

A utility pole with a mural. The top part of the pole has the words "Glen Park" painted in green, cursive letters. Below the text is a mural of a black and white cow with a white face and legs, standing on a green base. To the left of the pole, there is a mural of various flowers, including red and blue ones, with green foliage. The pole is set against a light-colored wall and is surrounded by green grass.

Glen Park

Community Plan

**PUBLIC  
MEETING**

**WEDNESDAY  
06.22.2011**

# Glen Park Community Plan

PRESERVING & ENHANCING THE VILLAGE

## AGENDA

- Introductions
- Updates
- Historic Preservation
- Plan Refinements
- Open Discussion

An aerial photograph of a densely packed residential neighborhood, likely a hillside town, viewed from an elevated perspective. The image is overlaid with a semi-transparent blue color and a fine halftone dot pattern. The text 'Neighborhood Update' is centered in the left half of the image in a white, sans-serif font.

# Neighborhood Update

# GLEN PARK

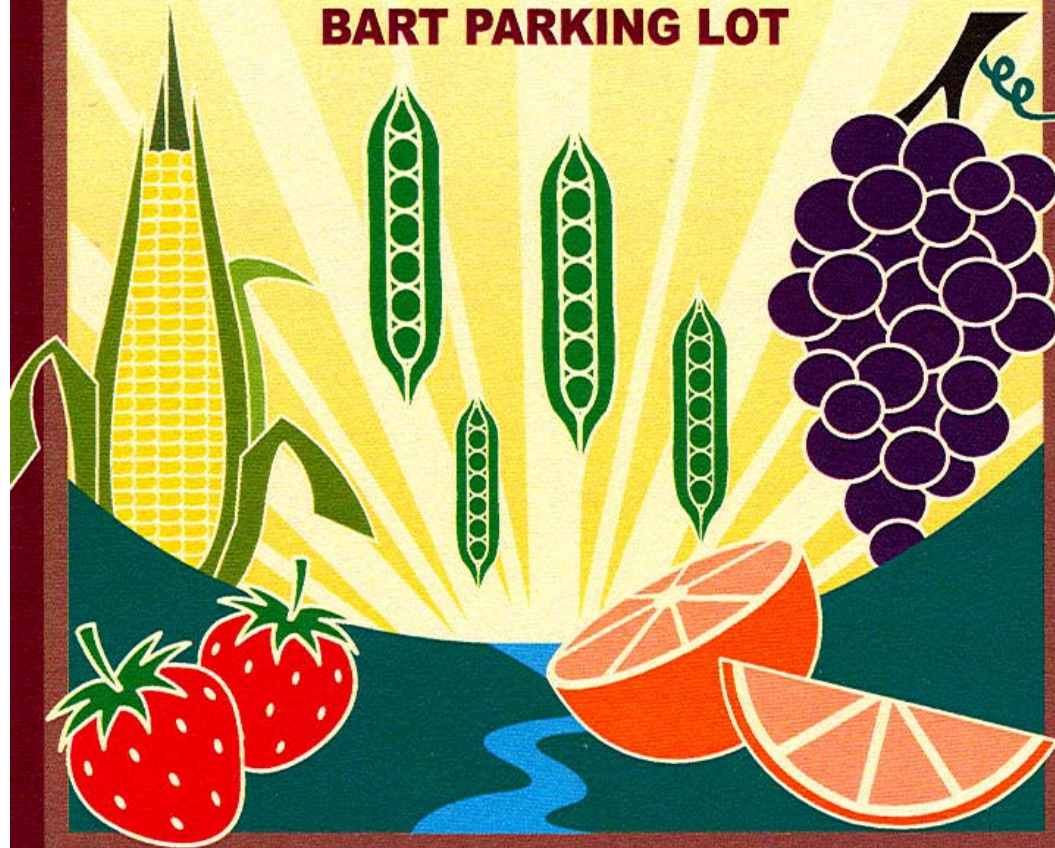
VILLAGE FARMERS MARKET

**OPEN SUNDAYS**

**10AM-2PM**

**MAY 15 - OCT 16**

**BART PARKING LOT**





Glen Canyon Park  
Improvement Plan



Bosworth/O'Shaughnessy  
Repaving & Traffic Calming

# Lippard Street crosswalk





# Bicycle Plan Implementation



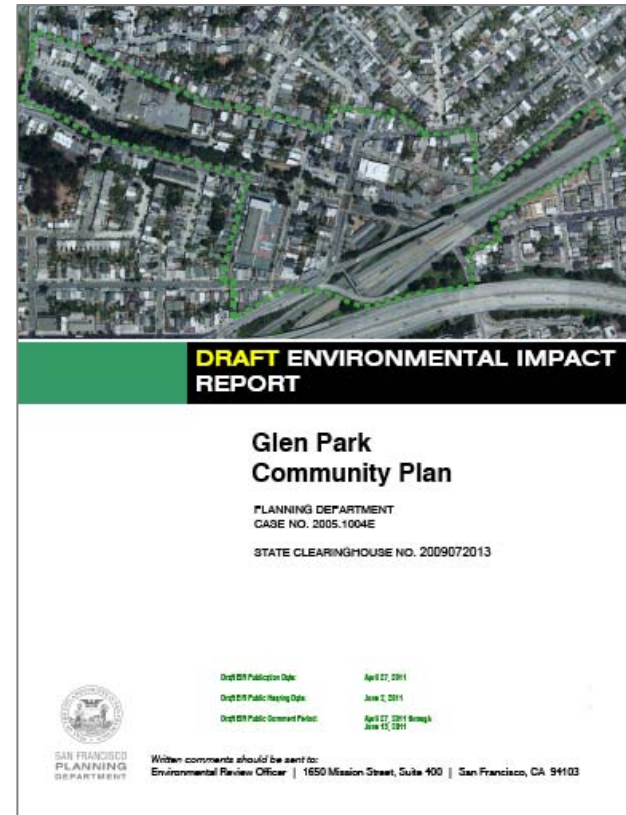


# Plan Update

## Glen Park Community Plan

# ENVIRONMENTAL IMPACT REPORT (EIR)

- Public comments (June 13<sup>th</sup>)
- Comments & Response (Sept )
- EIR Certification ( Oct )
- Plan vs. 'Project'



## Glen Park Community Plan

# BART UPDATE

- Project has not advanced
- Postponed until EIR certification
- Community discussion (Winter 2011)

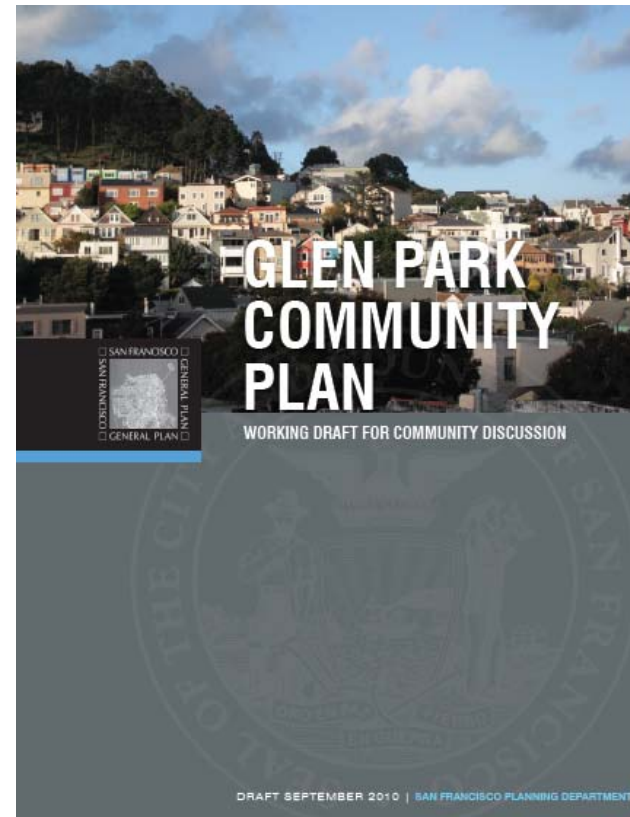


## Glen Park Community Plan

# NEXT STEPS

## Community Plan

- Plan refinement continues (June - Sept 2011)
- EIR Comments & Responses document (Sep)
- Community Meeting / Neighborhood Association (Summer/Fall)
- EIR Certification/ Plan Adoption Hearings (Fall/Winter 2011)



An aerial photograph of a densely packed residential neighborhood, likely a hillside town, with a blue color overlay. The houses are closely packed together, and the terrain appears to be sloping. The text "Historic Preservation" is overlaid in white on the center of the image.

# Historic Preservation

## **Study conducted under the policies and objectives of the Department's Glen Park Area Plan**

### OBJECTIVE 3

#### **RECOGNIZE THE CONTRIBUTION OF HISTORIC BUILDINGS TO NEIGHBORHOOD IDENTITY**

**Glen Park's first buildings contribute to neighborhood character and provide a historical link to Glen Park's early days, and should be protected and preserved.**

## Survey – What it does

- **Gathers data** on buildings, sites, and objects within the study area (at least 50 years old).
- **Identifies special significance** related to history, culture, and/or architecture.
- **Provides information about the historic / non-historic status** of properties for owners before they apply for a permit or entitlement.
- **Enables use of preservation incentives** such as State Historic Building Code.
- **Streamlines** environmental (CEQA) review and saves time and money for applicants.

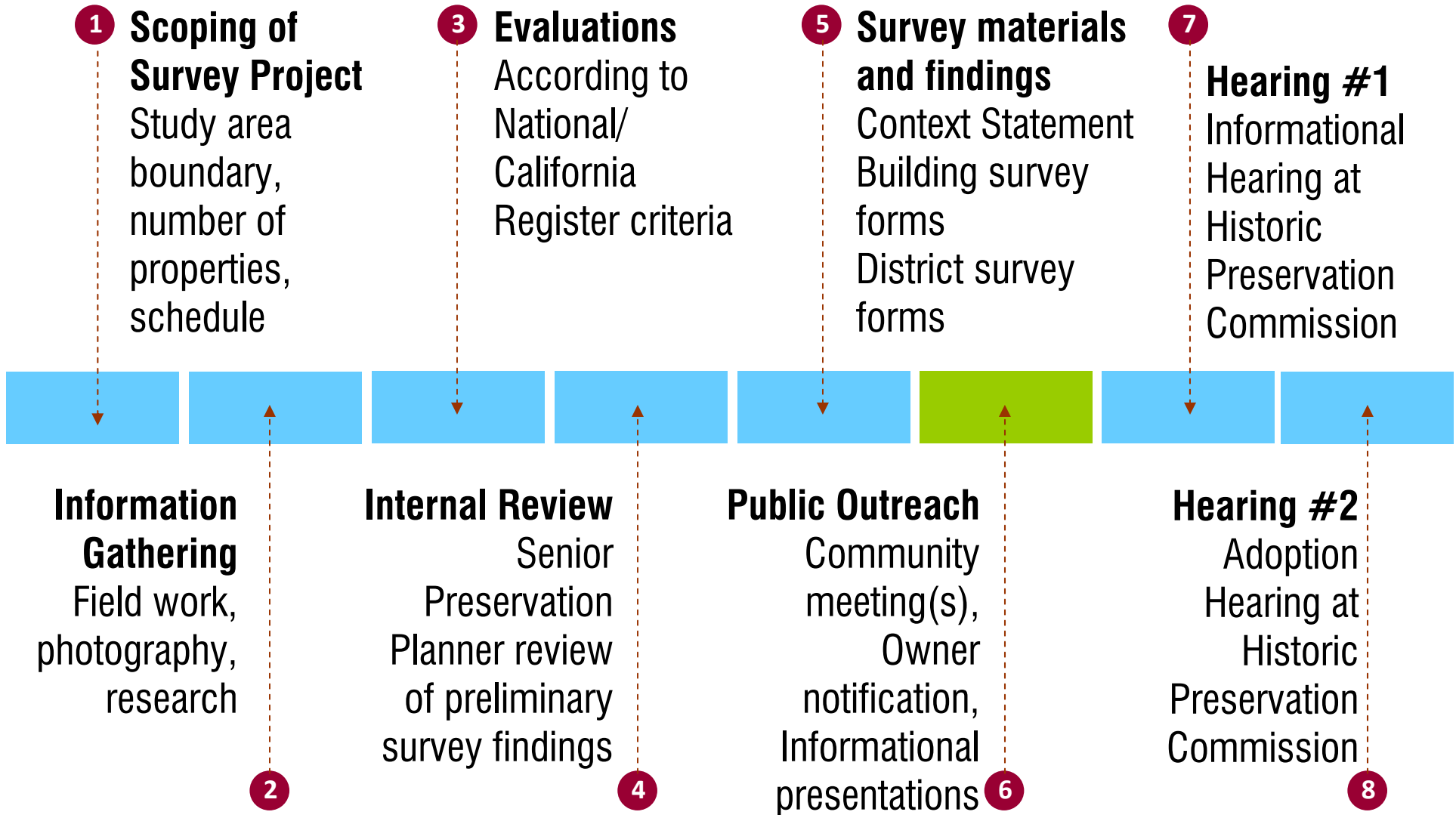
## Survey – What it doesn't do

- Automatically designate a property as a City Landmark or cause it to be listed on the National Register or California Register.
- Result in delays in permit processing or review.
- Result in additional permit or planning fees.
- “Freeze” a property in time so that no changes can ever be made.
- Affect property values or property taxes.



# Glen Park Community Plan

## PRESERVATION



## Survey Evaluation – Criteria & Integrity

There are **two** parts to evaluating a property:

1. Is the property **significant** under any of the **criteria**?
2. Does the property **retain integrity** related to that significance?



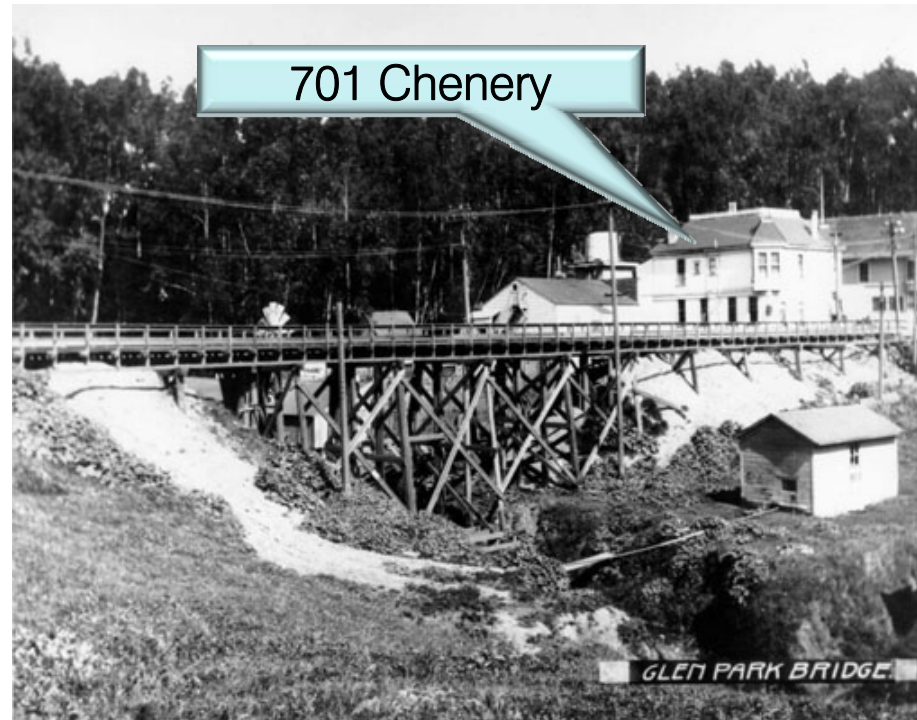
## Survey Evaluation - Criteria & Integrity

- A property may be found to be **significant** under any one or all three\* of the National Register/California Register criteria:
  - “**Events**” – Properties that are associated with specific events and/or broad patterns of history, such as the 1906 Earthquake and Fire.
  - “**Persons**” – Properties that are associated with lives of individuals who were important in history.
  - “**Architecture**” – Properties that are examples of styles, periods, regions, methods of construction, works of masters.
- A property has **integrity** if all or most of the historic features and materials are present, and if only minor alterations have occurred.

\*A fourth criteria is used primarily for archeology.

## Historic Context

- 1867 Giant Powder
- 1892 first streetcar
- 1906 Earthquake
- 1922 Pavement arrives
- 1930s New Deal
- 1940s FHA houses
- 1950s-60s Crosstown Freeway



# Historic Resources Survey Findings

## PRESERVATION

### ■ Survey Findings:

- **161** buildings surveyed
- **9** historic buildings
- **6** areas examined; no historic districts
- **152** non-historic buildings

The Area Plan would not cause a substantial adverse change (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).in the significance of the resource such that the significance of the resource would be materially impaired.



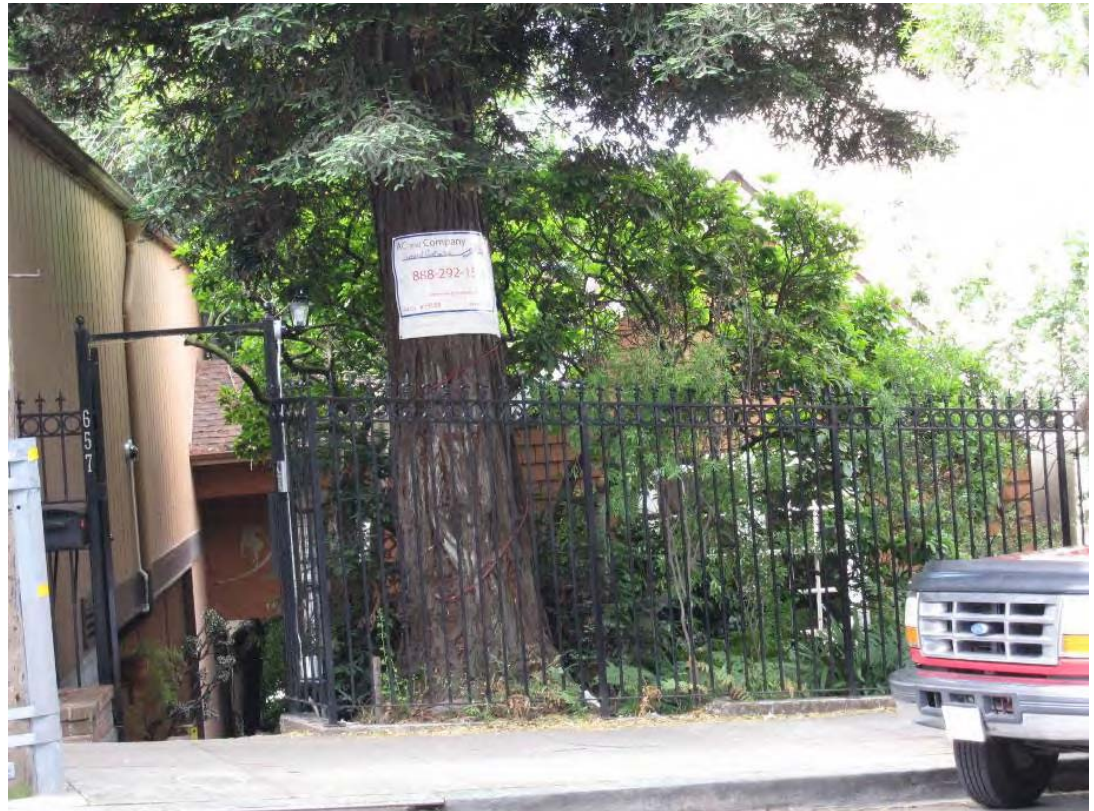
## Historic Districts

- A historic district is a “significant concentration of buildings united historically or aesthetically by plan or physical development”.
- Glen Park contains a mix of predominantly residential and commercial buildings that were constructed between 1890 and 1970.
- Variety of architectural styles and massing and are interspersed with newer development and buildings with a low threshold of integrity.
- No local, state, or National Register-eligible historic districts were identified.

## Individual Historic Resources

### 657 Chenery Street

- Constructed in 1872
- One of the oldest surviving structures in the neighborhood.
- Located within the neighborhood commercial district.



## Individual Historic Resources

### 813-17 Chenery Street

- Constructed in 1907
- Associated with the early development of the Glen Park neighborhood.
- Notable features are the projecting bay window and the entry porch.





## Individual Historic Resources

### 831 Chenery Street

- Constructed circa 1900
- One of the earliest residential structures in the neighborhood.



## Individual Historic Resources

### The Glen Park School

- Constructed in 1934
- Associated with San Francisco's "Golden Age of Schools."
- New Deal Property.
- Architecturally Significant



## Individual Historic Resources

### 601 Bosworth Street

- Constructed in 1912.
- Early mixed-use building
- Alterations to the lower storefront.



## Individual Historic Resources

### 683 Chenery Street

- Constructed in 1929
- Commercial building
- Ornamented in a Spanish Eclectic revival style.



## Individual Historic Resources

### 701-703 Chenery Street

- Constructed in 1904
- Eastlake architectural style.
- Saloon – oldest commercial building in Glen Park
- Storefront Alterations.



## Individual Historic Resources

### 2784-2786 Diamond Street

- Constructed in 1916.
- European styling relates to Swiss history in Glen Park
- Few alterations
- Intact storefront



## Individual Historic Resources

### Glen Park BART Station

- Constructed in 1970,
- One of eight BART stations in SF.
- Distinctive butterfly roof.
- Architect Ernest Born & Corlett & Spackman
- Douglas Baylis as the landscape designer.



## Next Steps

- Glen Park Area Plan Historic Resource Survey
  - **Public Notification** – Department mailing of survey forms, FAQ to owners; Planning Department to make survey available from website.
  - **Informational presentation** and **Adoption hearings** to be scheduled at the Historic Preservation Commission meetings in summer 2011.
  - **Provide support** to Citywide Planning staff as they refine Community Plan as needed



A group of people are gathered in a meeting room, some standing and some sitting at a long table. The image is overlaid with a blue grid pattern. The text "Refining the Plan" is centered in white.

# Refining the Plan

**Glen Park** Community Plan



Community  
Feedback

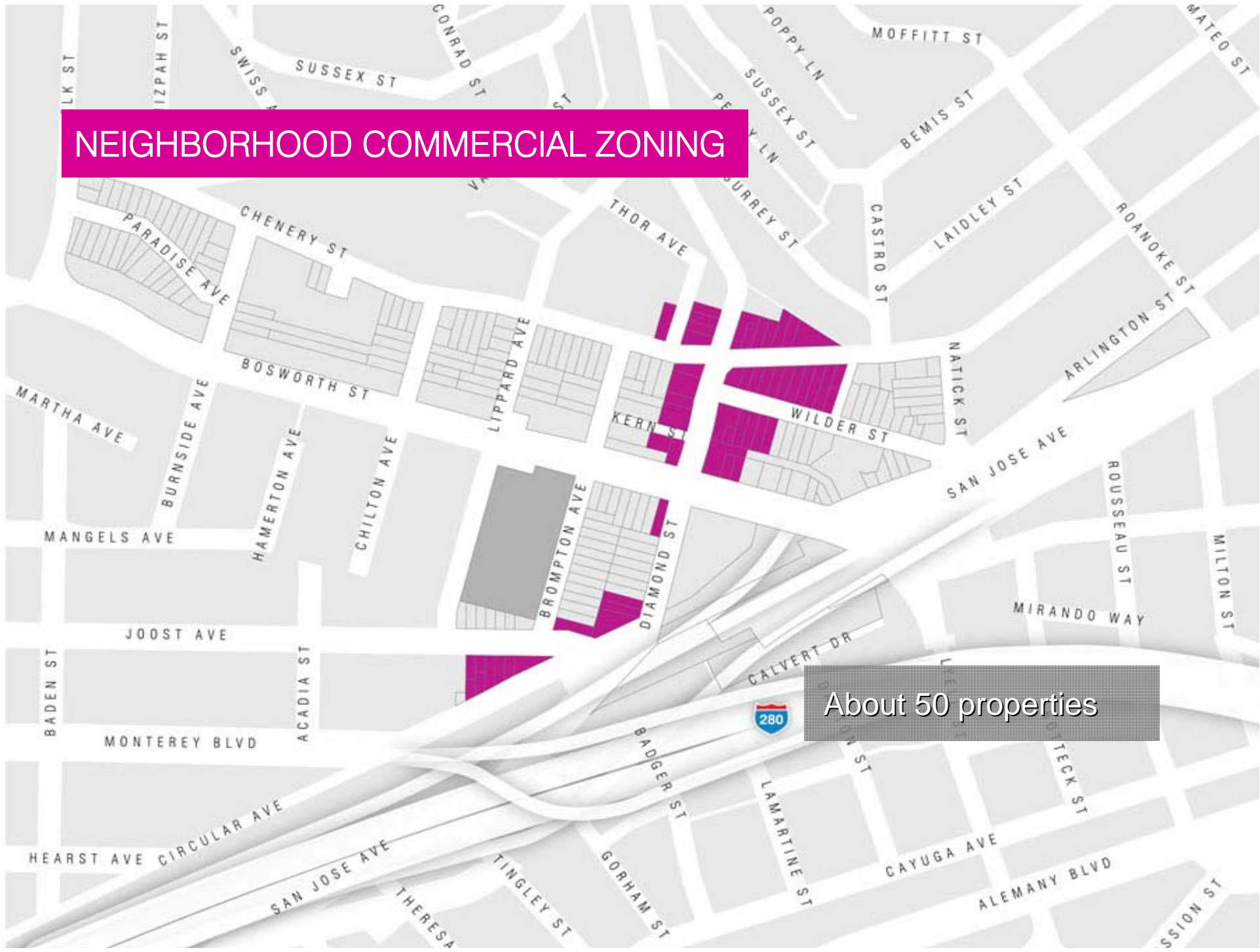
Community Plan

Planning Dept  
Analysis

A large group of people is seated around a long table in a meeting room, engaged in a discussion. The room has a whiteboard and a speaker visible in the background. The text "Zoning Refinement" is overlaid in white on the image.

# Zoning Refinement

# NEIGHBORHOOD COMMERCIAL ZONING



About 50 properties



A map of the Glen Park neighborhood in San Francisco, California. The map shows a grid of streets including Paradise Ave, Chenery St, Thor Ave, Wilder St, and San Jose Ave. A central area is highlighted in purple, indicating the NCT zoning. Key landmarks like Glen Park Elementary School and BART Station are also visible.

## NEIGHBORHOOD COMMERCIAL ZONING

## GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING

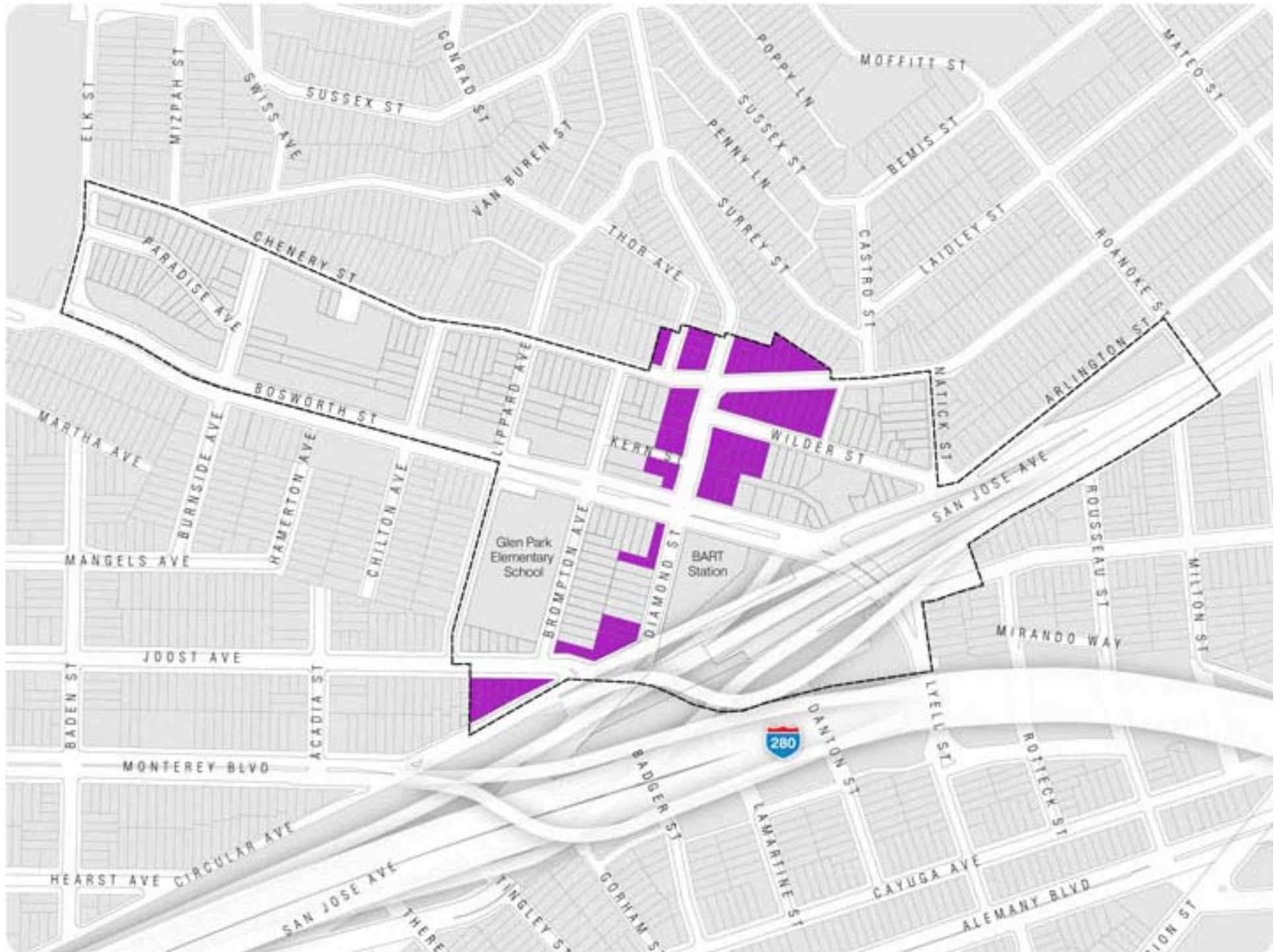
- Develop customized controls (Ocean Ave, Union Street, North Beach, others)
- Support walkability, transit, and business
- Allow flexibility in commercial core (parking & housing)
- Control type of uses (chains, hours of operation, etc.)



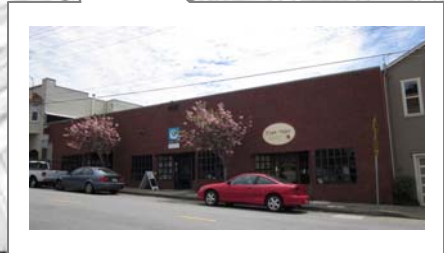
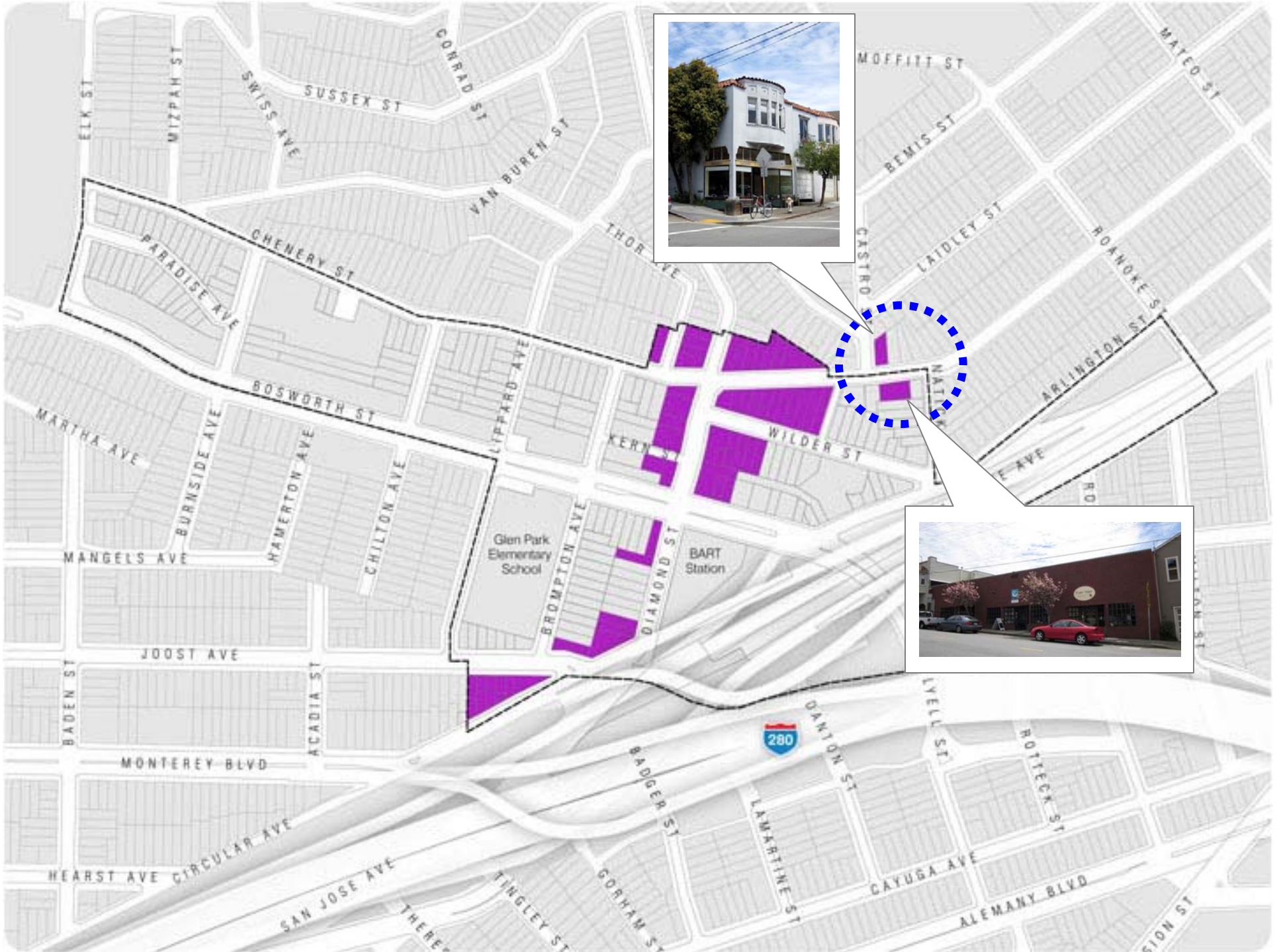
East West Medicine  
605 Chenery St



Destinations Bakery  
3121-25 Castro St











# Diamond Street (across from BART)

commercial

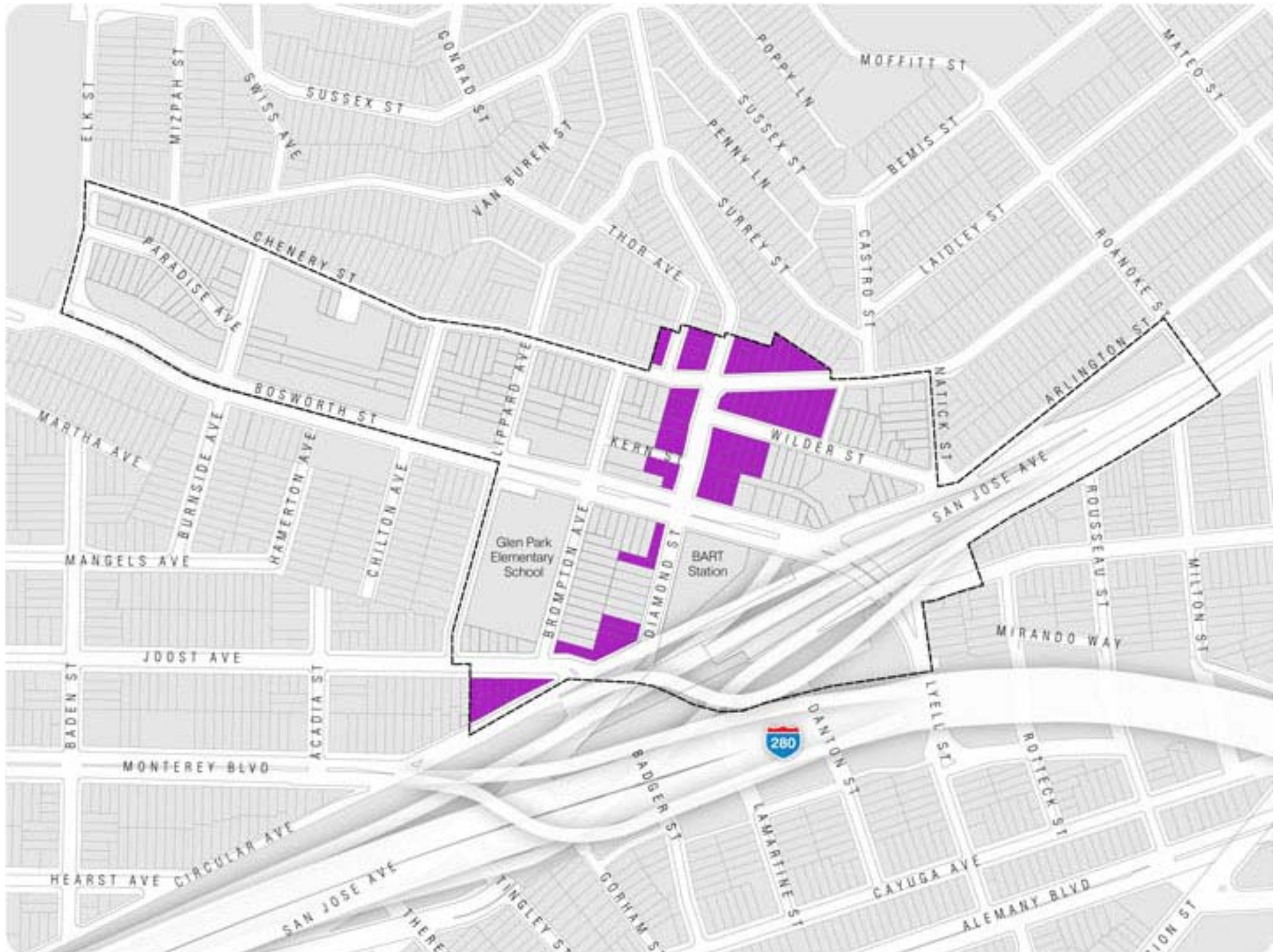
residential

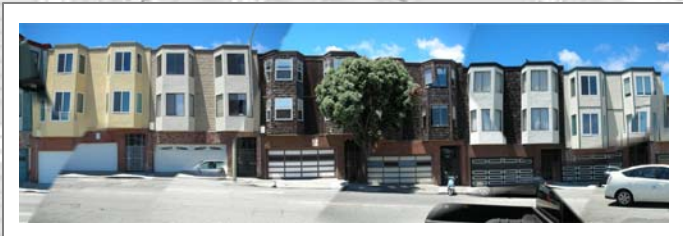
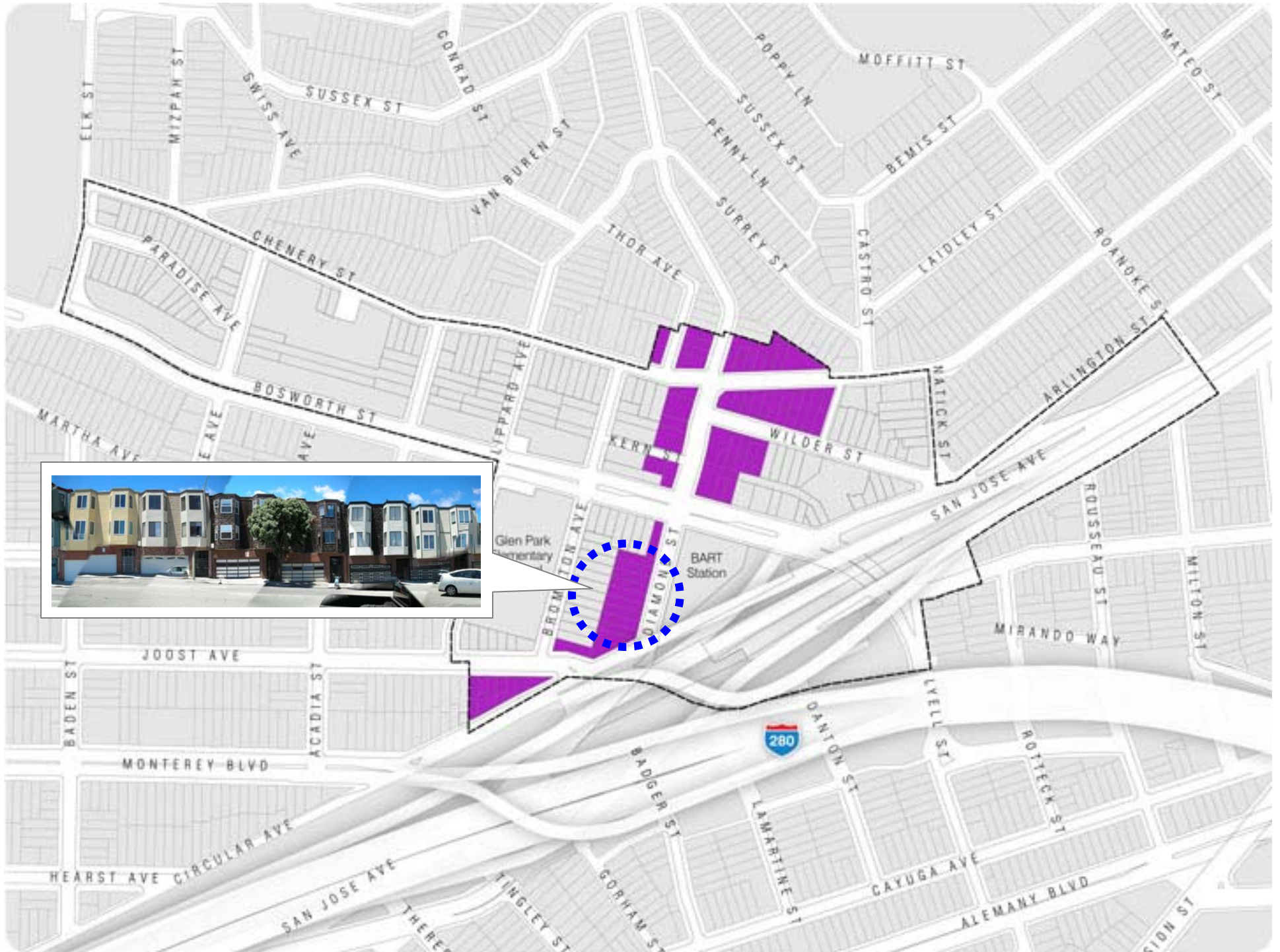
commercial



- Sunshine Nails
- Dior's Hair Salon

- Osha Thai Restaurant
- Mail Depot
- Viking Sandwich
- Glen Park Market





A large group of people is seated in a room, likely attending a meeting or conference. The image is overlaid with a blue, semi-transparent filter. The text "Building Heights" is prominently displayed in the center of the image.

# Building Heights

# EXISTING HEIGHTS



- Plan Boundary
- 40' existing height limit



# ORIGINAL PROPOSAL







View from library









Chenery Street

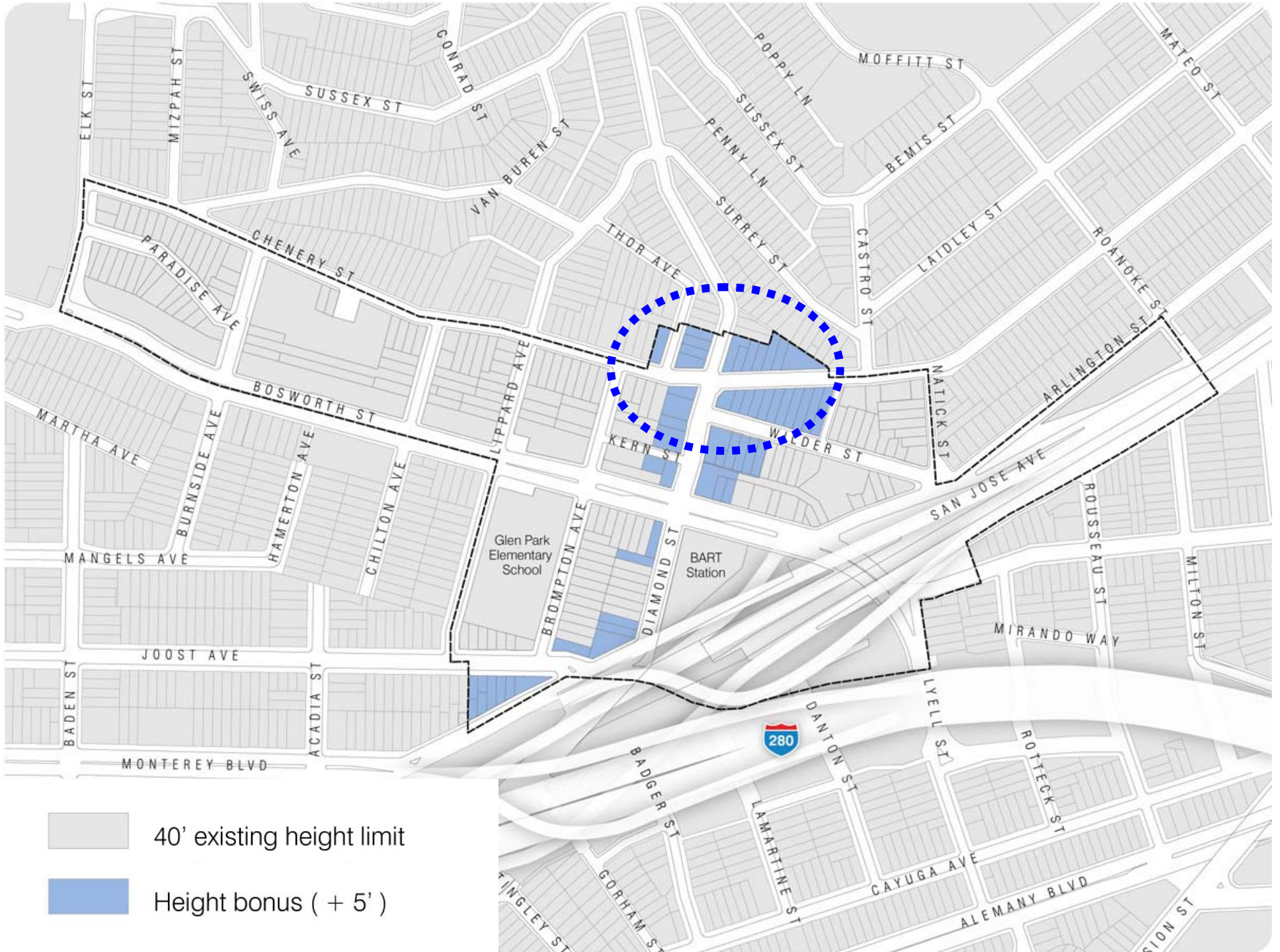


Chenery Street



# ORIGINAL PROPOSAL





- 40' existing height limit
- Height bonus (+ 5')

# REVISED PROPOSAL





# Feedback & Open Discussion

## Glen Park Community Plan

# NEXT STEPS

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