



Survey Report
Final

Market & Octavia Area Plan
Historic Resource Survey
San Francisco, California

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Prepared for
San Francisco Planning Department

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I. INTRODUCTION & BACKGROUND

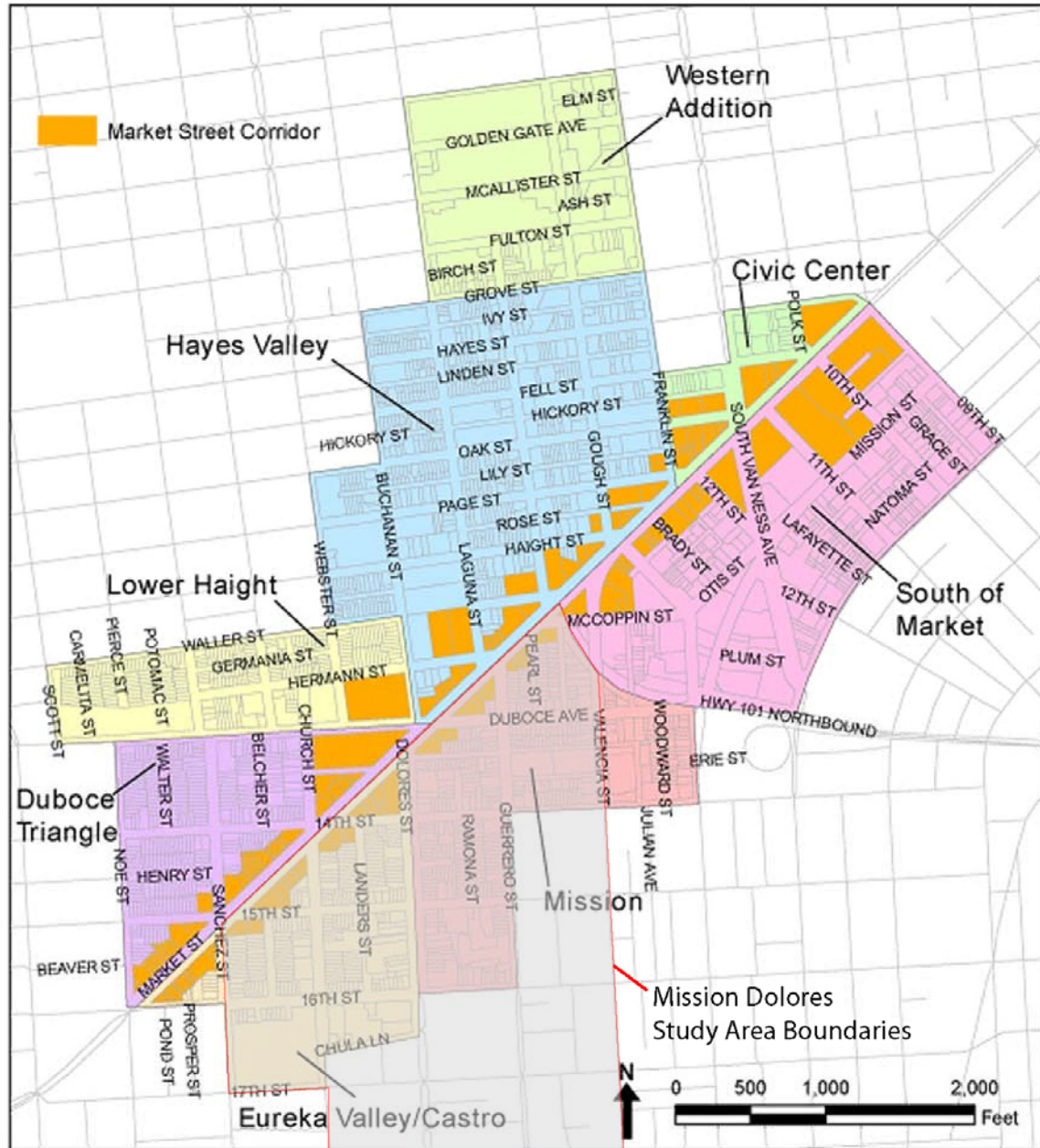
The Market & Octavia Neighborhood Plan Historic Resource Survey (Market & Octavia Historic Resource Survey) has been conducted at the request of the City and County of San Francisco Planning Department (Planning Department) in support of the Market & Octavia Neighborhood Plan (Neighborhood Plan). The Survey Area covers portions of several San Francisco neighborhoods in the northwestern area of the city, southwest of Downtown. The historic resource survey will inform decision makers and stakeholders regarding existing and potential historic resources within the boundaries of the Plan Area. The Planning Department will then incorporate the results of this survey in the plan's policies, and amend the plan as appropriate per the findings of the completed survey.

The boundaries of the Market & Octavia Historic Resource Survey were based upon the boundaries of the Market & Octavia Neighborhood Plan from June 2006; since this time, the Neighborhood Plan boundaries have been refined. The survey boundaries encompass portions of various neighborhoods, including Western Addition, Hayes Valley, Lower Haight, Duboce Triangle, Castro/Eureka Valley, Mission Dolores, Mission, South of Market, Civic Center, and the Market Street corridor (**Maps 1 & 2**).



Map 1. Market & Octavia Neighborhood Plan Boundaries.

Note: The Historic Resource Survey is slightly larger, as the original neighborhood plan boundaries were revised after survey fieldwork was completed.



Field Survey Areas
Market & Octavia Neighborhood Plan
Historic Resource Survey

GIS Source: City and County of San Francisco
Prepared by 3D Visions

Map 2. Field Survey Boundaries for Market & Octavia Historic Resource Survey
(Source: City and County of San Francisco; Altered by 3D Visions and Page & Turnbull).

II. METHODOLOGY

From June 2006 to December 2007, the Market & Octavia Historic Resource Survey was completed by architectural historians and historians at Page & Turnbull, Inc., all of whom meet the Secretary of the Interior's Standards for Professional Qualifications in Architectural History and/or History. These individuals have included past and present Page & Turnbull employees including: Christina Dikas, Caitlin Harvey, Anna Lakovitch, Jonathan Lammers, Cora Palmer, David Roccasalva (principal), Karin Sidwell, Barry Stiefel, Elaine Stiles, Richard Sucré, H. Ruth Todd, AIA, AICP, LEED AP (principal), J. Gordon Turnbull, FAIA (founding principal), and Christopher VerPlanck. Further assistance was provided by past and present project assistants including: Cara Bertron, Richard Brandi, Rebecca Fogel, Alejandro Huerta, Cielo Lutino, Carrie McDade, and Takeru Stewart. Additional consultants on this project included: 3D Visions and Workplace History Organization. Past and present employees of the City and County of San Francisco Planning Department, including N. Moses Corrette, Rachel Force, Mark Luellen, and Elizabeth Skrondal, also provided much assistance in the organization, review, and guidance of this historic resource survey.

As part of this survey, Page & Turnbull completed reconnaissance-level historic resource survey for all age-eligible parcels located within the Field Survey Area. Upon completion of the reconnaissance-level survey, intensive-level documentation was completed for a select number of individual parcels and for approximately eight distinct areas. Concurrent with the individual and district intensive-level documentation, Page & Turnbull produced a Historic Context Statement with portions of this document completed by Workplace History Organization (WHO). All work was completed in accordance with standards established by the National Park Service, State of California – Office of Historic Preservation, and the City and County of San Francisco. Members of the Historic Resource Survey Team of the City and County of San Francisco Planning Department were crucial to the completion of this survey.

For portions of the intensive-level research, Page & Turnbull trained and worked with community volunteers. The following individuals deserve recognition for their contributions to the Market & Octavia Historic Resource Survey: Ian Barrera-Talbot, James Betbeze, William Davis, Polly Dinkel, Jennifer Greenwood, James Joannides, Peter Lewis, Susan Moseley, David Paisley, Dennis Richards, Kassim Vikram, and Barbara Wenger. Page & Turnbull would also like to individually recognize Glenn Koch for sharing his extensive collection of historic postcards of San Francisco.

III. RECONNAISSANCE-LEVEL FIELD SURVEY

Page & Turnbull staff completed reconnaissance-level field survey work that included photography and resource documentation using an electronic Geographic Information System (GIS)-based field survey program developed by 3D Visions. This field survey program incorporated data provided by the City and County of San Francisco Planning Department. Using tablet computers and digital cameras, survey teams canvassed the survey area recording properties older than forty-five years in age (constructed before 1962), according to National Park Service and State of California - Office of Historic Preservation standards for historic resource surveys. This new electronic system allowed for a database of the features of all surveyed resources, and also eliminated the paper field form that has traditionally been used in historic resource surveys. Inputting information directly into an electronic database made both the field survey and form production phases more efficient.

This field survey only recorded existing architectural features in support of the State of California, Department of Parks and Recreation (DPR) 523A form (Primary Record). Vacant parcels, resources built after 1961, and new construction were not surveyed or recorded in DPR 523A forms.

Resources with pre-existing California Historic Resource Status Codes (CHRSC), or those previously examined by the Planning Department were excluded from the field survey, unless field verification and/or photography were required, as directed by Planning Department staff.

This database is modeled after the available information and data schema from the Planning Department's California Historic Resource Information Database (CHRID), which is currently in development. Ultimately, the data provided in this database will be incorporated into the Planning Department's new searchable database of historic resources.

IV. CONTEXT STATEMENT

In conjunction with the Historic Resource Survey, a Historic Context Statement was written in order to establish a general history and framework for evaluating resources in the Field Survey Area. A Historic Context Statement is a narrative that identifies geographic areas, property types, and overarching themes relevant to the history and development of a geographic region. It provides a baseline tool for City staff and interested parties for evaluating potential historic resources within the Field Survey Area that were not identified and/or covered as part of this survey. This Historic Context Statement includes a history of the area, an examination of its physical development, and a guide to important property types and architectural styles found within the survey boundaries.

As part of the process for completing this document, Page & Turnbull conducted historic research and reviewed pre-existing historical studies and documents of properties and areas within the Field Survey Area. Page & Turnbull obtained copies of Section 106 historic property survey reports, CEQA reports, Department of Parks and Recreation (DPR) 523A (Primary) and B (Building, Structure, or Object) forms, as well as other relevant planning documents and studies focused within the Survey Area. Page & Turnbull subsequently researched relevant secondary information at the following repositories and government offices: the San Francisco Public Library, San Francisco Architectural Heritage, San Francisco Public Utilities Commission, the Society of California Pioneers, the California Historical Society, the Mechanic's Institute Library, the Northwest Information Center in Rohnert Park, the San Francisco Office of the Assessor/Recorder, and the San Francisco Department of Building Inspection. Page & Turnbull also relied heavily on primary research and field data generated during the survey of some 1,500 properties built before 1961 in the Market and Octavia Neighborhood Plan Survey Area.

The Historic Context Statement was structured chronologically with each neighborhood represented within each historic period. Also included with the Historic Context Statement are descriptions and attributes of common resource types found within the Survey Area. Early within the survey process, the theme of industry and labor were recognized as an essential part of the history of a portion of the Field Survey Area, specifically the South of Market (SOMA) neighborhood. Therefore, the Historic Context Statement contains a section focused specifically on this sub-context.

V. DPR 523 FORM SERIES

State of California – Department of Parks and Recreation (DPR) 523 forms are the official inventory forms used by the State of California - Office of Historic Preservation (OHP) to document historic resources. This form of documentation is also recognized by local jurisdictions throughout the state and is often the basis for local historic register listings, as is the case in San Francisco. The minimum documentation required for a resource to be filed with the OHP is a completed DPR 523A form (Primary Record), which comprises a non-evaluative record of the physical aspects of the resource and a representative photograph. For built resources, further documentation entails the completion of a DPR 523B form (Building, Structure, Object Record), which comprises a property history and a site map showing the resource's location, or a DPR 523D form (District Record), which comprises documentation of a specific geographic area with a shared history or resources.

For the Market & Octavia Historic Resource Survey, Page & Turnbull completed DPR 523A forms for all age-eligible properties (excluding existing historic resources listed in national, state, or local historical registers, and properties documented by the Planning Department with a historical study), as well as DPR 523B and DPR 523D forms for select properties and areas within the boundaries of the Market & Octavia Neighborhood Plan.

DPR 523A Forms

The survey area encompassed a total of 2,003 age-eligible parcels, which consisted of parcels older than forty-five years old, as recorded by the San Francisco Assessor's Office. Page & Turnbull completed a total of 1,553 DPR 523A forms (Primary Record) for approximately 1,521 parcels in the Field Survey Area. The forms produced for this survey do not reflect the number of parcels in the survey area, since a parcel might possess more than one resource. Approximately 482 out of the 2,003 parcels were not surveyed, due to vacant lot, parking lot, new construction, or previously surveyed/documented, as recorded by the Planning Department.

<p>State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD</p>	<p>Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____</p>
<p>Other Listings _____ Review Code _____ Reviewer _____ Date _____</p>	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted

***a. County** _____ **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **#** of _____ **#** of **Sec** _____; **B.M.** _____

c. Address _____ **City** _____ **Zip** _____

d. UTM: (Give more than one for large and/or linear resources) **Zone** _____, **mE/** _____ **mN** _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) _____

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) _____

***P3b. Resource Attributes:** (List attributes and codes) _____

***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) _____

***P6. Date Constructed/Age and Source:** Historic Prehistoric
 Both

***P7. Owner and Address:** _____

***P8. Recorded by:** (Name, affiliation, and address) _____

***P9. Date Recorded:** _____

***P10. Survey Type:** (Describe) _____

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") _____

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

DPR 523A (1/95)*Required information

Figure 1. DPR 523A (Primary Record) form.
(Source: California Office of Historic Preservation)

DPR 523B Forms

From this pool of documented resources, 155 resources were selected for intensive level documentation through DPR 523B (Building, Structure and Object Record) forms. These properties were selected in cooperation with Planning Department staff, based on factors including age, architectural merit, apparent correspondence with neighborhood historic contexts, and those properties considered “threatened” by new development as determined by Planning Department staff. All DPR 523B forms included a brief historic context and an evaluation of historic significance based on national, state, and local historical register criteria. None of the resources were evaluated for archaeological relevance (Criterion 4 or D – Information Potential). These forms included resource-specific histories, a discussion of its neighborhood and historic context, an assessment of integrity, discussion of historic significance, and assignment of an appropriate California Historic Resource Status Code (verified by Planning Department staff). In general, properties that were included in DPR 523D forms did not receive individual intensive-level study.

For properties selected for intensive-level documentation, volunteers were used in part to conduct historical research. These volunteers were trained and managed by Page & Turnbull staff, and received manuals for researching historic buildings in San Francisco. In addition to volunteer research, Page & Turnbull staff conducted historic research at the following repositories/city offices: San Francisco Public Library History Room, San Francisco Architectural Heritage, City of San Francisco Department of Building Inspection, City of San Francisco Planning Department, City of San Francisco Public Utilities Commission (Water Department Records), and City of San Francisco Assessor and Recorder’s Office. Further research was completed by Page & Turnbull staff through Sanborn Fire Insurance Maps, the San Francisco Public Library Historic Photograph Collection, the Postcard Collection of Glenn Koch, and Page & Turnbull’s in-house Archives and Research Collection.

DPR 523D Forms

In addition to individual research on properties located within the Field Survey boundaries, Page & Turnbull completed a total of eight DPR 523D (District Record) forms to examine significant concentrations of properties with similar histories or characteristics. Of these eight DPR 523D forms, six new DPR 523D forms were completed, while two DPR 523D forms were completed as expansions to existing historic districts. These eight potential districts included:

- *Civic Center Auto Repair*, includes (5) contributing resources, which were evaluated as part of a locally-eligible grouping of automobile-related properties significant under National Register Criterion A (Events). Further study was recommended.
- *Duboce Park Historic District*, includes (80) contributing resources, which were evaluated as part of a National Register-eligible historic district that was found significant under National Register Criterion C (Design/Construction).
- *Duboce Triangle Historic District*, includes approximately (185) contributing resources, which were evaluated as part of a California Register-eligible historic district that was found significant under California Register Criteria 1 (Event) and 3 (Architecture). This DPR 523D form also includes (72) resources of interest. Further study was recommended.
- *Hayes Valley Residential Historic District*, includes (372) contributing resources previously identified as part of a California Register-listed historic district, and an additional (158) contributing resources, which were evaluated as an expansion to the previously listed Hayes Valley Residential Historic District, which are significant under California Register Criterion 1 (Events). In total, the new expanded historic district would possess (530) contributing resources.
- *Hayes Valley Commercial Historic District*, includes (60) contributing resources, which were evaluated as part of locally-eligible historic district under National Register Criterion A (Events). This district would be considered a sub-set of larger Hayes Valley Residential Historic District.

- *Mission Reconstruction Historic District*, includes an additional (71) contributing resources, which would be added to the existing locally-eligible potential historic district that is significant under National Register Criterion A (Events).
- *San Francisco State Teacher's College Apartment Discontiguous Historic District*, includes (8) contributing resources identified as part of a locally-eligible historic district that was found significant under National Register Criterion A (Events). Further Study was recommended.
- *South Van Ness Deco-Moderne Historic District*, includes (35) contributing resources identified as part of California Register-eligible historic district that was found significant under California Register Criteria 1 (Events) and 3 (Architecture).
- *Upper Market Street Historic District*, includes (45) contributing resources identified as part of California Register-eligible historic district that was found significant under California Register Criterion 1 (Events).

In total, (719) properties were found to be contributing resources to potential historic districts located within the Neighborhood Plan Survey Area.

VI. SIGNIFICANCE AND INTEGRITY EVALUATIONS

Resource Identification

For the purpose of determining eligibility for historic designation, resources were grouped into three categories, based on the discussion of property types within the Market & Octavia Context Statement. These categories include certain specific types of resources, and include:

1. Residential Buildings: Single-Room-Occupancy (SRO) Hotels, Romeo Flats and Bungalow Courts are perhaps the most unusual and noteworthy of the residential resources. However, Apartment Buildings, Residential Flats, Single-Family Dwellings, and Duplexes are also considered important.
2. Commercial Buildings: Single-Story Retail Buildings are the rarest and most endangered of the commercial resources within the Survey Area. Single-Story Commercial Buildings, Light Industrial Buildings, Lofts, Warehouses and Utility Buildings are also considered important.
3. Public Assembly and Institutional Buildings: Churches, Social Halls, Schools and Government Buildings are scarcer relative to residential and commercial resources. Places of institutional support for industrial workers (including Union Halls and Offices) and government agencies concerned with workers' welfare are also considered important.

Significance

There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register of Historic Places (National Register). These criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.¹

Residential Buildings: Residential buildings in the Market & Octavia Survey Area were evaluated individually under Criteria A, B, or C. Under Criterion A, they were most likely to have significance for association with broad historic trends that have shaped San Francisco, such as the establishment of public transportation routes, the immigration and migration of ethnic communities, or post-Earthquake relocation and reconstruction trends. Association with worker housing was also an important component of significance in relation to industrial employment trends. Residential buildings were considered significant under Criterion B if they were associated with a resident important in the history of San Francisco, California or the nation. Residential buildings had particular likelihood of being significant under Criterion C for their architectural merit, often exhibiting elaborate detailing and novel forms. Though they were less likely to be associated with professional architects than commercial or institutional buildings, residences were sometimes associated with known builders or developers that are considered significant due to their work in a certain neighborhood.

Commercial Buildings: Commercial buildings in the Market & Octavia Survey Area were evaluated individually under Criteria A, B, or C. Commercial and industrial buildings derived individual significance under Criterion A from their association with significant patterns of history, particularly economic trends, development of local commerce or industry, and industrial employment. Where information on the value or payroll of a specific company associated with the building was not available, the industrial uses historically present were evaluated for their collective importance to San Francisco's economy and their related employment opportunities. It should be understood that industrial buildings were the physical means by which local historic patterns of industrial employment and autonomous industrial work came into being. Commercial and industrial buildings could acquire significance under Criterion B based on association with historically important persons, such as business owners prominent in local, state, or national corporate or industrial history. Lastly, commercial buildings could be significant under Criterion C for their design. Buildings which provide a particularly good or unique example of a structural system or spatial configuration related to the function of the building were significant. Commercial or industrial buildings can also be associated with master architects or builders. Additionally, it is worth noting that in the commercial category, single story retail buildings are relatively rare in the city and are the most threatened by modern

¹ As mentioned previously, the Market & Octavia Historic Resource Survey did assess resources for their potential to yield information important in prehistory or history, per National Register Criterion D.

development. They were considered significant under Criterion C for their rare building type, or under Criterion A for their strong associations with post-1906 Earthquake and Fire reconstruction activities.

Public Assembly and Institutional Buildings: Public assembly and institutional buildings were evaluated individually under Criterion A, B, or C. Under Criterion A, they were seen as representative of the patterns of organized society, be they cultural, ethnic, religious, political or occupationally based. They could also attain significance for a specific event that took place there—a situation probably more common for public or institutional buildings than for residences or commercial properties. Under Criterion B, public or institutional buildings could be significant for associations with important people. Though groups of people are not considered by Criterion B, it is possible that influential leaders or an individual member of a particular group associated with a building might lend significance to the resource. Under Criterion C, public and institutional buildings were quite likely to have significance for exhibiting rare or high style architecture, as it was typically important for government entities or community groups to express their values through the aesthetics of their buildings. Of the three resource types, public and institutional buildings were probably most likely to be associated with a master architect.

Integrity

In addition to qualifying for one of the aforementioned significance criteria, properties evaluated as part of the Market & Octavia Historic Resource Survey were also examined for their apparent historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”² The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling and association. According to the National Park Service in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, the seven aspects of integrity are defined as follows:

Location: the place where the historic property was constructed or the place where a historic event occurred.

Design: the combination of elements that create the form, plan, space, structure, and style of a property.

² California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) .11

Setting: the physical environment of a historic property.

Materials: 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.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.

Association: the direct link between an important historic event or person and a historic property.³

As stated in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, a property must retain integrity in all or most of these categories to be considered capable of conveying its historic significance. Depending on the property's significant associations, the retention of some aspects of integrity may be more important than others in the resource's ability to convey significance.

For the Market & Octavia Historic Resource Survey, the intensive level documentation included an assessment of integrity. Our methodology for examining integrity focused on for certain aspects, which were considered more or less important depending on the resource type and its associations. Provided below is an examination of the integrity methodology used for the individual evaluations (DPR 523B forms).

Of the seven aspects of historic integrity, Page & Turnbull and Planning Department staff determined that residential buildings should retain, in order of importance: integrity of association, feeling, workmanship, design, materials, location and setting. Because residential structures so eloquently express the settlement patterns of various groups of people, it is most important for them to retain their ability to express their connection to those people and patterns. The aspect of workmanship also captures the identity of residential owners or builders in the physical fabric of a resource, and so is important to retain. Integrity of design and materials supports the retention of workmanship qualities. Finally, location and setting complete the list, as the resource's original

³ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997) 44.

surroundings may also be part of the settlement patterns and community characteristics that give the resource significance.

Of the seven aspects of historic integrity, Page & Turnbull and Planning Department staff determined that commercial buildings should retain, in order of importance: integrity of design, association, feeling, location, setting, materials and workmanship. Since the historic character of commercial and industrial buildings had far more to do with the organization of the work within the structure and -in the case of retail commercial buildings- their relation to the street, the retention of structural systems, spatial organization, and storefront configurations are most important to illustrate how such buildings were used. Integrity of association and feeling follows, in order to express the significance of industry and commerce to individual workers and society as a whole. Location and setting are important to relate the historic trends, commercial undertakings, and the economic functions of the city. Materials and workmanship are least important to commercial and industrial buildings as they primarily gain significance from their function rather than their appearance. So long as a commercial or industrial building is still recognizable as such, additions and alterations (particularly those which may augment the function of the building) are least detrimental to integrity.

Of the seven aspects of historic integrity, Page & Turnbull and Planning Department staff determined that public assembly and institutional buildings should retain, in order of importance: integrity of association, location, setting, feeling, workmanship, design, and materials. Since the strongest association that public and institutional buildings often have is with the community that surrounds them, it is most important that they retain some semblance of their original use and reference to the surrounding neighborhood. This may include ongoing associations with certain ethnic or cultural groups, economic classes, occupational groups, political affiliations, or religious congregations. The aspect of workmanship is important to portray the values and tastes of the community or group associated with the building, and are supported by integrity in the areas of design and materials—though the physical traits of the building are generally less significant than the way the building is used and its value to the community.

VII. SUMMARY & FUTURE WORK

The Market & Octavia Historic Resource Survey completed a total of 1,563 DPR 523A forms for age-eligible resources. This group of resources comprises every resource in the Survey Area over forty-five years old, with the exclusion of previously surveyed resources. As directed by Planning Department staff, some properties were updated with new DPR 523A forms, or were recorded in DPR 523L forms.

Of this base group of historic resources, 155 properties underwent intensive documentation through DPR 523B forms that recorded their history and evaluated their historic significance and integrity. California Historical Resource Status Codes (CHRSC) were also assigned to each individual property during this process. Some properties, which had been surveyed previously, were reevaluated and their existing DPR 523B documentation and Status Codes verified or updated.

Additionally, 736 properties were evaluated as contributing parcels to the potential historic districts described in the section above. These potential districts, and thus the properties contributing to them, were recorded on DPR 523D forms, also known as District Records. California Historical Resource Status Codes were assigned to each district and are applicable to the individual properties based on their contributing role. Some properties, which received intensive documentation as individual resources, also fell within the boundaries of these potential historic districts and thus received both DPR 523B and DPR 523D documentation.

Recommendations

Page & Turnbull recommends that future work be done to pursue the formal designation of any individual resources deemed eligible for the National Register, California Register, or local listing. Similarly, the potential historic districts identified and documented during the Market & Octavia Historic Resource Survey should be addressed in regards to further survey and documentation, and subsequent historic designation. In certain cases, properties in close proximity to the potential district areas were not examined during the Market & Octavia Survey solely because they were located outside of the Survey Area boundaries. It would therefore be prudent to examine properties within reasonable proximity of certain potential districts and include any contributing resources in the district documentation before formal designation procedures take place. This should occur through on-site field observation and mapping of the surrounding areas by qualified professional staff. The

further documentation and evaluation of properties that did not receive such treatment within the Survey Area (identified below) may also inform potential historic district documentation by identifying additional contributing properties and providing further evidence to support district significance.

According to our database, approximately 1,031 buildings were evaluated through DPR 523B or DPR 523D in the Market & Octavia Historic Resource Survey or previously surveyed and recorded by the City of San Francisco Planning Department. Taking into account the total number of age-eligible parcels in the Field Survey Area, approximately 532 parcels were left unevaluated by the Market & Octavia Historic Resource Survey, but recorded with DPR 523A forms. Page & Turnbull recommends that some of these parcels be the subject of future intensive documentation work (see below), including documentation of the history of each resource and evaluation of the resource's historic significance and integrity, as per national, state or local designation standards. Such documentation may further inform the presence of potential historic districts and/or the expansion of existing and/or identified historic districts.

Of the 532 unevaluated properties, 159 have been ranked by Page & Turnbull as high priority for future documentation. This is based on visual observation and subsequent consideration of their architectural merit and apparent potential historic significance. These high priority properties include (organized by street and number):

APN	From Street #	To Street #	Street
3509043	104	104	9th St.
3509002	116	116	9th St.
3509003	122	122	9th St.
3510009	160	160	10th St.
3542038A	719	719	14th St
3542035	751	751	14th St
3542034	755	757	14th St
3537029	772	774	14th St
3542030	775	779	14th St
3537030	776	776	14th St
3541074	851	851	14th St

APN (cont'd)	From Street # (cont'd)	To Street # (cont'd)	Street (cont'd)
3541073	855	855	14th St
3541072	859	859	14th St
3538030	862	878	14th St
3541071	865	865	14th St
3541070	871	871	14th St
3541069	875	875	14th St
3541068	879	879	14th St
3538034	888	898	14th St
3560024	2161	2161	15th St
3541021	2168	2168	15th St
3560020D	2179	2179	15th St
3541027	2194	2194	15th St
3557062	1919	1923	15th St.
3557056A	1949	1949	15th St.
3557055B	1957	1959	15th St.
3557055	1961	1965	15th St.
3557053	1971	1971	15th St.
3558072	2019	2025	15th St.
3558068	2043	2043	15th St.
3558067	2047	2047	15th St.
3557017	3344	3348	16th St.
3557028	3350	3354	16th St.
3557029	3356	3360	16th St.
3557030	3362	3368	16th St.
3557033	3384	3384	16th St.
3565084	3417	3417	16th St.
3558016	3450	3452	16th St.
3565074	3489	3489	16th St.
3559009	3512	3512	16th St.
3537082	25	25	Belcher St
3542035B	1	1	Boynton Ct

APN (cont'd)	From Street # (cont'd)	To Street # (cont'd)	Street (cont'd)
3542035A	2	2	Boynton Ct
3542034A	3	3	Boynton Ct
3505022	83	85	Brady St.
0869044	141	145	Buchanan St.
0841004	405	405	Buchanan St.
0806019	708	710	Buchanan St.
0806020	724	726	Buchanan St.
0874003	50	50	Church St.
3558001	300	308	Church St.
3558003	326	328	Church St.
3557040	359	361	Church St.
3557039	363	365	Church St.
3501004	214	214	Duboce Ave.
3537001	401	401	Duboce Ave
3537089	421	421	Duboce Ave
3538001	507	507	Duboce Ave
3538057	557	557	Duboce Ave
3538056	563	563	Duboce Ave
3538055	569	569	Duboce Ave
3538054	573	575	Duboce Ave
3502084	80	80	Elgin Park
0814010	50	50	Fell St.
0834013	171	171	Fell St.
0875001	55	55	Fillmore St.
0836012	24	24	Franklin St.
0834012	150	150	Franklin St.
0816002	231	231	Franklin St.
0868008B	25	25	Germania St.
0868008C	27	27	Germania St.
0867011A	109	109	Germania St.
0867012A	111	111	Germania St.

APN (cont'd)	From Street # (cont'd)	To Street # (cont'd)	Street (cont'd)
3504047	44	44	Gough St.
3509027	49	49	Grace St.
0808021	485	485	Grove St.
0807016A	583	583	Grove St.
0856017	185	185	Haight St.
0806040	616	622	Hayes St.
3541046	15	17	Henry St
3541091	19	23	Henry St
0868008A	222	222	Hermann St.
0868009	230	234	Hermann St.
0868059	256	256	Hermann St.
0868014	262	262	Hermann St.
3510014	1450	1450	Howard St.
3510018	1470	1470	Howard St.
3510019	1480	1480	Howard St.
3511014	1530	1530	Howard St.
3511015	1532	1534	Howard St.
3511018	1550	1554	Howard St.
3511021	1566	1566	Howard St.
3511043	66	66	Lafayette St.
3544034	32	32	Landers St.
3544103	48	48	Landers St.
3544024	53	55	Landers St.
3544020	71	71	Landers St.
3557056B	101	101	Landers St.
3557023	156	156	Landers St.
0835001	1400	1428	Market St.
0836010	1580	1580	Market St.
3504044	1661	1661	Market St.
3503003	1745	1751	Market St.

APN (cont'd)	From Street # (cont'd)	To Street # (cont'd)	Street (cont'd)
3534057	1975	1975	Market St.
3544067	2075	2079	Market St.
3544065	2087	2099	Market St.
3542008	2140	2140	Market St.
3542014	2160	2160	Market St.
3511068	1033	1041	Minna St.
3509037	1337	1337	Mission St.
3509036	1339	1339	Mission St.
3509019	1345	1345	Mission St.
3509018	1349	1349	Mission St.
3511074	1517	1517	Mission St.
3510027	955	955	Natoma St.
3510025	965	965	Natoma St.
3510024	967	967	Natoma St.
3510023	969	969	Natoma St.
3511055	1029	1029	Natoma St.
3511054	1035	1035	Natoma St.
3541067	101	111	Noe St
3541060	147	147	Noe St
3541032	153	155	Noe St
0839035-038	381	385	Oak St.
0837006	44	44	Page St.
0854009	55	55	Page St.
3502068	3	3	Pearl St.
3502048	42	42	Pearl St.
3502056	69	71	Pearl St.
3502055	75	79	Pearl St.
3502054	81	81	Pearl St.
0865016	68	68	Pierce St.
3537032	95	95	Sanchez St.

APN (cont'd)	From Street # (cont'd)	To Street # (cont'd)	Street (cont'd)
3542025	135	135	Sanchez St.
3558029	253	253	Sanchez St.
3558028	255	255	Sanchez St.
3559008	282	288	Sanchez St.
3565073	315	315	Sanchez St.
3558043	8	8	Sharon St.
3558043A	10	12	Sharon St.
3558060	49	53	Sharon St.
3558059	55	57	Sharon St.
3558053	74	78	Sharon St.
0867021	110	110	Steiner St.
0867022	114	114	Steiner St.
0871024	67	71	Waller St.
0858003	210	210	Waller St.
3513075	177	177	Valencia St.
0835004	30	30	Van Ness Ave.
0856003	54	54	Waller St.
0869001	201	201	Waller St.
0868035	329	331	Waller St.
3538090	9	9	Walter St
3538086	27	27	Walter St
3538083	37	41	Walter St
3538067	50	50	Walter St
3538069	58	58	Walter St
3538027	80	96	Walter St
3538074	83	87	Walter St

VIII. CONCLUSION

Although the Market and Octavia Historic Resource Survey Area is a conglomeration of diverse neighborhood areas at the junction of three different city street grids, it is united by a few common historic themes. As illustrated by the Market & Octavia Historic Context Statement, the general area southwest of San Francisco's downtown was shaped by the gathering of immigrant and ethnic communities, and influenced by the development of transportation routes which provided access to what was initially considered to be the suburbs of the city. Additionally, in areas like the South of Market, along the Market Street corridor, and in other neighborhoods, the growth of industry and commerce affected the development of each area, the types of businesses located there, and the types of cultural resources that can now be found. The Market and Octavia Historic Resource Survey Area is a region of the city that was uniquely affected by the march of progress in more recent years, namely the construction of the Central Freeway. Although the construction of the freeway is commonly viewed as a detrimental event in the history of the Market and Octavia area, it actually worked to preserve much of the building stock in the constituent neighborhoods by affecting the decline, neglect, and limits of new construction and other major remodeling projects that would have otherwise adversely impacted the area's historic resources. The subsequent removal of the freeway has thus reinvigorated a previously neglected area of the city with a significant amount of historical resources intact.

The Historic Context Statement is intended to support the individual resource documentation that was performed as part of the Market and Octavia Historic Resource Survey, as well as guide future evaluations of properties located within the Neighborhood Plan boundaries. In addition to their formal architectural qualities, the building stock in the Market and Octavia Historic Resource Survey Area must be understood as an expression of commercial, economic, cultural and social patterns in local history. In order to further the goals of this undertaking, future documentation and evaluation should explicitly determine the relationship of historic resources to the identified historic patterns.

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