



SAN FRANCISCO PLANNING DEPARTMENT

Review and Comment Article 11 Conservation District Boundary Change

HEARING DATE: MAY 24, 2012

Date: May 17, 2012
Case No.: 2007.0558MTZU
Project Address: **Transit Center District Plan
Boundary Change and Change of Name for the New Montgomery-
Second Street Conservation District – Amending Appendix F of
Article 11 and Section 1103.1**

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PROJECT DESCRIPTION

The Transit Center District Plan (TCDP) Area covers a section of the eastern South of Market Area (SOMA) bound by Market, Main, Tehama, and New Montgomery streets. The TCDP is an outgrowth of the 1985 Downtown Plan, in particular the latter document's policy of extending the City's urban core south of Market Street. The plan will result in new planning policies and controls for land use, urban form, building design, and improvements to private- and publicly-owned properties to enhance the public realm. As part of the Plan process, an architectural resources survey was undertaken of the plan area. The survey identified a number of buildings that bear a strong association with San Francisco's past and possess distinctive architectural characteristics. The Landmarks Preservation Advisory Board adopted a survey and historic context statement for the Plan area in 2008 and updated findings were adopted by the Historic Preservation Commission (HPC) in 2012. Based on the findings of the historic context statement and surveys, the Plan recommends policies that would recognize and protect historic resources. Such policies include proposed expansion of the New Montgomery-Second Street Conservation District pursuant to Article 11 of the Planning Code to include additional historic resources primarily along Mission, Natoma, and Howard Streets and renaming this district the New Montgomery-Mission-Second Street (NMMS) Conservation District.

The San Francisco Planning Department proposed amending the General Plan, Planning Code, and Zoning Maps of the City and County of San Francisco to implement land use policy changes contained in the TCDP. The Planning Commission approved a resolution of intent to initiate such amendments at its regular hearing on May 3, 2012. Associated actions related specifically to Article 11 of the Planning Code were initiated by the Historic Preservation Commission at its regular hearing on May 2, 2012.

The Planning Commission adopted the Plan and related amendments to the General Plan, Planning Code, Zoning Map, and Administrative Code at its regular hearing on May 24, 2012.

The Historic Preservation Commission shall make recommendation to the Board of Supervisors regarding the proposed Boundary Change at its regular hearing on June 6, 2012.

ENVIRONMENTAL REVIEW STATUS

The Department published the Draft Environmental Impact Report on September 28, 2011. The Planning Commission certified the Final Environmental Impact Report on the Transit Center District Plan and adopted CEQA findings at its regular hearing on May 24, 2012 prior to considering action on related General Plan, Planning Code, and Zoning Map Amendments and other Plan items.

REQUIRED COMMISSION ACTIONS

The item before the Planning Commission is review and comment on the proposed Boundary Change to expand the New Montgomery-Second Street Conservation District by twenty-six (26) properties and to change the name to the New Montgomery-Mission-Second Street Conservation District. Pursuant to Article 11, the Planning Commission is requested to provide review and comment on the proposed Boundary Change to address:

- 1) The consistency of the proposed boundary change with the policies embodied in the General Plan and the priority policies of Section 101.1;
- 2) Identify any amendments to the General Plan necessary to facilitate adoption of the proposed boundary change; and,
- 3) Evaluate whether the proposed boundary change would conflict with the Sustainable Communities Strategy for the Bay Area.

Comments of the Planning Commission shall be conveyed to the Historic Preservation Commission and Board of Supervisors in the form of a resolution.

OTHER ACTIONS REQUIRED

The Transit Center District Plan requires review and action by the Historic Preservation Commission, Planning Commission, and Board of Supervisors. The following outlines a potential schedule for such actions:

At its May 3, 2012 hearing, the Planning Commission initiated Planning Code, Zoning Map, and General Plan Amendments associated with the TCDP.

At the May 24, 2012 hearing, the Planning Commission will consider certification of the Final Environmental Impact Report (FEIR), adoption of the TCDP, and provide review and comment on the proposed Boundary Change of the New Montgomery-Second Street Conservation District.

On June 6, 2012, the Historic Preservation Commission will make a recommendation on the Article 11 Conservation District Boundary Change, and Designation of Buildings, to the Board of Supervisors, and will provide review and comment on the overall TCDP and associated Planning Code, Zoning Map, and General Plan Amendments.

Final actions on the TCDP and associated Planning Code, Zoning Map, and General Plan Amendments, including amendments to Article 11, will be undertaken by the Board of Supervisors.

BACKGROUND / PREVIOUS ACTIONS

The Transit Center District Plan

The TCDP Area covers a section of the eastern South of Market Area (SOMA) bound by Market, Main, Tehama, and New Montgomery streets.

The draft TCDP is an outgrowth of the 1985 Downtown Plan, in particular the latter document's policy of extending the City's urban core south of Market Street. The plan will result in new planning policies and controls for land use, urban form, building design, and improvements to private- and publicly-owned properties to enhance the public realm.

The Planning Commission initiated amendments to the General Plan, Planning Code Text Amendments, Zoning Map Amendments, and Administrative Code Amendments for the Transit Center District Plan at its regularly scheduled hearing on May 3, 2012.

The Transit Center District Survey

As part of ongoing long-range planning efforts in the TCDP, the City and County of San Francisco contracted with Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the TCDP Area and prepare a Historic Context Statement that summarized historical patterns of development, described existing historic resources, and examined the cumulative impact of several major new projects in the Plan Area. The Transit Center District Historic Context Statement and Survey (Transbay Survey), prepared by KVP, was adopted by the Landmark Preservation Advisory Board in August 2008.

Since that time, additional research and information-gathering was conducted in the 2010 Carey & Company Survey Update. This survey update provided a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status. The previous phase of the survey included information for some, but not all, properties located within the survey area. The survey update was adopted by the Historic Preservation Commission on February 1, 2012.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation Districts

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain "...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance" (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the

Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

ARTICLE 11 – Designation of Buildings

Planning Code Section 1106 authorizes the designation or change of designation of a building through amendment of Appendices A, B, C and D of Article 11. Such designation or change of designation of a building may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owner of the affected property, or by application of any historic preservation organization or group, or by the application of at least 50 registered voters of the City.

If the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1106(d)). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal.

Pursuant to Planning Code Section 1106(h), the designation of a building may be changed if changes in Conservation District boundaries warrant such reclassification, or if physical changes to the building warrant such reclassification, or if due to passage of time, the building has become at least 40 years old and, therefore, eligible for reclassification, or if new information makes the building eligible for reclassification.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Transit Center District Area Plan.

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE
Public Workshop #1 (Introduction to the planning effort and key objectives)	July 25, 2007
Public Workshop #2 (Land Use/Growth, Draft Urban Form, Historic Preservation, Public Realm Concepts)	April 30, 2008
Public Workshop #3 (Quality of Place: Urban Design, Open Space, Zoning, Historic Resources, and Sustainability)	September 17, 2008
Public Workshop #4 (Public Benefits/Financial Plan and Final Proposals)	May 26, 2009

Publication of Draft Plan for public review	November 19, 2009
Publication of Draft Environmental Impact Report	September 28, 2011
Comment Period Closes on Draft EIR	November 28, 2011
Mailed Notice (to properties proposed for designation and/or inclusion in amended Conservation District)	April 13, 2012
Mailed Notice by Postcard (to properties within 300 foot radius of proposed amended Conservation District)	April 13, 2012
Mailed Notice (to properties proposed for designation and/or inclusion in amended Conservation District)	May 17, 2012
Mailed Notice by Certified Mail (to properties proposed for designation and/or inclusion in amended Conservation District)	May 17, 2012

PUBLIC COMMENT

The Department has received several telephone calls from property owners with general questions regarding the historic status codes, review process, the Transfer of Development (TDR) program, and designation process. One telephone call was from the property owner of 133 Second Street who is disappointed that this property is remaining as a Category IV (Contributing) rather than being reclassified as a Category I (Significant) as initially proposed in the draft Transit Center District Plan.

BOUNDARY CHANGE

The New Montgomery-Second Street Conservation District is proposed to be expanded to create the New Montgomery-Mission-Second (NMMS) Street Conservation District, which is also identified as a California Register-eligible district. The district consists of masonry commercial loft buildings and light industrial buildings constructed or reconstructed between 1906 and 1933 – the district’s period of significance – in an area that encompasses both the locally designated New Montgomery-Second Street Conservation District and the Second and Howard National Register District as well as a surrounding belt of undesignated post-1906 commercial loft buildings and smaller-scale machine shops that are contemporaneous to and compatible with the designated historic districts. The district boundaries are proposed to be expanded to include twenty-six (26) additional properties, primarily along Mission, Natoma, and Howard Streets. The amended district would contain approximately 77 individual parcels encompassing 64 contributing resources (Category I-IV) and 13 non-contributing resources (Category V). The period of significance for the district is also proposed to be amended from 1906-1929 to 1906-1933. Additional information regarding the proposed boundary change and significance of the district is located in the attached map and New Montgomery-Mission-Second Historic District DPR 523-D Form.

RECOMMENDATION

The Department has recommended adoption of a Boundary Change to the New Montgomery-Second Street Conservation District to expand the district to include twenty-six (26) additional properties, primarily along Mission, Natoma, and Howard Streets, and to make associated changes to building designations as Category I (Significant), IV (Contributing), or V (Unrated). Within the expanded Conservation District, 18 out of 26 properties are proposed to have a change of designation as follows: two (2) properties as Category I (Significant), thirteen (13) properties as Category IV (Contributing), and three (3) properties as Category V (Unrated). The existing designations for the remaining eight (8) out of 26 properties are not proposed to be changed.

BASIS FOR RECOMMENDATION

- The district expansion meets the eligibility requirements for listing on both the California Register of Historical Places and as a San Francisco Article 11 Conservation District.
- The subject twenty-six (26) buildings appear to meet the criteria for designation as Category I (Significant), Category IV (Contributing), or Category V (Unrated) buildings as specified in Planning Code Section 1102(a-e).
- The proposed district expansion contains substantial concentrations of Significant and Contributory Buildings and possesses substantial overall architectural, aesthetic or historic qualities justifying additional controls in order to protect and promote those qualities as required in Planning Code Section 1103.
- The properties in the proposed expansion advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District. The proposed expanded area contains some notable buildings and relates strongly to the context of the District and strengthens its overall historic character.
- The core of the New Montgomery-Mission-Second Street Conservation District is a product of the post-1906 reconstruction of downtown San Francisco. Rebuilt between 1906 and 1933, this district represents a collection of masonry commercial loft buildings that exhibit a high level of historic architectural integrity and create a cohesive district of two-to-eight story masonry buildings of similar scale, massing, setback, materials, fenestration pattern, style, and architectural detailing.
- The proposed boundary change is consistent with the objectives and policies embodied in the General Plan and Priority Policies of Section 101.1. Specifically, expansion of the New Montgomery-Second Street Conservation District, and associated designation of buildings under Article 11, is consistent with the policies and objectives outlined in the "Preserving the Past" section of the Downtown Plan.
- The Transit Center District Plan, of which the boundary change is a part, is intended to build on the General Plan's Urban Design Element and Downtown Plan, which provides objectives and policies regarding provision of housing near transit corridors. The Transit Center District Plan establishes controls, guidelines, and standards to advance these existing policies of livability and formulates policies to capitalize on major transit investment with appropriate land use in the downtown core, with a focus on job growth rather than housing. The boundary change proposal

is consistent with policies regarding housing outlined in the General Plan, Downtown Plan, and Transit Center District Plan.

- Adoption and implementation of the TCDP will expand the capacity for transit-oriented growth, particularly job growth, in the most transit-accessible location in the Bay Area, thereby promoting transit usage and reducing regional urban sprawl and its substantial negative regional environmental, economic, and health impacts, including air and water pollution, greenhouse gas emissions, congestion, and loss of open space and habitat. The boundary change proposal is consistent with policies regarding transit-oriented growth outlined in the General Plan, Downtown Plan, and Transit Center District Plan.
- Although it is part of the broader Transit Center District Plan, the proposed Boundary Change would not require any specific amendments to the General Plan or Downtown Plan.
- Balancing the large-scale new construction envisioned in the TCDP with preservation and retention of existing historic buildings addresses sustainability goals as preservation is an inherently sustainable practice. As noted on the National Park Service, Technical Preservation Services web page, and in their new publication, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Building*, the repair and retrofitting of existing and historic buildings is considered by many to be the ultimate recycling project. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. These original features can function effectively together with any new measures undertaken to further improve energy efficiency and make existing buildings even more sustainable.
- The Transit Center District Plan is exemplary transit-oriented development that promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed Boundary Change does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is an a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions.

ATTACHMENTS

Draft Resolution

Map of Existing and Proposed Conservation District Boundaries

New Montgomery-Mission-Second Historic District DPR 523-D Form

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: MAY 24, 2012

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RECOMMENDING TO THE HISTORIC PRESERVATION COMMISSION THE ADOPTION OF AMENDMENTS TO PLANNING CODE ARTICLE 11 AND VARIOUS APPENDICES RELATED TO A BOUNDARY CHANGE TO EXPAND THE NEW MONTGOMERY-SECOND STREET CONSERVATION DISTRICT TO INCLUDE AN ADDITIONAL TWENTY-SIX (26) PROPERTIES, AND CHANGE OF NAME TO THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT, AS PART OF THE TRANSIT CENTER DISTRICT PLAN, AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and the San Francisco Planning Department is proposing to amend the Planning Code to implement the Transit Center District Plan and to bring Planning Code regulations governing this area into consistency with the Transit Center District Plan (“the Plan”).

The Historic Preservation Commission, at a duly noticed public hearing on May 2, 2012, initiated the proposed Boundary Change and change of name of the Conservation District and related Planning Code amendments to Article 11, including various appendices, which are integrated into the Transit Center District Plan Planning Code amendments pending before this Commission.

The Planning Commission, at a duly noticed public hearing on May 3, 2012 and in accordance with Planning Code Section 302(b), initiated the Planning Code related to the Plan. The Plan enhances and augments the Downtown Plan’s patterns of land use, urban form, public space, circulation, and historic preservation, and makes policy recommendations, including enlarging the New Montgomery-Second Street Conservation District.

The Department published the Draft Environmental Impact Report on September 28, 2011. The Planning Commission certified the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA findings at a hearing on May 24, 2012 prior to considering action on related General Plan, Planning Code, and Zoning Map Amendments and other Plan items.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, recommended adoption of the Plan, which incorporates the proposed boundary change, to the Board of Supervisors.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, further recommends adoption the amendments to Article 11, including various appendices, based on the following:

1. The proposed boundary change will not require specific amendment of the General Plan and will promote the following relevant objectives and policies:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The proposed boundary change would preserve notable landmarks and areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. Designating significant historic resources as Significant and Contributing buildings will further continuity with the past because the buildings will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

DOWNTOWN PLAN

The Downtown Plan grows out of an awareness of the public concern in recent years over the degree of change occurring downtown – and of the often conflicting civic objectives between fostering a vital economy and the retaining the urban patterns and structures which collectively form the physical essence of San Francisco. The Plan foresees a downtown known the world over as a center of ideas, services and trade, and as a place for stimulating experiences. In essence, downtown San Francisco should encompass a compact mix of activities, historical values, and distinctive architecture and urban forms that engender a special excitement reflective of a world city.

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

OBJECTIVE 12: CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

Policy 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The proposed boundary change is consistent with the objectives and policies of the Downtown Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

TRANSIT CENTER DISTRICT PLAN

The historic preservation objectives and policies of the Transit Center District Plan build upon the preservation principles of the Downtown Plan. They are intended to provide for the identification, retention, reuse, and sustainability of the area's historic properties. As the area continues to change and develop, historic features and properties that define it should not be lost or their significance diminished through demolition or inappropriate alterations. As increased densities will provide a contrast to the traditional lower-scale, masonry, pre-war buildings, new construction with the historic core of the Transit Center District should respect and relate to its historic context. The District Plan regulations sound treatment of historic resources according to the Secretary of the Interior's Standards; in encourages the rehabilitation of historic resources for new compatible uses, and it allows for incentives for qualifying historic properties.

Historic Preservation Objectives

OBJECTIVE 5.1: PROTECT, PRESERVE, AND REUSE HISTORIC PROPERTIES THAT HAVE BEEN IDENTIFIED AND EVALUATED WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.2: PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE TRANSIT CENTER DISTRICT PLAN AREA.

OBJECTIVE 5.3: FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.4: PROMOTE WELL DESIGNED, CONTEMPORARY INFILL DEVELOPMENT WITHIN THE HISTORIC CORE OF THE TRANSIT CENTER PLAN AREA.

The proposed boundary change is consistent with the objectives and policies of the Transit Center District Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

2. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

- a. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed boundary change will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Many of the buildings proposed for inclusion in the enlarged Conservation District have a history of mixed-use, generally with commercial or retail at the ground floor. Retention of historic fabric that contributes to this mixed-use character, and related uses, would be encouraged within the Conservation District.

- b. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed boundary change will encourage conservation and protection of neighborhood character as all proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter. Enlargement of the Conservation District will encourage retention of existing buildings by providing a preservation incentive in the form of eligibility for Transfer of Development Rights (TDRs).

- c. That the City's supply of affordable housing be preserved and enhanced;

The proposed boundary change will not negatively impact the City's supply of affordable housing. The proposed amendments to Article 11 will not affect affordable housing supply and are consistent with the policies and objectives related to housing outlined in the Transit Center District Plan and Downtown Plan.

- d. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Boundary Change and expansion of the New Montgomery-Mission-Second Street Conservation District will not impede transit service or overburden our streets or neighborhood parking.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed designations would not impact the diversity of economic activity.

- f. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed boundary change would not modify any physical parameters of the Planning Code or other Codes. It is furthermore not anticipated that the proposed designations would result in any building activity and therefore would have no affect on the City's preparedness for an earthquake.

- g. That the landmarks and historic buildings be preserved;

Initiating the proposed boundary change and designation of buildings under Article 11 will further continuity with the past because the character-defining features of buildings within the district will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made. The proposed designations will not have a significant impact on any of the other elements of the General Plan.

- h. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed boundary change would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

- 3. The Transit Center District Plan is exemplary transit-oriented development that promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed Boundary Change does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is an a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions. The boundary change proposal is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan, Downtown Plan, and Transit Center District Plan.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Transit Center District Plan, the Planning Commission adopted Motion No. _____ certifying the Final Environmental Impact Report for the Transit Center District Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. _____ adopting CEQA Findings related to the Transit Center District Plan.

The Commission adopts and incorporates by reference the CEQA Findings in Commission Motion No. _____;

NOW, THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Historic Preservation Commission and Board ADOPT the proposed Boundary Change and related amendments to Article 11 as such action appears to be consistent with the General Plan and Priority Policies of Section 101.1 and will not conflict with regional housing or environmental sustainability policies.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 24, 2012.

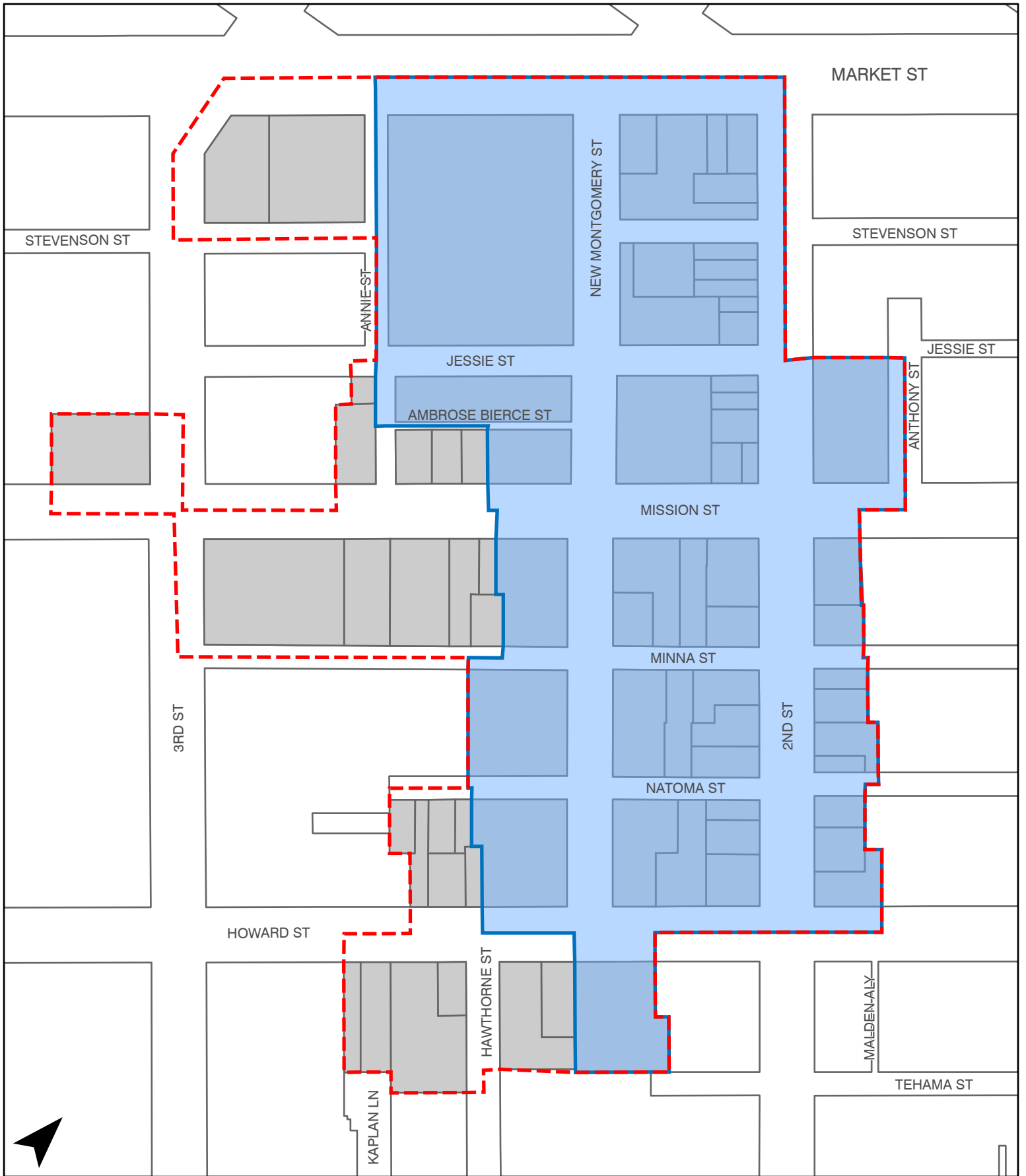
Linda D. Avery
Commission Secretary

AYES:

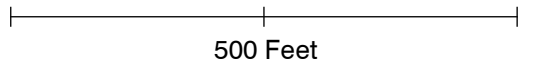
NOES:

ABSENT:

ADOPTED: May 24, 2012



New Montgomery Street, 2nd Street, and Mission Street Conservation District



- Proposed Expanded Conservation District Boundary
- Existing Conservation District Boundary

DISTRICT RECORD

Primary # _____

HRI # _____

Trinomial _____

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder)

New Montgomery, Mission & Second Historic DistrictD1. Historic Name South of Market AreaD2. Common Name: Transit Center District

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

The New Montgomery, Mission & Second Historic District is located within the eastern part of the South of Market Area in downtown San Francisco. The proposed district is comprised of 77 parcels (64 of which are contributors) located within an area bounded by Market Street to the north, 2nd Street to the east (including the properties on the east side of 2nd), Tehama Street to the south, and 3rd Street to the west (**Figure 1**). The land is generally level although the terrain slopes gently uphill south of Howard Street. The district is entirely built-out and urban in character with no public parkland or open space within its boundaries aside from Mark Twain Plaza, which occupies a portion of the Annie Street right-of-way.

Developed primarily between the years of 1906 and 1930, the district is highly cohesive in regard to scale, building typology, materials, architectural style, and relationship to the street. More than two-thirds of the contributing buildings are three-to seven-story brick or concrete commercial loft buildings constructed during the five years after the 1906 Earthquake. In regard to massing, most buildings are either square or rectangular in plan, some with interior light courts to allow sunlight and air into interiors of the buildings. Nearly all cover their entire parcels and their primary façade(s) typically face the street. Larger and more distinctive buildings generally occupy prominent corner lots, particularly along Market, Mission, and New Montgomery streets. Most of the contributing buildings are designed in the American Commercial style and feature facades divided into a tripartite arrangement consisting of a base, shaft, and capital. The base is the location of retail storefronts and the primary public entrance(s), and sometimes a vehicular loading dock. The shaft typically contains two or more undifferentiated floors expressed on the exterior as a grid of punched double-hung wood or steel casement windows. The capital, if present, is often comprised of a highly ornamented attic story capped by a sheet metal or terra cotta cornice. Ornamentation of district contributors is most often Renaissance-Baroque with later examples of Spanish Colonial Revival, Gothic, and Art Deco. Toward the southern portion of the district, particularly along Tehama Street, there are small-scale machine shops of concrete, brick, and wood-frame construction. Several feature two-story office wings facing the street and a one-story, gable-roofed workspace to the rear. Ornamentation on these building is typically minimal.

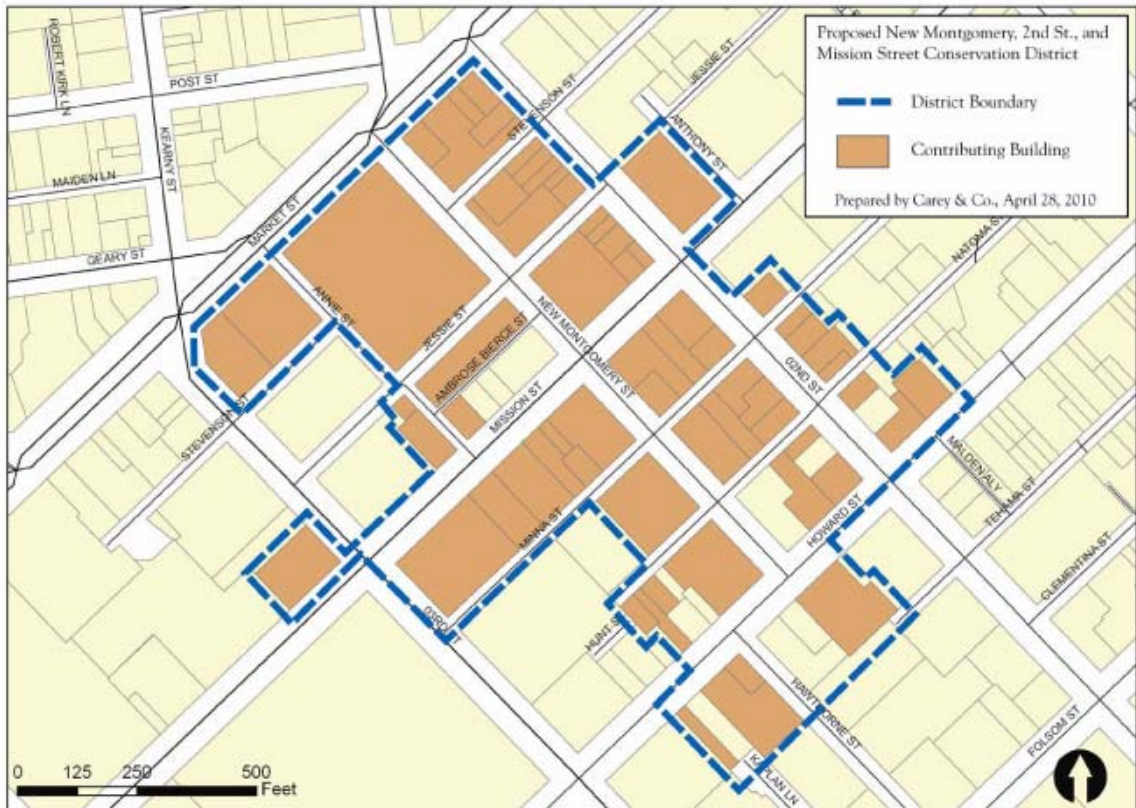


Figure 1. Boundaries of proposed New Montgomery, Mission & Second Historic District
Source: Carey & Company

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

The proposed New Montgomery, Mission & Second Historic District is roughly L-shaped and centered on the intersection of New Montgomery and Mission Streets in San Francisco’s South of Market Area. The proposed district is composed of 77 parcels encompassing 64 contributing resources and 13 non-contributing resources. The contributors are identified on the Department of Parks and Recreation (DPR) 523 A (Primary) forms created as part of the accompanying Transit Center District Plan Survey. A list of all contributors is also included in **Table 1** and non-contributors are listed in **Table 2**.

***D5. Boundary Justification:**

The New Montgomery, Mission & Second Historic District includes four contributing buildings constructed between 1898 and 1905, and 60 contributing buildings built between 1906 and 1933. The boundaries were drawn to capture the highest concentration of contributing and contiguous resources. The boundaries omit several enclaves of historic commercial loft buildings separated by later development from the proposed historic district. Most of these area located along 1st, Jessie, Fremont, and Folsom streets. All individually significant buildings outside the proposed district, including several Recent Past resources, have been fully documented on DPR 523 B (Building, Structure & Object) forms included in the Transit Center District Plan Survey. The district boundaries encompass a variety of building types, ranging from the grand Palace Hotel at Market and New Montgomery to several modest machine shops along Natoma Street. What ties this area together is what comes between: a swath of intact three-to seven-story masonry commercial loft buildings that line much of 2nd, Mission and Howard Streets. The eastern boundary has been drawn to include as many resources that meet the historic context as possible, excluding post-1930 construction. The southern boundary excludes later commercial development and transportation infrastructure south of Howard Street. The western boundary continues south from the intersection of 3rd and Market jogging east at Stevenson and Jessie Streets to exclude post-1930 construction and jogging east at Minna Street to exclude the Yerba Buena Center Redevelopment Area. The northern boundary is Market Street, the traditional boundary dividing the Financial District from the vast South of Market Area.

Table 1-Historic District Contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
20 2 nd Street	3707002	Schwabacher Building	1914	Commercial	3S	3S, 3CB	IV
36 2 nd Street	3707004	Morgan Building	1907	Commercial	None	3CD	IV
42 2 nd Street	3707005	Unknown	1907	Commercial	None	3CD	IV
48 2 nd Street	3707006	Kentfield & Esser Building	1907	Commercial	None	3CD	IV
52 2 nd Street	3707007	Unknown	1907	Commercial	None	3CD	IV
60 2 nd Street	3707008	Unknown	1906	Commercial	None	3CD	IV
70 2 nd Street	3707009	Unknown	1907	Commercial	None	3CD	IV
76 2 nd Street	3707010	Unknown	1908	Commercial	None	3CD	IV
84 2 nd Street	3707011	Unknown	1907	Commercial	None	3CD	V
85 2 nd Street	3708019	Wells Fargo Building	1898 (rebuilt 1907)	Commercial	2D2	2D2, 3CB	I
90 2 nd Street	3707012	Burdette Building	1905	Commercial	None	3CB	IV
121 2 nd Street	3721071	Drexler Estate Building	1907	Commercial	1D	1D, 3CB	I
132 2 nd Street	3722003	Morton Cook Building	1907	Commercial	1D	1D, 3CB	I
133 2 nd Street	3721051	Morton L. Cook Building	1906	Commercial	1D	1D, 3CD	IV
141 2 nd Street	3721050	Hunt-Mirk Building	1907	Commercial	1D	1D, 3CB	I
144 2 nd Street	3722004	Bothin Real Estate Building	1908	Commercial	6X	3CD	IV
149 2 nd Street	3721049	Bothin Real Estate Co. Building	1907	Commercial	1D	1D, 3CD	IV
156 2 nd Street	3722005	Byron Jackson Building	1908	Commercial	1D	1D, 3CD	IV
163 2 nd Street	3721048	Marcus Modry Building	1906	Commercial	1D	1D, 3CD	IV
168 2 nd Street	3722016	Unknown	1907	Commercial	1D	1D, 3CD	IV
171 2 nd Street	3721025	The Electrical Building	1912	Commercial	1D	1D, 3CD	IV
182 2 nd Street	3722019	Knickerbocker Building	1909	Commercial	1D	1D, 3CB	IV
191 2 nd Street	3721022	Andrew Downey Building	1906	Commercial	1D	1D, 3CD	V
17 3 rd Street	3707057	Dave's	1910	Commercial	None	3CD	I
86 3 rd Street	3706093	Aronson Building	1903 (rebuilt 1906)	Commercial	2D	3S, 3CB	I
606 Howard Street	3722020	Merritt Building	1907	Commercial	1D	1D, 3CB	IV
625 Howard Street	3735005	Volker Building	1929	Commercial	3S	3S, 3CB	II
651 Howard Street	3735042	Unknown	1908	Commercial	None	3CD	IV
657 Howard Street	3735041	SF News Co. Building	1922	Commercial	None	3CB	IV

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
667 Howard Street	3735039	Sharon Estate Building	1907	Commercial	None	3CD	IV
163 Jessie Street	3707032	Hess Building	1912	Commercial	None	3CD	IV
601 Market Street	3707001	Santa Fe Building	1917	Commercial	2S2	2S2, 3CB	IV
609 Market Street	3707002A	Unknown	1914	Commercial	3S	3S, 3CD	IV
619 Market Street	3707062	Hoffman's Grill	1913	Commercial	3S	3S, 3CD	IV
625 Market Street	3707061	Metropolis Trust & Savings Bank	1907	Commercial	2S2	2S2, 3CB	IV
685 Market Street	3707051	Monadnock Building	1906	Commercial	3S	3S, 3CB	I
142 Minna Street	3722058	Unknown	1910	Commercial	None	3CD	IV
601 Mission Street	3722001	Stevenson Building	1907	Commercial	None	3CB	IV
602 Mission Street	3707013	Atlas Building	1906	Commercial	None	3CB	IV
611 Mission Street	3722076	Koret Building	1907	Commercial	None	3CD	IV
617 Mission Street	3722073	Crellin Building	1908	Commercial	3S	3S, 3CB	IV
641 Mission Street	3722070	Unknown	1907	Commercial	None	3CD	IV
647 Mission Street	3722069	Veronica Building	1907	Commercial	None	3CB	I
657 Mission Street	3722068	McLaughlin Building	1907	Commercial	None	3CD	IV
658 Mission Street	3707020	Textile Building	1906	Commercial	None	3CB	I
663 Mission Street	3722067	Grant Building	1909	Commercial	None	3CD	IV
678 Mission Street	3707021	Hundley Hardware	1922	Commercial	2D	2D, 3CB	IV
693 Mission Street	3722257	Williams Building	1907	Commercial	2D	2D, 3CB	IV
116 Natoma Street	3722006	N. Clark & Sons Building	1910	Commercial	1D	1D, 3CB	I
147 Natoma Street	3722013	Underwriters Fire Patrol Building	1909	Commercial	None	3S, 3CB	I
161 Natoma Street	3722011	Emerson Mfg. Co.	1918	Industrial	None	3CD	IV
2 New Montgomery Street	3707052	Palace Hotel	1909	Hotel	3S	3S, 3CB	II

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
39 New Montgomery Street	3707035	Sharon Building	1912	Commercial	3S	3S, 3CB	I
74 New Montgomery Street	3707033	Call Building	1914	Commercial	3S	3S, 3CB	I
77 New Montgomery Street	3707014	Crossley Building	1907	Commercial	3S	3S, 3CB	I
100 New Montgomery Street	3722071	Rialto Building	1901 (rebuilt 1906)	Commercial	3S	3S, 3CB	I
111 New Montgomery Street	3722072	Standard Building	1907	Commercial	1D	1D, 3CB	IV
134-40 New Montgomery Street	3722080	Pacific Telephone & Telegraph Building	1925	Commercial	None	3S, 3CB	I
137 New Montgomery Street	3722007	Greenwood Block	1907	Commercial	1D	1D, 3CB	IV
170 New Montgomery Street	3722022	SF Furniture Exchange	1920	Commercial	3S	3S, 3CB	IV
111 Stevenson Street	3707044	Palace Garage	1911	Garage	3S	3S, 3CB	I

* Article 11 Category in **bold** denotes new designation.

Table 2-Non-contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
101 2 nd Street	3721089	101 2 nd Street	2000	Commercial	None	6Z	V
120 2 nd Street	3722002	Unknown	1907	Commercial	None	6Z	IV
176 2 nd Street	3722017	Parking Lot	N/A	Vacant	None	6Z	
181 2 nd Street	3721023	Adolph Gasser	1911	Commercial	6X	6Z	V
125 3 rd Street	3722257	St. Regis Tower	2005	Residential	None	6Z	V
000 Howard Street	3722023	Parking Lot	None	Vacant	None	6Z	V
633 Howard Street	3735050	633 Howard Street	1910	Commercial	None	6Z	V
645 Howard Street	3735047	645 Howard Street	1922	Commercial	None	6Z	V
648 Howard Street	3722024	Gold Club	1923	Commercial	None	6Z	V
658 Howard Street	3722012	Boston Rubber Co. Building	1907	Commercial	None	6Z	V
663 Howard Street	3735040	663 Howard Street	1972	Commercial	None	6Z	V
646 Mission Street	3707018	646 Mission Street	1906	Commercial	None	6Z	V
652 Mission Street	3707019	SPUR	1909	Commercial	None	6Z	V
145 Natoma Street	3722014	Thomas Lile Building	1971	Commercial	None	3CS	I
33 New Montgomery Street	3707062	33 New Montgomery	1986	Commercial	None	6Z	V
90 New Montgomery Street	3707016	90 New Montgomery Street	1988	Commercial	None	6Z	
199 New Montgomery Street	3722083	199 New Montgomery	2004	Commercial/ Residential	None	6Z	

* Article 11 Category in **bold** denotes new designation.

D6. Significance: Theme	Commercial/Industrial Development	Area	New Montgomery, Mission & Second
	Period of Significance		1906-1933
		Applicable Criteria	1, 3

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

Summary Statement of Significance

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction) with a period of significance of 1906 to 1933. The district appears eligible under Criterion 1 in part due to its association with the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire. Although there are four buildings constructed before 1906 within the proposed historic district, only one survived completely intact—the Burdette Building—built in 1905 at 90 2nd Street. Otherwise, the area was entirely rebuilt after the earthquake, justifying 1906 as the beginning of the period of significance. By 1933, the district was built out, justifying 1933 as the end of the period of significance. The 1906 Earthquake and Fire is arguably the single-most important event to have occurred in San Francisco's history. Although much of the rest of the South of Market took many years to recover, the area comprising the New Montgomery, Mission and Second Historic District, an important southerly extension of San Francisco's central business district since the 1870s, was rebuilt quite rapidly, with more than two-thirds of the district contributors constructed or repaired between 1906 and 1910.

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 3 as the largest and most intact concentration of masonry commercial loft buildings in San Francisco. As mentioned above, more than two-thirds were rebuilt or constructed anew in a brief four-year period between 1906 and 1910. With some notable exceptions, such as the Rialto or Sharon buildings, most newly constructed buildings in the area were two-to-seven-story steel or heavy timber-frame brick structures designed in the American Commercial style with Renaissance-Baroque ornament. Buildings from this immediate post-quake era continue to line Mission Street between 2nd and 3rd Streets, 2nd Street between Market and Howard Streets, and Howard Street between 1st and 3rd Streets. Smaller industrial and warehouse buildings from this era also exist in pockets along the narrow mid-block Streets including Natoma and Tehama Streets. Fourteen buildings, mostly larger and more expensive commercial buildings, were constructed along New Montgomery and Market Streets between 1911 and 1915. Examples include the Sharon and Call buildings which today remain as some of the most architecturally significant commercial buildings ever constructed in downtown San Francisco.¹ The 1920s-era building boom added another six contributing buildings to the district, including such notable landmarks as the Pacific Telephone & Telegraph Building at 130 New Montgomery Street (1924) and the Volker Building at 625 Howard Street (1929).

Historic Context

An extensive historic context describing the development of the entire survey area is contained in the accompanying Transit Center District Survey Context Statement. In contrast, this district form explores the development of the subject historic district during the period of significance. Although the recovery of the greater South of Market Area to pre-quake levels took more than a decade following 1906, the proposed New Montgomery, Mission and Second Historic District—which had functioned as a southerly extension of the central business district since the 1870s—recovered quite rapidly. Before reconstruction could begin, wrecked buildings had to be demolished and the ruins carted away, insurance claims settled, title questions resolved, land resurveyed, building permits acquired, and materials and contractors secured. Owners of buildings that had been damaged but not entirely destroyed had to decide whether to salvage the remaining structure or build anew.

Reconstruction

Reconstruction of the proposed historic district began with an initial flurry of building activity between 1906 and 1913, with more construction occurring after the First World War between 1918 and 1920, and culminating with a major real estate boom in the mid-1920s. The 1913-15 Sanborn maps covering the proposed district illustrate substantial changes in comparison with the 1899 maps. West of 1st Street along Mission and Howard and the intersecting numbered streets, the 1913-15 Sanborn maps illustrate many substantial new and reconstructed steel and heavy timber-frame loft buildings housing light manufacturing, paper companies, printers and binderies, and wholesale

¹ Only two contributing buildings were constructed in district during the rest of the decade, the Emerson Manufacturing Co. Building at 161 Natoma Street (1918) and the San Francisco Furniture Exchange at 170 New Montgomery Street (1920).

warehouses. Some were pre-quake survivors such as the Wells Fargo Building at 71-85 2nd Street, which was restored in 1907. By 1908, the Aronson Building, which still stands at 700 Mission Street, was outfitted with a new interior. The Sharon Estate, owners of the Palace Hotel at Market and New Montgomery, decided to demolish the shell of the original 1873 hotel and replace it with an entirely new modern structure designed by the New York firm of Trowbridge & Livingston in 1909. In contrast, the owners of the more heavily damaged Rialto Building, constructed in 1902 according to plans drawn up by Meyer & O'Brien, decided to repair their fire-gutted building (**Figure 2**).

Many more buildings within the historic district were newly constructed between 1906 and 1910. The vast majority were designed in the American Commercial style with spare Renaissance-Baroque ornamentation. Substantial concentrations of these buildings, most ranging between three and seven stories and of steel or heavy timber frame construction, went up in rapid succession along 2nd, Howard, and Mission Streets. Although built on a budget, most were architect-designed and of high-quality if mass-produced materials. Examples include the Kentfield & Esser Building at 48 2nd Street (1907), the Drexler Estate Building at 121 2nd Street (1907), the Mercedes Building at 531 Howard Street (1906), and the Veronica Building at 647 Mission Street (1947) (**Figure 3**).

As before the earthquake, the most valuable real estate in the district included the parcels along Market and New Montgomery Streets. Much of the land in this area remained in the hands of wealthy investors, family estates, and realty companies such as the Sharon Estate Company. Formed in 1885 by Francis G. Newlands after the death of Nevada Senator William Sharon (former business partner of William C. Ralston), the Sharon Estate rebuilt the Palace Hotel in 1909, the Sharon Building in 1912 (**Figure 4**), and many of the more significant buildings along New Montgomery Street.² The Palace and the Sharon Building still stand, as do most of the post-quake buildings along New Montgomery Street.

The continued integration of the South of Market Area into the central business district between 1906 and 1929 is reflected in several skyscrapers built along both Mission and Market Streets between 1906 and 1910, including the Metropolitan Trust and Savings Bank at 625 Market Street (1907), the Hearst Building at 691 Market Street (1909), and the Spreckels Building at 703 Market Street (1898, rebuilt 1907). The intersection of 3rd and Mission evolved into another important locus of building activity in the district, eventually bracketed on three corners by important early skyscrapers, including the rebuilt Aronson Building on the northwest corner of 3rd and Mission (1903, rebuilt 1907) and the Williams Building on the opposite corner (1907) (**Figure 5**).³

The initial flurry of post-quake reconstruction was followed by a brief recession. By the end of the First World War, construction had picked up again, with several substantial new office buildings and hotels constructed in the district. Notable examples include the new Call Building at 74 New Montgomery Street (1914) and the Santa Fe Building at 601 Market Street (1917) (**Figure 6**). After subsiding for several more years, the market picked up again in the early 1920s. By the 1920s, concrete construction had become the predominant building material due to its strength and durability, resistance to earthquake and fire damage, and ability to provide large and open unobstructed workspaces. Several notable concrete commercial loft and industrial buildings were erected on the few remaining empty lots toward the southern edge of the historic district, the most notable of which is the Philips Van Orden Building at 234 1st Street (**Figure 7**). Concrete was also well-adapted to the architectural styles popular during the 1920s, including the Spanish Colonial Revival and Art Deco styles. In addition to the Philips Van Orden Building, the Volker Building at 625 Howard (1929) is the most important example of Art Deco design in the district. It is also the last contributor built within the district, its first component completed right before the Stock Market Crash of that year. The ensuing Depression and Second World War essentially put a stop to new construction in the proposed district until the late 1950s.



Figure 2. Rialto Building, 2007

² Anne B. Bloomfield, "A History of the California Historical Society's New Mission Street Neighborhood," *California History* (Winter 1995/96), 385.

³ Michael Corbett, *Splendid Survivors* (San Francisco: California Living Books, 1978), various.



Figure 3. Veronica Building, 2007



Figure 4. Sharon Building



Figure 5. Williams Building, 2007



Figure 6. Santa Fe Building, 2007



Figure 7. Philips Van Orden Building, 2007



Figure 8. Volker Building, 2007

Eligibility

As mentioned above, the New Montgomery, Mission and Second Historic District appears eligible through survey evaluation for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction). Compared with much of the surrounding area that has seen vast physical and demographic changes since the end of World War II, the district consists of the city's highest concentration of intact masonry commercial loft buildings, the majority of which were constructed immediately after the 1906 Earthquake and Fire. West of 3rd Street, the Yerba Buena Redevelopment project removed hundreds of similar buildings. East of 2nd Street, market-driven real estate development has incrementally removed many of the post-1906 commercial and industrial buildings that once existed there. The proposed historic district has survived in part due to the substantial nature of its building stock and the continued suitability of these buildings for evolving business needs. Serving as a southerly extension of the city's central business district, the district contains much of San Francisco's historic wholesale district, as well as several of downtown's most notable office buildings and hotels.

Under Criterion 1, the New Montgomery, Mission and Second Historic District appears eligible for its strong associations with what is arguably the most important event in the history of San Francisco: the 1906 Earthquake and its aftermath when the city's leaders and citizens famously rebuilt the city in a relatively short time. Two-thirds of the district contributors were completed between 1906 and 1910, the height of the Reconstruction period. Many were built by members of San Francisco's business community to replace buildings destroyed in the catastrophe. Undeterred by naysayers, these men and women had confidence in the ability of San Francisco to recover its role as the economic, cultural, and industrial center of the Pacific Slope. The contributing buildings are also a testament to the laborers and craftspeople who completed the Herculean tasks of clearing the rubble and erecting the buildings that continue to stand today.

Under Criterion 3, the New Montgomery, Mission & Second Historic District appears eligible as San Francisco's largest and most intact collection of significant masonry commercial loft buildings and as a district that "embodies the distinctive characteristics of a type, period, and method of construction." Mostly constructed within a very brief period of time, the district presents several unusually cohesive streetscapes comprised of three-to seven-story steel or heavy timber frame American Commercial style loft buildings constructed between 1906 and 1910. Although some were built for a particular industry or use, most were speculative ventures and accordingly designed to accommodate a full range of different uses. Their adaptability and durability is proved by their continued existence.

The New Montgomery, Mission & Second Historic District encompasses the New Montgomery and Second Conservation District and a portion of the Second and Howard National Register District, providing a buffer between these districts and surrounding new construction.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.⁴

As mentioned above, the New Montgomery, Mission and Second Historic District retains a remarkable degree of integrity. Of 77 individual properties, nearly three-quarters date from the period of significance and retain sufficient individual integrity to be contributors to the district. Constructed of rugged masonry and designed with flexibility and adaptability in mind, the commercial loft buildings that comprise the majority of the district have not typically required extensive remodeling to prolong their serviceable life. The most typical alterations in the area include seismic retrofitting, including the insertion of large X-braces inside several buildings. Some building owners have removed the ornate sheet metal cornices as part of parapet bracing projects. Several buildings have received vertical additions, but in many cases this work has been accomplished without detracting from the individual building's contributory status. Overall, the district retains the aspects of design, materials, and workmanship. Historically built at a larger scale than surrounding areas, property values have not, until recently, justified market-driven redevelopment. Developed to its "highest and best use," the district displays much of its post-quake reconstruction character, also retaining the aspects of location, setting, feeling and association.

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

For a full list of references, please see the bibliography in the accompanying Historic Context Statement prepared for the Transit Center District Plan EIR.

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⁴ California Office of Historic Preservation, *Technical Assistance Series No. 6, California Register and National Register: A Comparison* (Sacramento, CA: California Office of State Publishing, November 2004)