221	1221	FOLSOM	A	A	10/11/2017	new HD
201	0	08TH	A	A	10/11/2017	new HD
1582	1590	FOLSOM	A	A	10/11/2017	new HD
425	425	04TH	A	A	10/11/2017	new HD
290	298	07TH	A	A	10/11/2017	new HD
1550	1554	HOWARD	A	A	10/11/2017	new HD
1080	1084	FOLSOM	A	A	10/11/2017	new HD
398	398	07TH	A	A	10/11/2017	new HD
367	367	09TH	A	A	10/11/2017	new HD
288	290	12TH	A	A	10/11/2017	new HD
221	221	11TH	A	A	10/11/2017	new HD
2182	2182	BRYANT	A	A	10/11/2017	new HD
396	396	12TH	A	A	10/11/2017	new HD
156	160	08TH	A	A	10/11/2017	new HD
74	74	LANGTON	A	A	10/11/2017	new HD
321	321	10TH	A	A	10/11/2017	new HD
288	288	09TH	A	A	10/11/2017	new HD
1285	1285	FOLSOM	A	A	10/11/2017	new HD
157	157	06TH	A	A	10/11/2017	new HD
1158	1158	HOWARD	A	A	10/11/2017	new HD
915	919	FOLSOM	A	A	10/11/2017	new HD
1283	1283	HOWARD	A	A	10/11/2017	new HD
397	397	09TH	A	A	10/11/2017	new HD
1250	1250	FOLSOM	A	A	10/11/2017	new HD
693	697	MISSION	A	A	10/11/2017	new HD
190	190	08TH	A	A	10/11/2017	new HD
150	150	09TH	A	A	10/11/2017	new HD
101	101	06TH	A	A	10/11/2017	new HD
1365	1369	FOLSOM	A	A	10/11/2017	new HD
971	971	HARRISON	C	C	10/11/2017	new HD
1015	1015	FOLSOM	A	A	10/11/2017	new HD
1501	1501	FOLSOM	A	A	10/11/2017	new HD
1527	1535	FOLSOM	A	A	10/11/2017	new HD
220	224	06TH	A	A	10/11/2017	new HD
1347	1349	FOLSOM	A	A	10/11/2017	new HD
52	52	02ND	A	A	10/11/2017	new HD
1188	1188	FOLSOM	A	A	10/11/2017	new HD
372	378	05TH	A	A	10/11/2017	new HD
875	875	FOLSOM	A	C	10/11/2017	new HD
1010	1010	BRYANT	A	C	10/11/2017	new HD
1309	1309	HARRISON	A	B	10/11/2017	new HD
479	483	03RD	A	C	10/11/2017	new HD
285	285	SHIPLEY	A	B	10/11/2017	new HD
1351	1351	HARRISON	A	B	10/11/2017	new HD
278	278	11TH	A	C	10/11/2017	new HD
1551	1559	MISSION	A	B	10/11/2017	new HD
947	947	FOLSOM	A	B	10/11/2017	new HD
1123	1123	FOLSOM	A	B	10/11/2017	new HD
520	520	04TH	A	C	10/11/2017	new HD
50	50	08TH	A	B	10/11/2017	new HD
225	225	06TH	A	C	10/11/2017	new HD
15	17	HARRIET	A	B	10/11/2017	new HD
977	979	FOLSOM	A	B	10/11/2017	new HD
993	995	HARRISON	A	C	10/11/2017	new HD
240	0	06TH	A	B	10/11/2017	new HD
10	10	HALLAM	A	C	10/11/2017	new HD
95	95	BRADY	A	B	10/11/2017	new HD
925	925	HARRISON	A	C	10/11/2017	new HD
1863	1867	MISSION	A	B	10/11/2017	new HD
715	715	HARRISON	A	C	10/11/2017	new HD
960	0	FOLSOM	A	C	10/11/2017	new HD
1350	1350	HARRISON	A	C	10/11/2017	new HD
433	433	NATOMA	A	B	10/11/2017	new HD
527	527	BRYANT	A	C	10/11/2017	new HD
241	243	06TH	A	C	10/11/2017	new HD
1740	1742	KEARNY	C	B	10/12/2017	exempt, no a resource
25	29	ADAIR	A	B	10/12/2017	update to reflect CHRSC rating
0	0		A	B	10/18/2017	new HD
65	0	ARGUELLO	A	B	10/18/2017	new HD
2	2	PRESIDIO	A	B	10/18/2017	new HD
41	51	ARGUELLO	A	B	10/18/2017	new HD
13	13	PRESIDIO	A	B	10/18/2017	new HD
12	12	PRESIDIO	A	B	10/18/2017	new HD
24	24	PRESIDIO	A	B	10/18/2017	new HD
11	11	PRESIDIO	A	B	10/18/2017	new HD
22	22	PRESIDIO	A	B	10/18/2017	new HD
26	26	PRESIDIO	A	B	10/18/2017	new HD
3	3	PRESIDIO	A	B	10/18/2017	new HD
1	1	PRESIDIO	A	B	10/18/2017	new HD
17	17	PRESIDIO	A	B	10/18/2017	new HD
14	14	PRESIDIO	A	B	10/18/2017	new HD
6	6	PRESIDIO	A	B	10/18/2017	new HD
19	19	PRESIDIO	A	B	10/18/2017	new HD
5	5	PRESIDIO	A	B	10/18/2017	new HD
4	4	PRESIDIO	A	B	10/18/2017	new HD
25	25	PRESIDIO	A	B	10/18/2017	new HD
21	21	PRESIDIO	A	B	10/18/2017	new HD
40	40	PRESIDIO	A	B	10/18/2017	new HD
31	31	PRESIDIO	A	B	10/18/2017	new HD
38	38	PRESIDIO	A	B	10/18/2017	new HD
18	18	PRESIDIO	A	B	10/18/2017	new HD
10	10	PRESIDIO	A	B	10/18/2017	new HD
35	35	PRESIDIO	A	B	10/18/2017	new HD
32	32	PRESIDIO	A	B	10/18/2017	new HD
9	9	PRESIDIO	A	B	10/18/2017	new HD
15	15	PRESIDIO	A	B	10/18/2017	new HD
37	37	PRESIDIO	A	B	10/18/2017	new HD
23	0	PRESIDIO	A	B	10/18/2017	new HD
65	65	ARGUELLO	A	B	10/18/2017	new HD

36	36	PRESIDIO	A	B	10/18/2017	new HD
8	8	PRESIDIO	A	A	10/18/2017	new HD
20	20	PRESIDIO	A	A	10/18/2017	new HD
28	28	PRESIDIO	A	A	10/18/2017	new HD
34	34	PRESIDIO	A	A	10/18/2017	new HD
27	27	PRESIDIO	A	A	10/18/2017	new HD
30	30	PRESIDIO	A	A	10/18/2017	new HD
16	16	PRESIDIO	A	A	10/18/2017	new HD
15	0	ARGUELLO	A	A	10/18/2017	new HD
19	19	ARGUELLO	A	A	10/18/2017	new HD
17	17	ARGUELLO	A	A	10/18/2017	new HD
10	10	DEMING	C	B	10/24/2017	previous HERE was not entered in PPTS
30	30	BEAUMONT	C	B	10/30/2017	Cat didn't reflect the correct code
438	448	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
228	234	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
612	616	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
450	452	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
527	529	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
217	217	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
381	391	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
300	318	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
369	369	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
425	425	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
245	247	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
261	271	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
31	0	ROMOLO	A	A	11/2/2017	code change 2017-005179pca
1030	1030	KEARNY	A	A	11/2/2017	code change 2017-005179pca
1000	0	MONTGOMERY	A	A	11/2/2017	code change 2017-005179pca
2	2	NOTTINGHAM	A	A	11/2/2017	code change 2017-005179pca
1042	1042	KEARNY	A	A	11/2/2017	code change 2017-005179pca
515	523	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
1031	1031	KEARNY	A	A	11/2/2017	code change 2017-005179pca
0	0		A	A	11/2/2017	code change 2017-005179pca
18	0	BARTOL	A	A	11/2/2017	code change 2017-005179pca
556	558	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
534	540	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
253	253	COLUMBUS	A	B	11/2/2017	code change 2017-005179pca
483	493	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
501	513	BROADWAY	A	B	11/2/2017	code change 2017-005179pca
604	606	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
618	624	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
530	530	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
15	17	ROMOLO	A	A	11/2/2017	code change 2017-005179pca
307	311	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
6	6	NOTTINGHAM	A	A	11/2/2017	code change 2017-005179pca
435	443	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
462	464	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
55	55	OSGOOD	A	A	11/2/2017	code change 2017-005179pca
447	461	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
99	99	OSGOOD	A	A	11/2/2017	code change 2017-005179pca
473	473	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
401	407	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
456	460	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
17	17	OSGOOD	A	A	11/2/2017	code change 2017-005179pca
470	470	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
930	0	MONTGOMERY	A	A	11/2/2017	code change 2017-005179pca
412	412	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
277	277	COLUMBUS	A	B	11/2/2017	code change 2017-005179pca
12	12	NOTTINGHAM	A	A	11/2/2017	code change 2017-005179pca
490	498	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
371	377	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
2	0	ROWLAND	A	A	11/2/2017	code change 2017-005179pca
270	270	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
10	10	NOTTINGHAM	A	A	11/2/2017	code change 2017-005179pca
400	0	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
535	535	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
201	201	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
426	430	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
475	479	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
432	434	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
303	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179pca
41	41	OSGOOD	A	A	11/2/2017	code change 2017-005179pca
1032	1032	KEARNY	A	A	11/2/2017	code change 2017-005179pca
546	554	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
500	508	BROADWAY	A	A	11/2/2017	code change 2017-005179pca
2300	0	MASON	C	C	11/2/2017	code change 2017-005179PCA
73	79	WATER	A	A	11/2/2017	code change 2017-005179PCA
501	0	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
801	811	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
484	488	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
2155	2155	POWELL	A	A	11/2/2017	code change 2017-005179PCA
532	0	COLUMBUS	A	C	11/2/2017	code change 2017-005179PCA
75	77	VANDEWATER	A	B	11/2/2017	code change 2017-005179PCA
724	730	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
685	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1534	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1309	1311	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1533	1537	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1435	1445	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
501	0	UNION	A	A	11/2/2017	code change 2017-005179PCA
331	349	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
51	73	CARD	A	A	11/2/2017	code change 2017-005179PCA
782	786	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
535	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
2005	2011	MASON	A	A	11/2/2017	code change 2017-005179PCA
1701	1711	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1331	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
18	0	CADELL	A	A	11/2/2017	code change 2017-005179PCA
667	671	GREEN	A	A	11/2/2017	code change 2017-005179PCA
678	678	GREEN	A	A	11/2/2017	code change 2017-005179PCA
537	539	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1453	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
728	732	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA

701	709	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
776	782	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
716	722	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1445	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
478	478	GREEN	A	A	11/2/2017	code change 2017-005179PCA
418	420	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1861	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
490	490	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
900	910	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
661	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1539	1539	POWELL	A	B	11/2/2017	code change 2017-005179PCA
620	624	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
815	821	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
1318	1324	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
650	0	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
679	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1521	1523	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1726	1730	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
786	786	LOMBARD	A	A	11/2/2017	code change 2017-005179PCA
1630	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
579	0	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
690	690	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
1327	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
71	71	WATER	A	A	11/2/2017	code change 2017-005179PCA
501	543	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1717	1721	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
627	627	VALLEJO	A	B	11/2/2017	code change 2017-005179PCA
1416	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1351	1351	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
31	0	WATER	A	A	11/2/2017	code change 2017-005179PCA
837	841	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
807	807	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1317	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1562	1570	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
420	436	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
572	580	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
594	0	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
706	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
524	0	UNION	A	A	11/2/2017	code change 2017-005179PCA
1018	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1625	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
627	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
680	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
625	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1501	1515	POWELL	A	A	11/2/2017	code change 2017-005179PCA
745	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1434	1438	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1535	1537	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1500	1506	POWELL	A	A	11/2/2017	code change 2017-005179PCA
474	474	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
470	480	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
560	562	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1560	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1336	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
4	4	CARD	A	A	11/2/2017	code change 2017-005179PCA
2	2	EMERY	A	A	11/2/2017	code change 2017-005179PCA
2255	2257	MASON	A	A	11/2/2017	code change 2017-005179PCA
1363	1371	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1614	1618	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2222	2224	MASON	A	A	11/2/2017	code change 2017-005179PCA
800	802	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
1556	1560	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1621	1623	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2216	2218	MASON	A	A	11/2/2017	code change 2017-005179PCA
9	9	KENNETH REXROTH	A	A	11/2/2017	code change 2017-005179PCA
520	0	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
17	0	TURK MURPHY	A	A	11/2/2017	code change 2017-005179PCA
751	755	LOMBARD	A	B	11/2/2017	code change 2017-005179PCA
2215	2223	POWELL	A	B	11/2/2017	code change 2017-005179PCA
1224	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1463	1465	POWELL	A	A	11/2/2017	code change 2017-005179PCA
588	592	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
584	584	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
501	503	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1558	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1527	1527	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
766	766	VALLEJO	A	C	11/2/2017	code change 2017-005179PCA
414	414	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1841	1845	POWELL	A	A	11/2/2017	code change 2017-005179PCA
572	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
662	666	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1401	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
424	434	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1640	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1528	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
781	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1525	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
627	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
656	660	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1450	1462	GRANT	A	A	11/2/2017	code change 2017-005179PCA
545	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1450	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
627	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
23	23	CARD	A	A	11/2/2017	code change 2017-005179PCA
1558	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1000	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
10	10	BANNAN	A	A	11/2/2017	code change 2017-005179PCA
353	355	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
600	600	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
532	536	GREEN	A	A	11/2/2017	code change 2017-005179PCA
578	582	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
845	849	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
809	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA

55	55	VANDEWATER	A	C	11/2/2017	code change 2017-005179PCA
1226	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
2237	0	MASON	A	A	11/2/2017	code change 2017-005179PCA
21	21	TURK MURPHY	A	B	11/2/2017	code change 2017-005179PCA
1660	1662	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1551	1553	POWELL	A	A	11/2/2017	code change 2017-005179PCA
563	565	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
778	780	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1526	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
725	737	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1609	1611	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2326	2330	TAYLOR	A	A	11/2/2017	code change 2017-005179PCA
1350	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
575	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
635	639	GREEN	A	A	11/2/2017	code change 2017-005179PCA
342	366	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1524	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1300	1326	GRANT	A	A	11/2/2017	code change 2017-005179PCA
753	759	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
2332	2342	TAYLOR	A	A	11/2/2017	code change 2017-005179PCA
1337	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
701	0	UNION	A	A	11/2/2017	code change 2017-005179PCA
757	759	LOMBARD	A	B	11/2/2017	code change 2017-005179PCA
1435	1439	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1823	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
552	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
715	725	CHESTNUT	A	B	11/2/2017	code change 2017-005179PCA
580	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
2230	0	MASON	A	A	11/2/2017	code change 2017-005179PCA
1421	1425	GRANT	A	A	11/2/2017	code change 2017-005179PCA
857	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
750	760	COLUMBUS	A	C	11/2/2017	code change 2017-005179PCA
475	475	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
15	17	BOB KAUFMAN	A	A	11/2/2017	code change 2017-005179PCA
1334	1348	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1652	1654	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
538	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1325	1341	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1717	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
901	933	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1552	1554	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
729	731	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
19	21	BOB KAUFMAN	A	A	11/2/2017	code change 2017-005179PCA
2252	2262	MASON	A	A	11/2/2017	code change 2017-005179PCA
582	586	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
1040	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1501	1505	GRANT	A	A	11/2/2017	code change 2017-005179PCA
950	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
15	17	KENNETH REXROTH	A	A	11/2/2017	code change 2017-005179PCA
575	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1608	1612	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2	0	NOBLES	A	A	11/2/2017	code change 2017-005179PCA
775	779	VALLEJO	A	B	11/2/2017	code change 2017-005179PCA
20	24	CADELL	A	A	11/2/2017	code change 2017-005179PCA
516	524	GREEN	A	A	11/2/2017	code change 2017-005179PCA
15	15	VANDEWATER	A	C	11/2/2017	code change 2017-005179PCA
1831	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1512	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
444	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
706	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
18	18	TURK MURPHY	A	B	11/2/2017	code change 2017-005179PCA
1413	1417	POWELL	A	A	11/2/2017	code change 2017-005179PCA
526	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
717	719	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
550	556	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1615	1617	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1345	1361	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1332	1332	STOCKTON	A	B	11/2/2017	code change 2017-005179PCA
1326	1328	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
4	0	EMERY	A	A	11/2/2017	code change 2017-005179PCA
1520	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1620	1624	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1539	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
947	955	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
444	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
2244	2250	MASON	A	A	11/2/2017	code change 2017-005179PCA
2101	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
549	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
544	548	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1001	1025	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1232	1232	GRANT	A	A	11/2/2017	code change 2017-005179PCA
511	513	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1050	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1647	1649	POWELL	A	A	11/2/2017	code change 2017-005179PCA
665	665	CHESTNUT	A	C	11/2/2017	code change 2017-005179PCA
1750	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
505	507	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
637	639	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
722	726	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1411	1433	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1741	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1847	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1626	1630	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1529	1531	POWELL	A	A	11/2/2017	code change 2017-005179PCA
702	712	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
2119	2123	POWELL	A	A	11/2/2017	code change 2017-005179PCA
626	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1735	1739	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1516	1520	POWELL	A	A	11/2/2017	code change 2017-005179PCA
530	550	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
555	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1541	1545	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1600	1604	POWELL	A	A	11/2/2017	code change 2017-005179PCA

1552	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
29	33	VIA BUFANO	A	A	11/2/2017	code change 2017-005179PCA
408	410	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1519	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
548	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
45	45	WATER	A	A	11/2/2017	code change 2017-005179PCA
1441	1441	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1441	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
460	0	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
1466	1466	POWELL	A	B	11/2/2017	code change 2017-005179PCA
1065	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
408	414	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
930	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1415	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1606	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
741	741	UNKNOWN	A	A	11/2/2017	code change 2017-005179PCA
1544	1550	POWELL	A	A	11/2/2017	code change 2017-005179PCA
783	785	COLUMBUS	A	B	11/2/2017	code change 2017-005179PCA
653	655	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1714	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
2350	0	TAYLOR	A	A	11/2/2017	code change 2017-005179PCA
25	0	WATER	A	A	11/2/2017	code change 2017-005179PCA
49	0	WATER	A	A	11/2/2017	code change 2017-005179PCA
651	651	FRANCISCO	A	B	11/2/2017	code change 2017-005179PCA
729	733	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1736	1736	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
615	617	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
1443	1449	POWELL	A	A	11/2/2017	code change 2017-005179PCA
591	597	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
1554	1556	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1555	1577	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2135	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
644	654	GREEN	A	A	11/2/2017	code change 2017-005179PCA
602	602	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
1525	1529	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1636	1656	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1419	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2310	2310	MASON	A	B	11/2/2017	code change 2017-005179PCA
661	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
649	649	GREEN	A	B	11/2/2017	code change 2017-005179PCA
723	725	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1418	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
725	0	GREENWICH	A	A	11/2/2017	code change 2017-005179PCA
1720	1724	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
521	523	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
2145	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
33	33	VANDEWATER	A	C	11/2/2017	code change 2017-005179PCA
486	488	UNION	A	A	11/2/2017	code change 2017-005179PCA
610	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
581	591	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
478	0	UNION	A	A	11/2/2017	code change 2017-005179PCA
81	91	WATER	A	A	11/2/2017	code change 2017-005179PCA
1753	1755	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1461	1465	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1500	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1747	1749	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1757	1761	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
401	451	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1855	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1534	1538	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
2113	2117	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1655	1661	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1833	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
2295	0	TAYLOR	A	A	11/2/2017	code change 2017-005179PCA
601	0	UNION	A	A	11/2/2017	code change 2017-005179PCA
1519	1521	POWELL	A	A	11/2/2017	code change 2017-005179PCA
371	0	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1234	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
1548	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
566	568	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
2125	0	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1731	1731	POWELL	A	A	11/2/2017	code change 2017-005179PCA
627	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
1355	1365	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
2141	2143	POWELL	A	A	11/2/2017	code change 2017-005179PCA
25	27	CARD	A	A	11/2/2017	code change 2017-005179PCA
733	733	FILBERT	A	A	11/2/2017	code change 2017-005179PCA
480	482	FRANCISCO	A	A	11/2/2017	code change 2017-005179PCA
721	725	FILBERT	A	C	11/2/2017	code change 2017-005179PCA
1455	1461	POWELL	A	A	11/2/2017	code change 2017-005179PCA
1455	0	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
1427	0	GRANT	A	A	11/2/2017	code change 2017-005179PCA
2	5	KENNETH REXROTH	A	A	11/2/2017	code change 2017-005179PCA
460	460	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
67	69	WATER	A	A	11/2/2017	code change 2017-005179PCA
1522	1526	GRANT	A	A	11/2/2017	code change 2017-005179PCA
801	803	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1643	1643	POWELL	A	A	11/2/2017	code change 2017-005179PCA
645	647	CHESTNUT	A	A	11/2/2017	code change 2017-005179PCA
624	0	VALLEJO	A	A	11/2/2017	code change 2017-005179PCA
17	19	CARD	A	A	11/2/2017	code change 2017-005179PCA
545	0	GREEN	A	A	11/2/2017	code change 2017-005179PCA
2230	0	TAYLOR	A	A	11/2/2017	code change 2017-005179PCA
2201	2209	POWELL	A	A	11/2/2017	code change 2017-005179PCA
517	523	GREEN	A	A	11/2/2017	code change 2017-005179PCA
1729	1733	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
549	561	COLUMBUS	A	A	11/2/2017	code change 2017-005179PCA
1723	1727	STOCKTON	A	A	11/2/2017	code change 2017-005179PCA
897	899	COLUMBUS	C	A	11/2/2017	code change 2017-005179PCA
148	148	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
260	260	AVILA	A	B	12/5/2017	new Marina residential historic district
73	73	CERVANTES	A	B	12/5/2017	new Marina residential historic district
158	158	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district



2124	2130	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
65	67	TOLEDO	A	B	12/5/2017	new Marina residential historic district
255	255	MALLORCA	A	B	12/5/2017	new Marina residential historic district
424	424	AVILA	A	B	12/5/2017	new Marina residential historic district
351	351	MARINA	A	B	12/5/2017	new Marina residential historic district
41	41	RICO	A	B	12/5/2017	new Marina residential historic district
62	62	AVILA	A	B	12/5/2017	new Marina residential historic district
1775	1775	BEACH	A	B	12/5/2017	new Marina residential historic district
3312	3312	SCOTT	A	B	12/5/2017	new Marina residential historic district
22	22	CERVANTES	A	B	12/5/2017	new Marina residential historic district
231	231	AVILA	A	B	12/5/2017	new Marina residential historic district
3512	3512	SCOTT	A	B	12/5/2017	new Marina residential historic district
19	19	RETIRO	A	B	12/5/2017	new Marina residential historic district
269	269	AVILA	A	B	12/5/2017	new Marina residential historic district
57	59	CASA	A	B	12/5/2017	new Marina residential historic district
26	28	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2172	2176	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3561	3561	PIERCE	A	B	12/5/2017	new Marina residential historic district
3460	3462	SCOTT	A	B	12/5/2017	new Marina residential historic district
1901	1901	BEACH	A	B	12/5/2017	new Marina residential historic district
144	146	CAPRA	A	B	12/5/2017	new Marina residential historic district
3472	3472	SCOTT	A	B	12/5/2017	new Marina residential historic district
40	40	RICO	A	B	12/5/2017	new Marina residential historic district
66	66	RICO	A	B	12/5/2017	new Marina residential historic district
301	301	AVILA	A	B	12/5/2017	new Marina residential historic district
65	65	CERVANTES	A	B	12/5/2017	new Marina residential historic district
278	278	AVILA	A	B	12/5/2017	new Marina residential historic district
55	55	RICO	A	B	12/5/2017	new Marina residential historic district
3800	3800	SCOTT	A	B	12/5/2017	new Marina residential historic district
33	33	RETIRO	A	B	12/5/2017	new Marina residential historic district
131	133	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
2120	2120	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
57	59	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3482	3484	SCOTT	A	B	12/5/2017	new Marina residential historic district
276	276	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2078	2080	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
155	155	RETIRO	A	B	12/5/2017	new Marina residential historic district
1	1	TOLEDO	A	B	12/5/2017	new Marina residential historic district
30	30	RETIRO	A	B	12/5/2017	new Marina residential historic district
53	53	TOLEDO	A	B	12/5/2017	new Marina residential historic district
44	44	MALLORCA	A	C	12/5/2017	new Marina residential historic district
201	201	CAPRA	A	B	12/5/2017	new Marina residential historic district
87	87	CERVANTES	A	B	12/5/2017	new Marina residential historic district
222	224	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3747	3747	FILLMORE	A	B	12/5/2017	new Marina residential historic district
321	321	AVILA	A	B	12/5/2017	new Marina residential historic district
275	275	AVILA	A	B	12/5/2017	new Marina residential historic district
158	158	CERVANTES	A	B	12/5/2017	new Marina residential historic district
196	196	AVILA	A	B	12/5/2017	new Marina residential historic district
1796	1796	BEACH	A	B	12/5/2017	new Marina residential historic district
50	52	CASA	A	B	12/5/2017	new Marina residential historic district
42	42	RETIRO	A	B	12/5/2017	new Marina residential historic district
47	49	CASA	A	B	12/5/2017	new Marina residential historic district
34	36	CASA	A	B	12/5/2017	new Marina residential historic district
3727	3727	FILLMORE	A	B	12/5/2017	new Marina residential historic district
72	74	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3481	3481	PIERCE	A	B	12/5/2017	new Marina residential historic district
324	324	AVILA	A	B	12/5/2017	new Marina residential historic district
15	15	AVILA	A	B	12/5/2017	new Marina residential historic district
52	52	RICO	A	B	12/5/2017	new Marina residential historic district
139	139	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
56	56	RETIRO	A	B	12/5/2017	new Marina residential historic district
34	36	RICO	A	B	12/5/2017	new Marina residential historic district
3554	3554	PIERCE	A	B	12/5/2017	new Marina residential historic district
2250	2268	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3343	3343	PIERCE	A	B	12/5/2017	new Marina residential historic district
215	215	AVILA	A	B	12/5/2017	new Marina residential historic district
37	37	TOLEDO	A	B	12/5/2017	new Marina residential historic district
143	147	RETIRO	A	B	12/5/2017	new Marina residential historic district
76	78	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3360	3360	SCOTT	A	B	12/5/2017	new Marina residential historic district
226	226	MALLORCA	A	B	12/5/2017	new Marina residential historic district
132	132	CERVANTES	A	B	12/5/2017	new Marina residential historic district
38	40	MALLORCA	A	B	12/5/2017	new Marina residential historic district
81	81	RICO	A	B	12/5/2017	new Marina residential historic district
140	140	AVILA	A	B	12/5/2017	new Marina residential historic district
27	27	RICO	A	B	12/5/2017	new Marina residential historic district
31	31	CASA	A	C	12/5/2017	new Marina residential historic district
3342	3342	SCOTT	A	B	12/5/2017	new Marina residential historic district
119	121	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
7	7	CASA	A	B	12/5/2017	new Marina residential historic district
145	145	MALLORCA	A	B	12/5/2017	new Marina residential historic district
124	124	MALLORCA	A	B	12/5/2017	new Marina residential historic district
141	141	RETIRO	A	B	12/5/2017	new Marina residential historic district
1701	1701	BEACH	A	B	12/5/2017	new Marina residential historic district
248	248	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
5	5	RICO	A	B	12/5/2017	new Marina residential historic district
44	44	AVILA	A	C	12/5/2017	new Marina residential historic district
3445	3455	PIERCE	A	B	12/5/2017	new Marina residential historic district
15	15	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3430	3430	SCOTT	A	B	12/5/2017	new Marina residential historic district
3542	3542	SCOTT	A	B	12/5/2017	new Marina residential historic district
50	50	MALLORCA	A	B	12/5/2017	new Marina residential historic district
250	250	AVILA	A	B	12/5/2017	new Marina residential historic district
3330	3332	SCOTT	A	B	12/5/2017	new Marina residential historic district
130	130	AVILA	A	B	12/5/2017	new Marina residential historic district
3763	3765	FILLMORE	A	B	12/5/2017	new Marina residential historic district
3431	3433	FILLMORE	A	B	12/5/2017	new Marina residential historic district
3434	3436	SCOTT	A	B	12/5/2017	new Marina residential historic district
3490	3490	SCOTT	A	B	12/5/2017	new Marina residential historic district
301	301	MARINA	A	B	12/5/2017	new Marina residential historic district
89	89	CERVANTES	A	B	12/5/2017	new Marina residential historic district
40	40	TOLEDO	A	B	12/5/2017	new Marina residential historic district

121	121	RETIRO	A	B	12/5/2017	new Marina residential historic district
89	91	RICO	A	B	12/5/2017	new Marina residential historic district
55	55	RETIRO	A	B	12/5/2017	new Marina residential historic district
195	195	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
155	157	AVILA	A	B	12/5/2017	new Marina residential historic district
1830	1830	BEACH	A	B	12/5/2017	new Marina residential historic district
155	157	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3445	3447	FILLMORE	A	B	12/5/2017	new Marina residential historic district
44	44	RICO	A	B	12/5/2017	new Marina residential historic district
240	240	MALLORCA	A	B	12/5/2017	new Marina residential historic district
264	264	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3424	3426	SCOTT	A	B	12/5/2017	new Marina residential historic district
1767	1769	BEACH	A	B	12/5/2017	new Marina residential historic district
479	479	MARINA	A	B	12/5/2017	new Marina residential historic district
3464	3464	SCOTT	A	B	12/5/2017	new Marina residential historic district
3743	3743	FILLMORE	A	B	12/5/2017	new Marina residential historic district
1776	1776	BEACH	A	B	12/5/2017	new Marina residential historic district
3759	3759	FILLMORE	A	B	12/5/2017	new Marina residential historic district
312	312	AVILA	A	B	12/5/2017	new Marina residential historic district
140	142	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
2040	2040	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3454	3454	SCOTT	A	B	12/5/2017	new Marina residential historic district
335	335	MARINA	A	C	12/5/2017	new Marina residential historic district
182	184	AVILA	A	B	12/5/2017	new Marina residential historic district
230	230	CAPRA	A	B	12/5/2017	new Marina residential historic district
2024	2026	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
125	129	MALLORCA	A	B	12/5/2017	new Marina residential historic district
165	165	CERVANTES	A	B	12/5/2017	new Marina residential historic district
123	125	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3537	3539	FILLMORE	A	B	12/5/2017	new Marina residential historic district
15	15	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3476	3478	PIERCE	A	B	12/5/2017	new Marina residential historic district
110	110	AVILA	A	B	12/5/2017	new Marina residential historic district
3513	3513	PIERCE	A	B	12/5/2017	new Marina residential historic district
135	135	AVILA	A	B	12/5/2017	new Marina residential historic district
400	400	AVILA	A	C	12/5/2017	new Marina residential historic district
436	440	AVILA	A	B	12/5/2017	new Marina residential historic district
240	240	CERVANTES	A	B	12/5/2017	new Marina residential historic district
25	25	CAPRA	A	B	12/5/2017	new Marina residential historic district
3418	3418	SCOTT	A	B	12/5/2017	new Marina residential historic district
112	114	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3318	3320	SCOTT	A	B	12/5/2017	new Marina residential historic district
245	245	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2100	2100	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3524	3524	SCOTT	A	B	12/5/2017	new Marina residential historic district
33	33	CERVANTES	A	B	12/5/2017	new Marina residential historic district
284	284	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2220	2230	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
55	55	CASA	A	B	12/5/2017	new Marina residential historic district
3361	3361	PIERCE	A	B	12/5/2017	new Marina residential historic district
325	325	MARINA	A	B	12/5/2017	new Marina residential historic district
22	22	RICO	A	B	12/5/2017	new Marina residential historic district
490	490	AVILA	A	B	12/5/2017	new Marina residential historic district
24	26	TOLEDO	A	B	12/5/2017	new Marina residential historic district
1768	1768	BEACH	A	B	12/5/2017	new Marina residential historic district
3420	3420	PIERCE	A	B	12/5/2017	new Marina residential historic district
3437	3439	FILLMORE	A	B	12/5/2017	new Marina residential historic district
50	50	CAPRA	A	B	12/5/2017	new Marina residential historic district
65	65	AVILA	A	B	12/5/2017	new Marina residential historic district
147	147	AVILA	A	B	12/5/2017	new Marina residential historic district
2	2	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
33	33	CAPRA	A	B	12/5/2017	new Marina residential historic district
3355	3355	PIERCE	A	B	12/5/2017	new Marina residential historic district
78	78	RICO	A	B	12/5/2017	new Marina residential historic district
26	26	AVILA	A	B	12/5/2017	new Marina residential historic district
1761	1761	BEACH	A	B	12/5/2017	new Marina residential historic district
14	16	AVILA	A	B	12/5/2017	new Marina residential historic district
52	52	CERVANTES	A	B	12/5/2017	new Marina residential historic district
1780	1780	BEACH	A	B	12/5/2017	new Marina residential historic district
32	34	CERVANTES	A	B	12/5/2017	new Marina residential historic district
1721	1721	BEACH	A	B	12/5/2017	new Marina residential historic district
3449	3449	FILLMORE	A	B	12/5/2017	new Marina residential historic district
112	114	CERVANTES	A	B	12/5/2017	new Marina residential historic district
100	100	CAPRA	A	B	12/5/2017	new Marina residential historic district
162	162	CERVANTES	A	B	12/5/2017	new Marina residential historic district
265	265	AVILA	A	B	12/5/2017	new Marina residential historic district
3531	3531	PIERCE	A	B	12/5/2017	new Marina residential historic district
15	15	RETIRO	A	B	12/5/2017	new Marina residential historic district
3525	3527	PIERCE	A	B	12/5/2017	new Marina residential historic district
283	283	MALLORCA	A	B	12/5/2017	new Marina residential historic district
85	85	CASA	A	B	12/5/2017	new Marina residential historic district
3500	3500	SCOTT	A	B	12/5/2017	new Marina residential historic district
128	128	CERVANTES	A	B	12/5/2017	new Marina residential historic district
106	106	CERVANTES	A	B	12/5/2017	new Marina residential historic district
2166	2166	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
115	115	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
180	180	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
138	138	AVILA	A	B	12/5/2017	new Marina residential historic district
71	71	RICO	A	B	12/5/2017	new Marina residential historic district
3538	3540	PIERCE	A	B	12/5/2017	new Marina residential historic district
345	345	MARINA	A	B	12/5/2017	new Marina residential historic district
37	37	RICO	A	B	12/5/2017	new Marina residential historic district
3415	3415	PIERCE	A	B	12/5/2017	new Marina residential historic district
160	160	AVILA	A	B	12/5/2017	new Marina residential historic district
77	79	CASA	A	B	12/5/2017	new Marina residential historic district
2066	2068	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
41	43	CERVANTES	A	B	12/5/2017	new Marina residential historic district
180	180	AVILA	A	B	12/5/2017	new Marina residential historic district
33	33	AVILA	A	B	12/5/2017	new Marina residential historic district
22	24	CASA	A	B	12/5/2017	new Marina residential historic district
439	439	AVILA	A	B	12/5/2017	new Marina residential historic district
181	181	AVILA	A	B	12/5/2017	new Marina residential historic district
278	278	MALLORCA	A	B	12/5/2017	new Marina residential historic district

1760	1760	BEACH	A	B	12/5/2017	new Marina residential historic district
3471	3471	PIERCE	A	B	12/5/2017	new Marina residential historic district
254	254	AVILA	A	B	12/5/2017	new Marina residential historic district
190	190	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
56	56	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3450	3450	SCOTT	A	B	12/5/2017	new Marina residential historic district
451	451	MARINA	A	B	12/5/2017	new Marina residential historic district
3321	3321	PIERCE	A	B	12/5/2017	new Marina residential historic district
64	66	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3465	3465	PIERCE	A	B	12/5/2017	new Marina residential historic district
115	115	AVILA	A	B	12/5/2017	new Marina residential historic district
373	373	MARINA	A	B	12/5/2017	new Marina residential historic district
3838	3838	SCOTT	A	B	12/5/2017	new Marina residential historic district
369	369	MARINA	A	B	12/5/2017	new Marina residential historic district
51	51	AVILA	A	B	12/5/2017	new Marina residential historic district
243	243	AVILA	A	B	12/5/2017	new Marina residential historic district
3567	3567	PIERCE	A	B	12/5/2017	new Marina residential historic district
1784	1784	BEACH	A	B	12/5/2017	new Marina residential historic district
56	56	TOLEDO	A	B	12/5/2017	new Marina residential historic district
51	53	CERVANTES	A	B	12/5/2017	new Marina residential historic district
116	116	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
411	411	MARINA	A	B	12/5/2017	new Marina residential historic district
73	73	TOLEDO	A	B	12/5/2017	new Marina residential historic district
40	40	CAPRA	A	B	12/5/2017	new Marina residential historic district
27	27	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3543	3543	PIERCE	A	B	12/5/2017	new Marina residential historic district
237	237	AVILA	A	B	12/5/2017	new Marina residential historic district
3412	3412	SCOTT	A	B	12/5/2017	new Marina residential historic district
79	81	CERVANTES	A	B	12/5/2017	new Marina residential historic district
122	122	AVILA	A	B	12/5/2017	new Marina residential historic district
2234	2248	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
239	239	MALLORCA	A	B	12/5/2017	new Marina residential historic district
115	117	MALLORCA	A	B	12/5/2017	new Marina residential historic district
25	25	CERVANTES	A	B	12/5/2017	new Marina residential historic district
300	300	AVILA	A	B	12/5/2017	new Marina residential historic district
263	263	MALLORCA	A	B	12/5/2017	new Marina residential historic district
201	201	MALLORCA	A	B	12/5/2017	new Marina residential historic district
126	126	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
225	225	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3565	3565	FILLMORE	A	B	12/5/2017	new Marina residential historic district
66	66	RETIRO	A	B	12/5/2017	new Marina residential historic district
100	100	RETIRO	A	B	12/5/2017	new Marina residential historic district
3324	3324	SCOTT	A	B	12/5/2017	new Marina residential historic district
1725	1727	BEACH	A	B	12/5/2017	new Marina residential historic district
3335	3337	PIERCE	A	B	12/5/2017	new Marina residential historic district
41	41	MALLORCA	A	B	12/5/2017	new Marina residential historic district
27	27	AVILA	A	B	12/5/2017	new Marina residential historic district
311	311	MARINA	A	B	12/5/2017	new Marina residential historic district
28	30	CASA	A	B	12/5/2017	new Marina residential historic district
90	90	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
139	139	RETIRO	A	B	12/5/2017	new Marina residential historic district
82	86	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3336	3336	SCOTT	A	B	12/5/2017	new Marina residential historic district
271	273	MALLORCA	A	B	12/5/2017	new Marina residential historic district
15	15	RICO	A	B	12/5/2017	new Marina residential historic district
2084	2090	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3683	3685	FILLMORE	A	B	12/5/2017	new Marina residential historic district
172	172	CERVANTES	A	B	12/5/2017	new Marina residential historic district
121	121	AVILA	A	B	12/5/2017	new Marina residential historic district
175	175	AVILA	A	B	12/5/2017	new Marina residential historic district
3737	3737	FILLMORE	A	B	12/5/2017	new Marina residential historic district
63	65	CASA	A	B	12/5/2017	new Marina residential historic district
3476	3478	SCOTT	A	B	12/5/2017	new Marina residential historic district
2106	2110	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
52	52	TOLEDO	A	B	12/5/2017	new Marina residential historic district
485	485	MARINA	A	B	12/5/2017	new Marina residential historic district
393	393	MARINA	A	B	12/5/2017	new Marina residential historic district
219	219	AVILA	A	B	12/5/2017	new Marina residential historic district
256	256	MALLORCA	A	B	12/5/2017	new Marina residential historic district
68	68	TOLEDO	A	B	12/5/2017	new Marina residential historic district
180	180	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2030	2034	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3571	3571	PIERCE	A	B	12/5/2017	new Marina residential historic district
127	129	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3636	3636	SCOTT	A	B	12/5/2017	new Marina residential historic district
131	133	MALLORCA	A	B	12/5/2017	new Marina residential historic district
48	50	RETIRO	A	B	12/5/2017	new Marina residential historic district
39	39	AVILA	A	B	12/5/2017	new Marina residential historic district
200	200	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
281	281	AVILA	A	B	12/5/2017	new Marina residential historic district
3755	3755	FILLMORE	A	B	12/5/2017	new Marina residential historic district
455	455	MARINA	A	B	12/5/2017	new Marina residential historic district
3444	3444	SCOTT	A	B	12/5/2017	new Marina residential historic district
3590	3592	PIERCE	A	B	12/5/2017	new Marina residential historic district
242	242	AVILA	A	B	12/5/2017	new Marina residential historic district
36	38	RETIRO	A	B	12/5/2017	new Marina residential historic district
3331	3331	PIERCE	A	B	12/5/2017	new Marina residential historic district
2060	2060	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
142	142	CERVANTES	A	B	12/5/2017	new Marina residential historic district
5	5	PRADO	A	B	12/5/2017	new Marina residential historic district
115	115	RETIRO	A	B	12/5/2017	new Marina residential historic district
200	200	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3679	3681	FILLMORE	A	B	12/5/2017	new Marina residential historic district
53	53	RICO	A	B	12/5/2017	new Marina residential historic district
141	141	AVILA	A	B	12/5/2017	new Marina residential historic district
235	235	MALLORCA	A	B	12/5/2017	new Marina residential historic district
138	138	CERVANTES	A	B	12/5/2017	new Marina residential historic district
67	69	CASA	A	B	12/5/2017	new Marina residential historic district
118	118	MALLORCA	A	B	12/5/2017	new Marina residential historic district
30	30	PRADO	A	B	12/5/2017	new Marina residential historic district
81	81	TOLEDO	A	B	12/5/2017	new Marina residential historic district
225	225	MALLORCA	A	B	12/5/2017	new Marina residential historic district
2138	2146	CHESTNUT	A	B	12/5/2017	new Marina residential historic district

137	139	MALLORCA	A	B	12/5/2017	new Marina residential historic district
287	287	AVILA	A	B	12/5/2017	new Marina residential historic district
78	78	CERVANTES	A	B	12/5/2017	new Marina residential historic district
349	349	AVILA	A	B	12/5/2017	new Marina residential historic district
45	45	AVILA	A	B	12/5/2017	new Marina residential historic district
120	120	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
55	55	CAPRA	A	B	12/5/2017	new Marina residential historic district
2190	2198	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
109	109	AVILA	A	B	12/5/2017	new Marina residential historic district
60	60	TOLEDO	A	B	12/5/2017	new Marina residential historic district
22	22	PRADO	A	B	12/5/2017	new Marina residential historic district
357	357	MARINA	A	B	12/5/2017	new Marina residential historic district
164	164	AVILA	A	B	12/5/2017	new Marina residential historic district
2	2	CERVANTES	A	C	12/5/2017	new Marina residential historic district
163	163	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
233	233	CERVANTES	A	B	12/5/2017	new Marina residential historic district
134	134	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
56	56	MALLORCA	A	B	12/5/2017	new Marina residential historic district
214	216	MALLORCA	A	B	12/5/2017	new Marina residential historic district
56	56	RICO	A	B	12/5/2017	new Marina residential historic district
268	268	AVILA	A	B	12/5/2017	new Marina residential historic district
155	155	CERVANTES	A	B	12/5/2017	new Marina residential historic district
45	45	RICO	A	B	12/5/2017	new Marina residential historic district
3769	3771	FILLMORE	A	B	12/5/2017	new Marina residential historic district
2	2	TOLEDO	A	B	12/5/2017	new Marina residential historic district
1751	1751	BEACH	A	B	12/5/2017	new Marina residential historic district
290	290	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
68	68	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3537	3537	PIERCE	A	B	12/5/2017	new Marina residential historic district
116	116	AVILA	A	B	12/5/2017	new Marina residential historic district
96	96	TOLEDO	A	B	12/5/2017	new Marina residential historic district
290	290	AVILA	A	B	12/5/2017	new Marina residential historic district
318	318	AVILA	A	B	12/5/2017	new Marina residential historic district
36	36	CERVANTES	A	B	12/5/2017	new Marina residential historic district
251	251	CERVANTES	A	B	12/5/2017	new Marina residential historic district
33	33	TOLEDO	A	B	12/5/2017	new Marina residential historic district
136	136	MALLORCA	A	B	12/5/2017	new Marina residential historic district
219	221	MALLORCA	A	B	12/5/2017	new Marina residential historic district
230	230	AVILA	A	B	12/5/2017	new Marina residential historic district
187	187	AVILA	A	B	12/5/2017	new Marina residential historic district
48	48	TOLEDO	A	B	12/5/2017	new Marina residential historic district
140	142	CAPRA	A	B	12/5/2017	new Marina residential historic district
2150	2156	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
31	33	MALLORCA	A	B	12/5/2017	new Marina residential historic district
12	12	RETIRO	A	B	12/5/2017	new Marina residential historic district
330	330	AVILA	A	B	12/5/2017	new Marina residential historic district
3731	3731	FILLMORE	A	B	12/5/2017	new Marina residential historic district
120	120	RETIRO	A	B	12/5/2017	new Marina residential historic district
69	69	TOLEDO	A	B	12/5/2017	new Marina residential historic district
248	250	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3375	3375	PIERCE	A	B	12/5/2017	new Marina residential historic district
42	42	CASA	A	B	12/5/2017	new Marina residential historic district
234	238	MALLORCA	A	B	12/5/2017	new Marina residential historic district
127	127	RETIRO	A	B	12/5/2017	new Marina residential historic district
36	38	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3548	3548	PIERCE	A	B	12/5/2017	new Marina residential historic district
239	239	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3520	3520	PIERCE	A	B	12/5/2017	new Marina residential historic district
61	61	TOLEDO	A	B	12/5/2017	new Marina residential historic district
130	132	MALLORCA	A	B	12/5/2017	new Marina residential historic district
98	98	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3572	3572	PIERCE	A	B	12/5/2017	new Marina residential historic district
3330	3330	PIERCE	A	B	12/5/2017	new Marina residential historic district
35	35	MALLORCA	A	B	12/5/2017	new Marina residential historic district
69	69	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3600	3600	SCOTT	A	B	12/5/2017	new Marina residential historic district
60	60	RICO	A	A	12/5/2017	new Marina residential historic district
1764	1766	BEACH	A	B	12/5/2017	new Marina residential historic district
85	85	TOLEDO	A	B	12/5/2017	new Marina residential historic district
76	76	RICO	A	B	12/5/2017	new Marina residential historic district
3824	3824	SCOTT	A	B	12/5/2017	new Marina residential historic district
135	135	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
122	126	CERVANTES	A	B	12/5/2017	new Marina residential historic district
20	20	AVILA	A	B	12/5/2017	new Marina residential historic district
241	241	CERVANTES	A	B	12/5/2017	new Marina residential historic district
60	60	RETIRO	A	B	12/5/2017	new Marina residential historic district
57	57	AVILA	A	B	12/5/2017	new Marina residential historic district
147	147	CERVANTES	A	B	12/5/2017	new Marina residential historic district
230	232	MALLORCA	A	B	12/5/2017	new Marina residential historic district
75	75	CAPRA	A	B	12/5/2017	new Marina residential historic district
3536	3538	SCOTT	A	B	12/5/2017	new Marina residential historic district
3625	3625	FILLMORE	A	B	12/5/2017	new Marina residential historic district
154	154	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
146	146	AVILA	A	B	12/5/2017	new Marina residential historic district
75	75	RICO	A	B	12/5/2017	new Marina residential historic district
85	87	RICO	A	B	12/5/2017	new Marina residential historic district
3750	3750	SCOTT	A	B	12/5/2017	new Marina residential historic district
341	341	AVILA	A	B	12/5/2017	new Marina residential historic district
47	47	CERVANTES	A	B	12/5/2017	new Marina residential historic district
48	48	RICO	A	B	12/5/2017	new Marina residential historic district
1790	1792	BEACH	A	B	12/5/2017	new Marina residential historic district
144	144	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3427	3429	PIERCE	A	B	12/5/2017	new Marina residential historic district
77	77	TOLEDO	A	B	12/5/2017	new Marina residential historic district
2000	2022	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
465	465	MARINA	A	B	12/5/2017	new Marina residential historic district
163	163	AVILA	A	B	12/5/2017	new Marina residential historic district
3532	3534	PIERCE	A	B	12/5/2017	new Marina residential historic district
3820	3820	SCOTT	A	B	12/5/2017	new Marina residential historic district
307	307	AVILA	A	B	12/5/2017	new Marina residential historic district
167	169	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3584	3584	PIERCE	A	B	12/5/2017	new Marina residential historic district
130	130	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district

101	101	CAPRA	A	B	12/5/2017	new Marina residential historic district
66	66	MALLORCA	A	C	12/5/2017	new Marina residential historic district
3630	3634	SCOTT	A	B	12/5/2017	new Marina residential historic district
250	250	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
2166	2166	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
1801	1801	BEACH	A	B	12/5/2017	new Marina residential historic district
43	43	TOLEDO	A	B	12/5/2017	new Marina residential historic district
2272	2298	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
55	57	CERVANTES	A	B	12/5/2017	new Marina residential historic district
68	70	MALLORCA	A	B	12/5/2017	new Marina residential historic district
169	169	AVILA	A	B	12/5/2017	new Marina residential historic district
3454	3456	PIERCE	A	B	12/5/2017	new Marina residential historic district
127	127	AVILA	A	B	12/5/2017	new Marina residential historic district
190	190	CERVANTES	A	C	12/5/2017	new Marina residential historic district
3501	3501	FILLMORE	A	B	12/5/2017	new Marina residential historic district
1848	1848	BEACH	A	B	12/5/2017	new Marina residential historic district
32	34	TOLEDO	A	B	12/5/2017	new Marina residential historic district
212	212	AVILA	A	B	12/5/2017	new Marina residential historic district
47	49	RICO	A	B	12/5/2017	new Marina residential historic district
3570	3570	PIERCE	A	B	12/5/2017	new Marina residential historic district
1781	1781	BEACH	A	B	12/5/2017	new Marina residential historic district
175	175	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
28	30	TOLEDO	A	B	12/5/2017	new Marina residential historic district
259	259	AVILA	A	B	12/5/2017	new Marina residential historic district
45	45	PRADO	A	B	12/5/2017	new Marina residential historic district
3475	3475	PIERCE	A	B	12/5/2017	new Marina residential historic district
333	333	AVILA	A	B	12/5/2017	new Marina residential historic district
349	349	MARINA	A	B	12/5/2017	new Marina residential historic district
95	95	CERVANTES	A	B	12/5/2017	new Marina residential historic district
106	106	MALLORCA	A	B	12/5/2017	new Marina residential historic district
475	475	MARINA	A	B	12/5/2017	new Marina residential historic district
3738	3738	SCOTT	A	B	12/5/2017	new Marina residential historic district
2050	2056	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3366	3366	PIERCE	A	B	12/5/2017	new Marina residential historic district
206	208	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3518	3518	SCOTT	A	B	12/5/2017	new Marina residential historic district
21	21	AVILA	A	B	12/5/2017	new Marina residential historic district
95	95	CASA	A	B	12/5/2017	new Marina residential historic district
152	152	AVILA	A	B	12/5/2017	new Marina residential historic district
152	152	CERVANTES	A	B	12/5/2017	new Marina residential historic district
245	245	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3624	3624	SCOTT	A	B	12/5/2017	new Marina residential historic district
2	2	CASA	A	B	12/5/2017	new Marina residential historic district
15	15	MALLORCA	A	B	12/5/2017	new Marina residential historic district
49	49	TOLEDO	A	B	12/5/2017	new Marina residential historic district
145	145	CERVANTES	A	B	12/5/2017	new Marina residential historic district
0	0		A	B	12/5/2017	new Marina residential historic district
25	25	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3349	3349	PIERCE	A	B	12/5/2017	new Marina residential historic district
179	179	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
80	80	RETIRO	A	B	12/5/2017	new Marina residential historic district
3519	3519	PIERCE	A	B	12/5/2017	new Marina residential historic district
3579	3579	PIERCE	A	B	12/5/2017	new Marina residential historic district
3545	3547	FILLMORE	A	B	12/5/2017	new Marina residential historic district
3348	3350	SCOTT	A	B	12/5/2017	new Marina residential historic district
267	269	MALLORCA	A	B	12/5/2017	new Marina residential historic district
119	119	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3616	3618	SCOTT	A	B	12/5/2017	new Marina residential historic district
3450	3450	PIERCE	A	B	12/5/2017	new Marina residential historic district
3637	3637	FILLMORE	A	B	12/5/2017	new Marina residential historic district
38	38	AVILA	A	B	12/5/2017	new Marina residential historic district
112	112	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
1740	1740	BEACH	A	B	12/5/2017	new Marina residential historic district
3655	3655	FILLMORE	A	B	12/5/2017	new Marina residential historic district
315	315	AVILA	A	B	12/5/2017	new Marina residential historic district
225	225	AVILA	A	B	12/5/2017	new Marina residential historic district
3440	3442	SCOTT	A	B	12/5/2017	new Marina residential historic district
1824	1824	BEACH	A	B	12/5/2017	new Marina residential historic district
59	59	RICO	A	B	12/5/2017	new Marina residential historic district
160	160	MALLORCA	A	B	12/5/2017	new Marina residential historic district
125	125	CERVANTES	A	B	12/5/2017	new Marina residential historic district
29	29	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3606	3606	SCOTT	A	B	12/5/2017	new Marina residential historic district
275	275	MALLORCA	A	B	12/5/2017	new Marina residential historic district
168	168	CERVANTES	A	B	12/5/2017	new Marina residential historic district
49	51	CAPRA	A	B	12/5/2017	new Marina residential historic district
425	425	MARINA	A	B	12/5/2017	new Marina residential historic district
25	25	MALLORCA	A	B	12/5/2017	new Marina residential historic district
1750	1750	BEACH	A	B	12/5/2017	new Marina residential historic district
32	34	MALLORCA	A	B	12/5/2017	new Marina residential historic district
35	35	RICO	A	B	12/5/2017	new Marina residential historic district
423	423	AVILA	A	B	12/5/2017	new Marina residential historic district
207	207	AVILA	A	B	12/5/2017	new Marina residential historic district
306	306	AVILA	A	B	12/5/2017	new Marina residential historic district
17	19	CASA	A	B	12/5/2017	new Marina residential historic district
431	431	AVILA	A	B	12/5/2017	new Marina residential historic district
37	39	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3455	3455	FILLMORE	A	B	12/5/2017	new Marina residential historic district
222	222	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3730	3730	SCOTT	A	B	12/5/2017	new Marina residential historic district
281	281	MALLORCA	A	B	12/5/2017	new Marina residential historic district
21	21	MALLORCA	A	B	12/5/2017	new Marina residential historic district
59	59	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3436	3436	PIERCE	A	B	12/5/2017	new Marina residential historic district
154	154	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3585	3585	PIERCE	A	B	12/5/2017	new Marina residential historic district
3575	3575	FILLMORE	A	B	12/5/2017	new Marina residential historic district
430	430	AVILA	A	B	12/5/2017	new Marina residential historic district
259	261	CERVANTES	A	B	12/5/2017	new Marina residential historic district
151	153	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3472	3474	PIERCE	A	B	12/5/2017	new Marina residential historic district
118	120	CERVANTES	A	B	12/5/2017	new Marina residential historic district
70	70	CERVANTES	A	B	12/5/2017	new Marina residential historic district

3711	3711	FILLMORE	A	B	12/5/2017	new Marina residential historic district
12	12	RICO	A	B	12/5/2017	new Marina residential historic district
63	63	RICO	A	B	12/5/2017	new Marina residential historic district
3315	3315	PIERCE	A	B	12/5/2017	new Marina residential historic district
143	143	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
284	284	AVILA	A	B	12/5/2017	new Marina residential historic district
1755	1755	BEACH	A	B	12/5/2017	new Marina residential historic district
56	56	AVILA	A	B	12/5/2017	new Marina residential historic district
75	75	CASA	A	B	12/5/2017	new Marina residential historic district
3354	3356	SCOTT	A	B	12/5/2017	new Marina residential historic district
1772	1772	BEACH	A	B	12/5/2017	new Marina residential historic district
35	35	CASA	A	B	12/5/2017	new Marina residential historic district
170	170	AVILA	A	B	12/5/2017	new Marina residential historic district
148	148	CERVANTES	A	B	12/5/2017	new Marina residential historic district
31	31	RICO	A	C	12/5/2017	new Marina residential historic district
3530	3532	SCOTT	A	B	12/5/2017	new Marina residential historic district
1735	1737	BEACH	A	B	12/5/2017	new Marina residential historic district
101	101	CERVANTES	A	B	12/5/2017	new Marina residential historic district
2072	2076	CHESTNUT	A	B	12/5/2017	new Marina residential historic district
3367	3369	PIERCE	A	B	12/5/2017	new Marina residential historic district
3514	3514	PIERCE	A	B	12/5/2017	new Marina residential historic district
32	32	AVILA	A	B	12/5/2017	new Marina residential historic district
20	20	MALLORCA	A	B	12/5/2017	new Marina residential historic district
147	147	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
3440	3440	PIERCE	A	B	12/5/2017	new Marina residential historic district
159	159	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3515	3515	FILLMORE	A	B	12/5/2017	new Marina residential historic district
1825	1825	BEACH	A	B	12/5/2017	new Marina residential historic district
3720	3720	SCOTT	A	B	12/5/2017	new Marina residential historic district
54	54	CASA	A	B	12/5/2017	new Marina residential historic district
236	236	AVILA	A	B	12/5/2017	new Marina residential historic district
218	218	MALLORCA	A	B	12/5/2017	new Marina residential historic district
44	44	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3789	3789	FILLMORE	A	B	12/5/2017	new Marina residential historic district
3549	3551	PIERCE	A	B	12/5/2017	new Marina residential historic district
25	25	RETIRO	A	B	12/5/2017	new Marina residential historic district
25	25	RICO	A	C	12/5/2017	new Marina residential historic district
26	26	RICO	A	B	12/5/2017	new Marina residential historic district
85	85	CERVANTES	A	B	12/5/2017	new Marina residential historic district
50	50	AVILA	A	B	12/5/2017	new Marina residential historic district
130	130	RETIRO	A	B	12/5/2017	new Marina residential historic district
66	66	CASA	A	B	12/5/2017	new Marina residential historic district
259	259	MALLORCA	A	B	12/5/2017	new Marina residential historic district
250	250	CERVANTES	A	B	12/5/2017	new Marina residential historic district
1955	1963	BEACH	A	B	12/5/2017	new Marina residential historic district
70	70	RICO	A	B	12/5/2017	new Marina residential historic district
218	218	AVILA	A	B	12/5/2017	new Marina residential historic district
224	224	AVILA	A	B	12/5/2017	new Marina residential historic district
260	260	MALLORCA	A	B	12/5/2017	new Marina residential historic district
41	41	CASA	A	B	12/5/2017	new Marina residential historic district
1990	1990	BEACH	A	B	12/5/2017	new Marina residential historic district
104	104	RETIRO	A	A	12/5/2017	new Marina residential historic district
10	10	CAPRA	A	B	12/5/2017	new Marina residential historic district
26	26	CERVANTES	A	B	12/5/2017	new Marina residential historic district
39	39	CAPRA	A	B	12/5/2017	new Marina residential historic district
451	451	AVILA	A	B	12/5/2017	new Marina residential historic district
3524	3526	PIERCE	A	B	12/5/2017	new Marina residential historic district
25	25	CASA	A	B	12/5/2017	new Marina residential historic district
3775	3775	FILLMORE	A	B	12/5/2017	new Marina residential historic district
230	230	CERVANTES	A	B	12/5/2017	new Marina residential historic district
244	244	MALLORCA	A	B	12/5/2017	new Marina residential historic district
148	150	MALLORCA	A	B	12/5/2017	new Marina residential historic district
45	45	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3612	3612	SCOTT	A	B	12/5/2017	new Marina residential historic district
1700	1700	BEACH	A	B	12/5/2017	new Marina residential historic district
499	499	MARINA	A	B	12/5/2017	new Marina residential historic district
327	327	AVILA	A	B	12/5/2017	new Marina residential historic district
142	142	MALLORCA	A	B	12/5/2017	new Marina residential historic district
272	272	AVILA	A	B	12/5/2017	new Marina residential historic district
3665	3665	FILLMORE	A	B	12/5/2017	new Marina residential historic district
401	401	AVILA	A	B	12/5/2017	new Marina residential historic district
178	178	CERVANTES	A	B	12/5/2017	new Marina residential historic district
64	64	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3675	3675	FILLMORE	A	B	12/5/2017	new Marina residential historic district
453	453	MARINA	A	B	12/5/2017	new Marina residential historic district
3325	3325	PIERCE	A	B	12/5/2017	new Marina residential historic district
67	67	RICO	A	B	12/5/2017	new Marina residential historic district
3555	3557	PIERCE	A	B	12/5/2017	new Marina residential historic district
3535	3535	FILLMORE	A	B	12/5/2017	new Marina residential historic district
445	445	MARINA	A	B	12/5/2017	new Marina residential historic district
100	100	MALLORCA	A	B	12/5/2017	new Marina residential historic district
1745	1745	BEACH	A	B	12/5/2017	new Marina residential historic district
159	161	ALHAMBRA	A	B	12/5/2017	new Marina residential historic district
20	20	TOLEDO	A	B	12/5/2017	new Marina residential historic district
75	75	CERVANTES	A	B	12/5/2017	new Marina residential historic district
3719	3721	FILLMORE	A	B	12/5/2017	new Marina residential historic district
3460	3460	PIERCE	A	B	12/5/2017	new Marina residential historic district
323	323	MARINA	A	B	12/5/2017	new Marina residential historic district
18	18	RICO	A	B	12/5/2017	new Marina residential historic district
3467	3467	FILLMORE	A	B	12/5/2017	new Marina residential historic district
20	20	RETIRO	A	B	12/5/2017	new Marina residential historic district
2200	2200	CHESTNUT	A	C	12/5/2017	new Marina residential historic district
24	26	RETIRO	A	B	12/5/2017	new Marina residential historic district
74	74	RETIRO	A	B	12/5/2017	new Marina residential historic district
77	77	RICO	A	B	12/5/2017	new Marina residential historic district
40	40	CERVANTES	A	B	12/5/2017	new Marina residential historic district
165	165	MALLORCA	A	B	12/5/2017	new Marina residential historic district
1900	1900	BEACH	A	B	12/5/2017	new Marina residential historic district
74	74	CERVANTES	A	B	12/5/2017	new Marina residential historic district
45	45	CAPRA	A	B	12/5/2017	new Marina residential historic district
72	72	TOLEDO	A	B	12/5/2017	new Marina residential historic district
3560	3560	PIERCE	A	B	12/5/2017	new Marina residential historic district
153	153	AVILA	A	B	12/5/2017	new Marina residential historic district

465	465	AVILA	A	B	12/5/2017	new Marina residential historic district
363	363	MARINA	A	B	12/5/2017	new Marina residential historic district
176	176	ALHAMBRA	A	C	12/5/2017	new Marina residential historic district
44	44	CERVANTES	A	B	12/5/2017	new Marina residential historic district
36	36	PRADO	A	B	12/5/2017	new Marina residential historic district
82	82	RICO	A	B	12/5/2017	new Marina residential historic district
3578	3578	PIERCE	A	B	12/5/2017	new Marina residential historic district
19	19	RICO	A	B	12/5/2017	new Marina residential historic district
251	251	AVILA	A	B	12/5/2017	new Marina residential historic district
210	212	MALLORCA	A	B	12/5/2017	new Marina residential historic district
3423	3423	FILLMORE	A	B	12/5/2017	new Marina residential historic district
377	377	MARINA	A	B	12/5/2017	new Marina residential historic district
435	435	MARINA	C	C	12/5/2017	new Marina residential historic district
268	270	MALLORCA	C	C	12/5/2017	new Marina residential historic district
336	336	AVILA	C	C	12/5/2017	new Marina residential historic district
1310	1310	29TH	B	A	12/11/2017	downsize of HD
1350	1350	31ST	B	A	12/11/2017	downsize of HD
1327	1329	26TH	B	A	12/11/2017	downsize of HD
1351	1351	26TH	B	A	12/11/2017	downsize of HD
2120	2120	JUDAH	B	A	12/11/2017	downsize of HD
1310	1310	32ND	B	A	12/11/2017	downsize of HD
1371	1371	28TH	B	A	12/11/2017	downsize of HD
1363	1363	29TH	B	A	12/11/2017	downsize of HD
1327	1327	28TH	B	A	12/11/2017	downsize of HD
2534	2534	JUDAH	B	A	12/11/2017	downsize of HD
2622	2624	JUDAH	B	A	12/11/2017	downsize of HD
1319	1319	26TH	B	A	12/11/2017	downsize of HD
1370	1370	28TH	B	A	12/11/2017	downsize of HD
1358	1358	28TH	B	A	12/11/2017	downsize of HD
1379	1379	29TH	B	A	12/11/2017	downsize of HD
1346	1346	29TH	B	A	12/11/2017	downsize of HD
2939	2939	IRVING	B	A	12/11/2017	downsize of HD
1376	1380	28TH	B	A	12/11/2017	downsize of HD
2648	2652	JUDAH	B	A	12/11/2017	downsize of HD
1335	1335	30TH	B	A	12/11/2017	downsize of HD
1342	1342	30TH	B	A	12/11/2017	downsize of HD
2513	2513	IRVING	B	A	12/11/2017	downsize of HD
1339	1341	26TH	B	A	12/11/2017	downsize of HD
1343	1343	28TH	B	A	12/11/2017	downsize of HD
2539	2539	IRVING	B	A	12/11/2017	downsize of HD
1379	1379	26TH	B	A	12/11/2017	downsize of HD
1391	1393	27TH	B	A	12/11/2017	downsize of HD
3045	3045	IRVING	B	A	12/11/2017	downsize of HD
1370	1370	30TH	B	A	12/11/2017	downsize of HD
2222	2222	JUDAH	B	A	12/11/2017	downsize of HD
1347	1347	30TH	B	A	12/11/2017	downsize of HD
1394	1394	29TH	B	A	12/11/2017	downsize of HD
1331	1331	28TH	B	A	12/11/2017	downsize of HD
1330	1330	29TH	B	A	12/11/2017	downsize of HD
1354	1354	31ST	B	A	12/11/2017	downsize of HD
1346	1346	32ND	B	A	12/11/2017	downsize of HD
2921	2921	IRVING	B	A	12/11/2017	downsize of HD
1300	1300	30TH	B	A	12/11/2017	downsize of HD
2132	2132	JUDAH	B	A	12/11/2017	downsize of HD
1349	1349	29TH	B	A	12/11/2017	downsize of HD
1347	1347	31ST	B	A	12/11/2017	downsize of HD
1362	1364	32ND	B	A	12/11/2017	downsize of HD
1341	1341	29TH	B	A	12/11/2017	downsize of HD
1391	1391	31ST	B	A	12/11/2017	downsize of HD
1362	1362	29TH	B	A	12/11/2017	downsize of HD
1378	1378	31ST	B	A	12/11/2017	downsize of HD
2927	2927	IRVING	B	A	12/11/2017	downsize of HD
1381	1381	30TH	B	A	12/11/2017	downsize of HD
1367	1367	31ST	B	A	12/11/2017	downsize of HD
1346	1346	31ST	B	A	12/11/2017	downsize of HD
1358	1358	27TH	B	A	12/11/2017	downsize of HD
1382	1382	30TH	B	A	12/11/2017	downsize of HD
1330	1330	27TH	B	A	12/11/2017	downsize of HD
1314	1314	29TH	B	A	12/11/2017	downsize of HD
1304	1314	27TH	B	A	12/11/2017	downsize of HD
2234	2236	JUDAH	B	A	12/11/2017	downsize of HD
1350	1350	27TH	B	A	12/11/2017	downsize of HD
1390	1390	29TH	B	A	12/11/2017	downsize of HD
2915	2917	IRVING	B	A	12/11/2017	downsize of HD
1318	1318	32ND	B	A	12/11/2017	downsize of HD
2200	2200	JUDAH	B	A	12/11/2017	downsize of HD
1354	1354	29TH	B	A	12/11/2017	downsize of HD
1301	1301	29TH	B	A	12/11/2017	downsize of HD
2420	2420	JUDAH	B	A	12/11/2017	downsize of HD
1335	1337	26TH	B	A	12/11/2017	downsize of HD
2634	2636	JUDAH	B	A	12/11/2017	downsize of HD
1364	1364	27TH	B	A	12/11/2017	downsize of HD
1319	1319	30TH	B	A	12/11/2017	downsize of HD
2432	2432	JUDAH	B	A	12/11/2017	downsize of HD
1322	1322	29TH	B	A	12/11/2017	downsize of HD
1386	1386	30TH	B	A	12/11/2017	downsize of HD
2933	2935	IRVING	B	A	12/11/2017	downsize of HD
2945	2945	IRVING	B	A	12/11/2017	downsize of HD
1334	1334	29TH	B	A	12/11/2017	downsize of HD
1330	1330	32ND	B	A	12/11/2017	downsize of HD
1333	1333	29TH	B	A	12/11/2017	downsize of HD
1383	1383	31ST	B	A	12/11/2017	downsize of HD
1306	1306	30TH	B	A	12/11/2017	downsize of HD
2901	2901	IRVING	B	A	12/11/2017	downsize of HD
1374	1374	27TH	B	A	12/11/2017	downsize of HD
1385	1385	28TH	B	A	12/11/2017	downsize of HD
1331	1331	27TH	B	A	12/11/2017	downsize of HD
1367	1367	26TH	B	A	12/11/2017	downsize of HD
2414	2416	JUDAH	B	A	12/11/2017	downsize of HD
1350	1350	28TH	B	A	12/11/2017	downsize of HD
1354	1354	30TH	B	A	12/11/2017	downsize of HD
1339	1339	28TH	B	A	12/11/2017	downsize of HD
1354	1354	32ND	B	A	12/11/2017	downsize of HD



2627	2629	IRVING	B	A	12/11/2017	downsize of HD
1334	1334	31ST	B	A	12/11/2017	downsize of HD
1310	1310	28TH	B	A	12/11/2017	downsize of HD
1366	1366	31ST	B	A	12/11/2017	downsize of HD
2715	2715	IRVING	B	A	12/11/2017	downsize of HD
1306	1306	29TH	B	A	12/11/2017	downsize of HD
1379	1381	31ST	B	A	12/11/2017	downsize of HD
1384	1390	31ST	B	A	12/11/2017	downsize of HD
1391	1393	29TH	B	A	12/11/2017	downsize of HD
1362	1364	30TH	B	A	12/11/2017	downsize of HD
1319	1319	29TH	B	A	12/11/2017	downsize of HD
1378	1378	30TH	B	A	12/11/2017	downsize of HD
1309	1309	26TH	B	A	12/11/2017	downsize of HD
1374	1374	30TH	B	A	12/11/2017	downsize of HD
1355	1355	28TH	B	A	12/11/2017	downsize of HD
1325	1325	29TH	B	A	12/11/2017	downsize of HD
1374	1374	28TH	B	A	12/11/2017	downsize of HD
1334	1334	27TH	B	A	12/11/2017	downsize of HD
2633	2635	IRVING	B	A	12/11/2017	downsize of HD
1300	1300	31ST	B	A	12/11/2017	downsize of HD
1318	1318	29TH	B	A	12/11/2017	downsize of HD
1314	1314	28TH	B	A	12/11/2017	downsize of HD
1343	1343	27TH	B	A	12/11/2017	downsize of HD
1372	1372	32ND	B	A	12/11/2017	downsize of HD
1371	1371	31ST	B	A	12/11/2017	downsize of HD
1374	1374	31ST	B	A	12/11/2017	downsize of HD
1350	1350	29TH	B	A	12/11/2017	downsize of HD
1387	1387	29TH	B	A	12/11/2017	downsize of HD
1367	1367	30TH	B	A	12/11/2017	downsize of HD
1375	1375	27TH	B	A	12/11/2017	downsize of HD
1383	1383	29TH	B	A	12/11/2017	downsize of HD
1350	1350	30TH	B	A	12/11/2017	downsize of HD
2108	2108	JUDAH	B	A	12/11/2017	downsize of HD
2709	2709	IRVING	B	A	12/11/2017	downsize of HD
1334	1334	30TH	B	A	12/11/2017	downsize of HD
1383	1385	26TH	B	A	12/11/2017	downsize of HD
1343	1343	30TH	B	A	12/11/2017	downsize of HD
2625	2625	IRVING	B	A	12/11/2017	downsize of HD
1325	1325	27TH	B	A	12/11/2017	downsize of HD
1303	1309	27TH	B	A	12/11/2017	downsize of HD
2138	2140	JUDAH	B	A	12/11/2017	downsize of HD
1322	1322	28TH	B	A	12/11/2017	downsize of HD
1300	1300	29TH	B	A	12/11/2017	downsize of HD
1335	1335	27TH	B	A	12/11/2017	downsize of HD
1370	1372	27TH	B	A	12/11/2017	downsize of HD
1315	1315	29TH	B	A	12/11/2017	downsize of HD
2320	2320	JUDAH	B	A	12/11/2017	downsize of HD
1300	1300	32ND	B	A	12/11/2017	downsize of HD
3039	3039	IRVING	B	A	12/11/2017	downsize of HD
3033	3033	IRVING	B	A	12/11/2017	downsize of HD
2609	2609	IRVING	B	A	12/11/2017	downsize of HD
1355	1355	29TH	B	A	12/11/2017	downsize of HD
1350	1350	32ND	B	A	12/11/2017	downsize of HD
1395	1395	29TH	B	A	12/11/2017	downsize of HD
2326	2332	JUDAH	B	A	12/11/2017	downsize of HD
1399	1399	30TH	B	A	12/11/2017	downsize of HD
1363	1363	26TH	B	A	12/11/2017	downsize of HD
1335	1335	28TH	B	A	12/11/2017	downsize of HD
1339	1341	27TH	B	A	12/11/2017	downsize of HD
1386	1388	29TH	B	A	12/11/2017	downsize of HD
1359	1359	31ST	B	A	12/11/2017	downsize of HD
1322	1322	32ND	B	A	12/11/2017	downsize of HD
1371	1371	30TH	B	A	12/11/2017	downsize of HD
1306	1306	28TH	B	A	12/11/2017	downsize of HD
2544	2544	JUDAH	B	A	12/11/2017	downsize of HD
1375	1375	28TH	B	A	12/11/2017	downsize of HD
1326	1326	29TH	B	A	12/11/2017	downsize of HD
1380	1382	32ND	B	A	12/11/2017	downsize of HD
1363	1363	27TH	B	A	12/11/2017	downsize of HD
1345	1345	29TH	B	A	12/11/2017	downsize of HD
1334	1334	32ND	B	A	12/11/2017	downsize of HD
1363	1363	28TH	B	A	12/11/2017	downsize of HD
1307	1307	29TH	B	A	12/11/2017	downsize of HD
2533	2537	IRVING	B	A	12/11/2017	downsize of HD
1358	1358	29TH	B	A	12/11/2017	downsize of HD
1338	1338	28TH	B	A	12/11/2017	downsize of HD
1326	1326	31ST	B	A	12/11/2017	downsize of HD
1379	1379	30TH	B	A	12/11/2017	downsize of HD
1390	1390	28TH	B	A	12/11/2017	downsize of HD
1358	1358	31ST	B	A	12/11/2017	downsize of HD
1379	1381	28TH	B	A	12/11/2017	downsize of HD
1394	1396	28TH	B	A	12/11/2017	downsize of HD
2240	2240	JUDAH	B	A	12/11/2017	downsize of HD
2647	2647	IRVING	B	A	12/11/2017	downsize of HD
1311	1311	29TH	B	A	12/11/2017	downsize of HD
2212	2212	JUDAH	B	A	12/11/2017	downsize of HD
1351	1351	28TH	B	A	12/11/2017	downsize of HD
1374	1374	29TH	B	A	12/11/2017	downsize of HD
1347	1349	26TH	B	A	12/11/2017	downsize of HD
2835	2835	IRVING	B	A	12/11/2017	downsize of HD
1338	1338	31ST	B	A	12/11/2017	downsize of HD
1326	1326	30TH	B	A	12/11/2017	downsize of HD
1359	1359	27TH	B	A	12/11/2017	downsize of HD
1366	1366	29TH	B	A	12/11/2017	downsize of HD
2426	2426	JUDAH	B	A	12/11/2017	downsize of HD
1323	1323	28TH	B	A	12/11/2017	downsize of HD
1323	1325	26TH	B	A	12/11/2017	downsize of HD
1354	1354	27TH	B	A	12/11/2017	downsize of HD
1319	1319	31ST	B	A	12/11/2017	downsize of HD
1373	1373	29TH	B	A	12/11/2017	downsize of HD
1358	1358	32ND	B	A	12/11/2017	downsize of HD
1370	1370	31ST	B	A	12/11/2017	downsize of HD
2639	2639	IRVING	B	A	12/11/2017	downsize of HD

1311	1311	28TH	B	A	12/11/2017	downsize of HD
1363	1363	30TH	B	A	12/11/2017	downsize of HD
1325	1325	30TH	B	A	12/11/2017	downsize of HD
2520	2520	JUDAH	B	A	12/11/2017	downsize of HD
2545	2549	IRVING	B	A	12/11/2017	downsize of HD
1359	1359	29TH	B	A	12/11/2017	downsize of HD
1331	1331	26TH	B	A	12/11/2017	downsize of HD
1342	1342	32ND	B	A	12/11/2017	downsize of HD
1380	1380	27TH	B	A	12/11/2017	downsize of HD
1351	1351	31ST	B	A	12/11/2017	downsize of HD
0	0	UNKNOWN	B	A	12/11/2017	downsize of HD
1338	1338	29TH	B	A	12/11/2017	downsize of HD
2509	2509	IRVING	B	A	12/11/2017	downsize of HD
1326	1328	27TH	B	A	12/11/2017	downsize of HD
1367	1367	27TH	B	A	12/11/2017	downsize of HD
1331	1331	31ST	B	A	12/11/2017	downsize of HD
1322	1322	27TH	B	A	12/11/2017	downsize of HD
1366	1366	28TH	B	A	12/11/2017	downsize of HD
1366	1366	30TH	B	A	12/11/2017	downsize of HD
1366	1366	27TH	B	A	12/11/2017	downsize of HD
1375	1375	26TH	B	A	12/11/2017	downsize of HD
1357	1357	26TH	B	A	12/11/2017	downsize of HD
1326	1326	32ND	B	A	12/11/2017	downsize of HD
1338	1338	32ND	B	A	12/11/2017	downsize of HD
1370	1370	29TH	B	A	12/11/2017	downsize of HD
2829	2829	IRVING	B	A	12/11/2017	downsize of HD
1343	1343	31ST	B	A	12/11/2017	downsize of HD
1390	1396	27TH	B	A	12/11/2017	downsize of HD
1334	1334	28TH	B	A	12/11/2017	downsize of HD
1375	1375	31ST	B	A	12/11/2017	downsize of HD
1351	1351	30TH	B	A	12/11/2017	downsize of HD
1355	1355	30TH	B	A	12/11/2017	downsize of HD
1382	1384	28TH	B	A	12/11/2017	downsize of HD
2600	2600	JUDAH	B	A	12/11/2017	downsize of HD
1327	1327	30TH	B	A	12/11/2017	downsize of HD
2727	2727	IRVING	B	A	12/11/2017	downsize of HD
3009	3009	IRVING	B	A	12/11/2017	downsize of HD
1338	1338	30TH	B	A	12/11/2017	downsize of HD
2615	2615	IRVING	B	A	12/11/2017	downsize of HD
2909	2911	IRVING	B	A	12/11/2017	downsize of HD
1307	1307	28TH	B	A	12/11/2017	downsize of HD
1371	1371	27TH	B	A	12/11/2017	downsize of HD
1363	1363	31ST	B	A	12/11/2017	downsize of HD
1355	1355	27TH	B	A	12/11/2017	downsize of HD
1329	1329	29TH	B	A	12/11/2017	downsize of HD
1318	1320	27TH	B	A	12/11/2017	downsize of HD
1359	1359	30TH	B	A	12/11/2017	downsize of HD
1338	1338	27TH	B	A	12/11/2017	downsize of HD
1355	1355	31ST	B	A	12/11/2017	downsize of HD
2733	2733	IRVING	B	A	12/11/2017	downsize of HD
1362	1362	31ST	B	A	12/11/2017	downsize of HD
1346	1346	30TH	B	A	12/11/2017	downsize of HD
3021	3023	IRVING	B	A	12/11/2017	downsize of HD
1327	1329	27TH	B	A	12/11/2017	downsize of HD
1321	1321	27TH	B	A	12/11/2017	downsize of HD
1318	1318	31ST	B	A	12/11/2017	downsize of HD
1323	1325	31ST	B	A	12/11/2017	downsize of HD
2228	2228	JUDAH	B	A	12/11/2017	downsize of HD
1376	1376	32ND	B	A	12/11/2017	downsize of HD
2630	2630	JUDAH	B	A	12/11/2017	downsize of HD
1386	1386	28TH	B	A	12/11/2017	downsize of HD
1342	1342	29TH	B	A	12/11/2017	downsize of HD
2114	2116	JUDAH	B	A	12/11/2017	downsize of HD
1362	1362	28TH	B	A	12/11/2017	downsize of HD
1387	1389	27TH	B	A	12/11/2017	downsize of HD
2640	2644	JUDAH	B	A	12/11/2017	downsize of HD
1319	1319	28TH	B	A	12/11/2017	downsize of HD
1382	1382	29TH	B	A	12/11/2017	downsize of HD
1358	1358	30TH	B	A	12/11/2017	downsize of HD
1354	1354	28TH	B	A	12/11/2017	downsize of HD
1310	1310	30TH	B	A	12/11/2017	downsize of HD
1343	1345	26TH	B	A	12/11/2017	downsize of HD
1383	1385	27TH	B	A	12/11/2017	downsize of HD
1314	1314	30TH	B	A	12/11/2017	downsize of HD
1326	1326	28TH	B	A	12/11/2017	downsize of HD
1366	1366	32ND	B	A	12/11/2017	downsize of HD
1342	1342	31ST	B	A	12/11/2017	downsize of HD
1359	1359	28TH	B	A	12/11/2017	downsize of HD
1387	1387	31ST	B	A	12/11/2017	downsize of HD
1339	1339	30TH	B	A	12/11/2017	downsize of HD
2340	2344	JUDAH	B	A	12/11/2017	downsize of HD
1322	1322	30TH	B	A	12/11/2017	downsize of HD
1346	1346	28TH	B	A	12/11/2017	downsize of HD
1327	1327	31ST	B	A	12/11/2017	downsize of HD
2126	2126	JUDAH	B	A	12/11/2017	downsize of HD
1347	1347	28TH	B	A	12/11/2017	downsize of HD
1322	1322	31ST	B	A	12/11/2017	downsize of HD
1331	1331	30TH	B	A	12/11/2017	downsize of HD
2620	2620	JUDAH	B	A	12/11/2017	downsize of HD
1371	1373	26TH	B	A	12/11/2017	downsize of HD
1318	1318	28TH	B	A	12/11/2017	downsize of HD
1378	1378	29TH	B	A	12/11/2017	downsize of HD
2150	2150	JUDAH	B	A	12/11/2017	downsize of HD
1369	1369	29TH	B	A	12/11/2017	downsize of HD
1330	1330	31ST	B	A	12/11/2017	downsize of HD
1384	1384	32ND	B	A	12/11/2017	downsize of HD
2525	2525	IRVING	B	A	12/11/2017	downsize of HD
1339	1339	31ST	B	A	12/11/2017	downsize of HD
1353	1353	26TH	B	A	12/11/2017	downsize of HD
1337	1337	29TH	B	A	12/11/2017	downsize of HD
3027	3027	IRVING	B	A	12/11/2017	downsize of HD
2723	2723	IRVING	B	A	12/11/2017	downsize of HD
1301	1307	31ST	B	A	12/11/2017	downsize of HD

1347	1347	27TH	B	A	12/11/2017	downsize of HD
1346	1346	27TH	B	A	12/11/2017	downsize of HD
1351	1353	27TH	B	A	12/11/2017	downsize of HD
1330	1330	30TH	B	A	12/11/2017	downsize of HD
1379	1381	27TH	B	A	12/11/2017	downsize of HD
1318	1318	30TH	B	A	12/11/2017	downsize of HD
1342	1342	28TH	B	A	12/11/2017	downsize of HD
1367	1367	28TH	B	A	12/11/2017	downsize of HD
1335	1335	31ST	B	A	12/11/2017	downsize of HD
1377	1377	29TH	B	A	12/11/2017	downsize of HD
1330	1330	28TH	B	A	12/11/2017	downsize of HD
3015	3015	IRVING	B	A	12/11/2017	downsize of HD
1939	1943	MISSION	A	B	12/26/2017	update for rating correction
3000	3004	16TH	A	B	12/26/2017	update to show rating correction
50	50	BELCHER	A	B	1/11/2018	reflect correction rating on DPR form
359	363	SOUTH VAN NESS	A	B	1/29/2018	correction from survey rating
3233	3233	16TH	A	B	2/13/2018	correction per Inner Mission survey
363	363	JERSEY	A	B	2/22/2018	updated rating for reflect correct HRER finding
214	0	STATE	C	A	3/5/2018	property architect explained that the NR registry finding is connected to wrong parcel. Larco Building is in Jackson street
1111	1111	PENNSYLVANIA	C	B	3/20/2018	per EP, this is an vacant storage site
71	0	03RD	C	A	4/18/2018	correct rating per previous survey finding
750	750	JAMESTOWN	C	B	4/26/2018	vacant lot
1340	1340	GOLDEN GATE	B	C	4/26/2018	1976 survey finding puts it as a C and Section 106 expires after 5 years
269	275	SANCHEZ	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
279	285	SANCHEZ	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
401	401	CHURCH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
166	166	LANDERS	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
162	162	LANDERS	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
38	38	SHARON	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
450	450	CHURCH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
70	0	SHARON	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
30	0	SHARON	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
2057	2079	15TH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
2059	2059	MARKET	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
227	227	CHURCH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
245	245	CHURCH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
1661	1661	MISSION	A	C	5/30/2018	corrected to cat A to reflect actual MO survey findings
30	32	OTIS	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
14	18	OTIS	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
40	40	12TH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
1629	1637	MARKET	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
1601	1601	MARKET	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
2	2	GOUGH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
60	60	BRADY	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
1632	1632	MARKET	A	C	5/30/2018	corrected to cat A to reflect actual MO survey findings
727	727	GOLDEN GATE	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
8	8	LAGUNA	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
64	72	GOUGH	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
241	241	FELL	A	B	5/30/2018	corrected to cat A to reflect actual MO survey findings
106	0	OAK	A	C	5/30/2018	corrected to cat A to reflect actual MO survey findings
479	479	WALLER	A	C	5/30/2018	corrected to cat A to reflect actual MO survey findings
20	0	BELCHER	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
300	308	CHURCH	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
2	2	GUERRERO	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
65	75	BRADY	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
72	0	PEARL	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
124	0	DUBOCE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
186	0	DUBOCE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
140	0	DUBOCE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
156	0	DUBOCE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
273	275	HERMANN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
2	2	CHURCH	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
51	55	WEBSTER	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
361	363	HERMANN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
20	24	STEINER	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
344	346	HERMANN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
414	450	DUBOCE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form

[illegible]

165	165	GERMANIA	B	A	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
119	119	GERMANIA	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
111	111	GERMANIA	B	A	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
326	330	HERMANN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
332	334	HERMANN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
133	133	FILLMORE	B	A	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
428	0	GROVE	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
109	0	BUCHANAN	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
207	0	GOUGH	B	C	5/30/2018	corrected to cat B to reflect the actual rating that are found on survey, if there is conflict with DPR B form by Kelly and Verplank, go with the B form
74	74	12TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
101	101	SOUTH VAN NESS	C	A	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
2112	2112	15TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
67	69	BELCHER	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
3399	3399	16TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
441	445	CHURCH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
181	183	LANDERS	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
2015	2015	15TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
45	45	SHARON	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
3321	3321	16TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
2000	2020	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
683	685	14TH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
2041	2041	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1929	1929	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
7000	7000	UNKNOWN	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1939	1939	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1853	1857	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1859	1859	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1525	1525	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1707	1707	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
33	33	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
36	38	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
32	34	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
61	63	BRADY	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1659	1659	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
78	98	BRADY	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
50	50	BRADY	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1640	1640	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
20	20	HAIGHT	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
95	95	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
61	69	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1942	1950	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
60	60	HAIGHT	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
537	537	GOUGH	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
465	465	GROVE	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
1546	1550	MARKET	C	B	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
67	71	HAIGHT	C	A	5/30/2018	corrected to cat C to reflect the actual rating that are found on survey
270	0	06TH	C	A	8/21/2018	Requested by Michelle Taylor
600	600	MCALLISTER	C	B	9/6/2018	Requested by Pilar
0	0	UNKNOWN	C	B	9/6/2018	Requested by Pilar

0	0	UNKNOWN	C	B	9/6/2018	Requested by Pilar
1901	1901	CESAR CHAVEZ	C	B	9/6/2018	Requested by Pilar
101	0	MISSION	C	A	9/13/2018	new building
1	99	HARDING	B	C	9/27/2018	Change requested by Michelle Taylor