



SAN FRANCISCO PLANNING DEPARTMENT

DATE: January 13, 2010
TO: Historic Preservation Commission
FROM: Timothy Frye, Acting Preservation Coordinator, (415) 575-6822
RE: Mission Dolores Neighborhood Survey

At the March 17, 2010, Historic Preservation Commission (HPC) hearing, the HPC adopted the *Mission Dolores Neighborhood Context Statement and Survey*. When finalizing the HPC Motion, the Planning Department (Department) had difficulty in determining whether the Dolores Street Median and Dolores Park were included by the HPC as contributors to the identified "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction District."

On April 7, 2010, the Department provided the HPC with a transcript of the discussion regarding the adoption of the survey and context statement. It was at that time that the HPC acknowledged that it was their intent to include the Dolores Street Median and Dolores Park as contributors to the identified district, but the final action to adopt the survey was unclear. The HPC asked the Department to bring the survey to a future hearing to clarify the HPC's original intent and to adopt additional findings in support of the March 17, 2010 Motion to adopt the context statement and survey.

The Department re-noticed the survey area on December 21, 2010 to inform all owners and tenants of the January 19, 2010 HPC hearing. The Department also provided the Survey FAQ sheet that was developed as part of the Eastern Neighborhoods Survey effort in order to provide additional information regarding the purpose and use of survey information. As of the date of this memorandum, the Department has received one email from an owner that was not satisfied with the information provided in the Survey FAQ sheet, and a position letter from Carey & Co. Both are attached for your consideration. Also provided is the transcript that was discussed at the April 7, 2010 HPC hearing, finalized Motion No. 0056 from the March 17, 2010 HPC hearing, and a draft Motion for your consideration.

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission DRAFT Motion No. HEARING DATE JANUARY 19, 2011

Date: January 19, 2011
Case Number: 2010. 0140U
Staff Contact: Tim Frye: (415) 575-6822
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ADOPTION OF ADDITIONAL FINDINGS IN SUPPORT OF THE MARCH 17, 2010 HISTORIC PRESERVATION COMMISSION MOTION NO. 0056, IN ORDER TO CLARIFY THAT THE DOLORES STREET MEDIAN AND DOLORES PARK ARE INCLUDED WITHIN THE SURVEY FINDINGS AS CONTRIBUTORS TO THE IDENTIFIED HISTORIC DISTRICT.

1. WHEREAS, the Historic Preservation Commission (HPC) adopted the Mission Dolores Neighborhood Context Statement and survey findings with modifications at its March 17, 2010 hearing which Motion is incorporated herein and made a part thereof as though fully set forth; and
2. WHEREAS, the Historic Preservation Commission, finds that Dolores Park and the Dolores Street Median are also found to be identified contributors to the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District."

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby reaffirms the March 17, 2010 adoption of the *Mission Dolores Neighborhood Survey*, with modifications, and additional finding that the Dolores Street Median and Dolores Park are identified contributors to the identified district, and

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of this Motion No. XXXX, to the California State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on January 19, 2011

**Motion No.
January 19, 2010**

Mission Dolores Neighborhood Survey

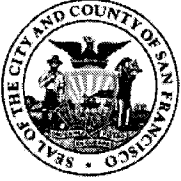
Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: JANUARY 19, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0056 HEARING DATE: MARCH 17, 2010

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Date: April 14, 2010
Case Number: 2010. 0140U
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ADOPTION WITH MODIFICATIONS OF "MISSION DOLORES NEIGHBORHOOD SURVEY."

PREAMBLE

WHEREAS, the Methodology for recording and evaluating historic resources contained in the Office of Historic Preservation publication Instructions for Recording Historical Resources of March 1995 and future editions of that publication is based on the Secretary of the Interior's Standards and National Register of Historic Places Criteria cited therein.

WHEREAS, that the *Mission Dolores Neighborhood Survey* was prepared by qualified historians in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board.

WHEREAS, that the *Mission Dolores Neighborhood Survey* was reviewed by Planning Department qualified historians for accuracy and adequacy according to the established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government).

WHEREAS, that the *Mission Dolores Neighborhood Survey* was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy at a public meeting agendized for this purpose.

WHEREAS, that the San Francisco Historic Preservation Commission adopts the Historic Context Statement of the *Mission Dolores Neighborhood Survey*, which shall be updated by the project sponsor, the Mission Dolores Neighborhood Association, to incorporate comments of the Commission and the public resulting from the public hearing.

WHEREAS, that future Landmark and Historic District Designation Reports and Structures of Merit Nominations may demonstrate historic significance by reference to the Historic Context Statement of the *Mission Dolores Neighborhood Survey*.

WHEREAS, that in the future, in evaluating properties, historic significance may be demonstrated by reference to the Historic Context Statement of the *Mission Dolores Neighborhood Survey*.

WHEREAS, that the San Francisco Historic Preservation Commission adopts with modifications the Primary Records (DPR 523A forms) of the *Mission Dolores Neighborhood Survey*, which shall be updated by the project sponsor, the Mission Dolores Neighborhood Association, to incorporate revised construction dates as determined by the Planning Department.

WHEREAS, that the San Francisco Historic Preservation Commission adopts the Building, Structure, and Object Records (DPR 523B forms) of the *Mission Dolores Neighborhood Survey* for the following seven properties: 666-668 Church Street; 690 Church Street; 700 Church Street; 740 Church Street; 207 Dorland Street; 215 Dorland Street; and 223 Dorland Street.

WHEREAS, that the San Francisco Historic Preservation Commission disapproves the Building, Structure, and Object Records (DPR 523B forms) of the *Mission Dolores Neighborhood Survey* for the following two properties: 718 Church Street and 3867 20th Street.

WHEREAS, that the San Francisco Historic Preservation Commission adopts the District Record (DPR 523D form) of the *Mission Dolores Neighborhood Survey* for the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District", as documented by the consultant firm of Carey & Co., Inc. and as proposed by the project sponsor, the Mission Dolores Neighborhood Association.

WHEREAS, that the San Francisco Historic Preservation Commission recommends that, at such time as the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District" may be nominated for official designation and/or listing on a historic register, further research should investigate potential expansion of the historic district boundary and/or period of significance in order to consider including additional properties within the neighborhood that are currently not identified as contributors, such as the Golden Fire Hydrant, and buildings erected during the 1920s-30s that convey Spanish Colonial Revival architectural style, including public schools, as contributors to an officially designated and/or listed historic district.

WHEREAS, that the San Francisco Historic Preservation Commission concludes that additional research and documentation is required in order to evaluate the proposed Dolores Street "Cultural Landscape" and its components as identified in the *Mission Dolores Neighborhood Survey*, most notably the Dolores Street center median strip between Market and 20th Streets, and Mission Dolores Park; and that additional research and documentation should include completion of DPR forms that may include Primary Records (DPR 523A forms) and Building, Structure and Object Records (DPR 523B forms) for properties that currently lack complete documentation, a District Record (DPR 523D form) for the larger area under consideration, and possibly a Linear Feature Record (DPR 523E form) if necessary; and that sufficient information is contained in the *Mission Dolores Neighborhood Survey* to conclude that the Dolores Street central median strip between Market and 20th Streets, and Mission Dolores Park, an urban open space with deep historical and cultural associations, are potential individual historic resources pursuant to CEQA, as well as identified contributors to the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District".

WHEREAS, that in order to finalize the *Mission Dolores Neighborhood Survey* as adopted with modifications by the San Francisco Historic Preservation Commission, the project sponsor, the Mission Dolores Neighborhood Association, shall further refine the *Mission Dolores Neighborhood Survey* and make technical edits and changes as required, including: revisions to Primary Records (DPR 523A forms) to include updated construction dates as determined by the Planning Department; revisions to two Building, Structure, and Object Records (DPR 523B forms) for 718 Church Street and 3867 20th Street in order to address evaluations that were disapproved by the San Francisco Historic Preservation Commission, as agreed upon by the sponsor's professional consultant, Carey & Co., in their letter to the Commission dated March 17, 2010; revisions to the Historic Context Statement to incorporate information provided by Mr. Jonathan Lammers in his letter to the Commission dated March 15, 2010, as well as to more accurately characterize significant changes that occurred within the neighborhood between the end of World War I and the beginning of World War II; and revisions to address any further comments of the staff of the California State Office of Historic Preservation.

WHEREAS, that a copy of the duly adopted (final and revised) *Mission Dolores Neighborhood Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby adopts with modifications the *Mission Dolores Neighborhood Survey*, and

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the (final and revised) *Mission Dolores Neighborhood Survey*, following update by the project sponsor, the Mission Dolores Neighborhood Association, to incorporate comments of the Commission and the public resulting from the public hearing, and any further comments received of the staff of the California State Office of Historic Preservation, and this Motion No. 00xx, to the California State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 17, 2010.

Linda D. Avery
Commission Secretary

AYES: Chase, Damkroger, Martinez, Matsuda, Wolfram

NAYS: None

ABSENT: Buckley, Hasz

ADOPTED: March 17, 2010

TRANSCRIPT OF MOTION FOR THE MISSION DOLORES NEIGHBORHOOD SURVEY
Wednesday, March 17, 2010

NOTE: This transcript starts at the conclusion of public comment and includes commissioner's deliberation and motion.

Commissioner Wolfram:

It seems to me that there is a few overlapping themes to this neighborhood – one which has been pointed out in the Context Statement and in the proposed historic district is that the fire line survivors and the reconstruction. But I think I would say actually, equally important, I think the institutional character of the neighborhood – this kind of city beautiful movement centered on Dolores Street, on that median, the palm line median, on Dolores Park – were centered on the former church lands at the heart – Mission Dolores at the heart is of exceptional significance and it goes until I would say at least until 1932 and includes all of the Spanish Revival buildings that are there in such a great concentration.

And it's interesting because if you look at the map that has the green color which is 1915 to 1939, there's a lot of buildings from that period in this neighborhood; and there are just I think exceptional institutional and religious structures; and I think ..., it just seems like we're kind of missing the point if we just say this is just a fire line survivor neighborhood. I think that if you go there, really a lot of the character of the neighborhood that makes it unique and such an exceptional neighborhood is this kind of public civic character; these incredible religious buildings; and the Notre Dame College; and the Christian Science Church; and the Lutheran church; and the Mission High School; and the Everett Middle School; the Mission Dolores Catholic School; Sanchez Elementary School – I think it just provides this exceptional character that's just beyond just this little collection of residential structures that happened to have survived the earthquake and fire.

I think if we adopted this neighborhood and said it ended in 1909 or 1918, I think we would be kind of missing a big story of the neighborhood and what really makes it ... gives it an incredible character in the city and makes it different from other neighbors. So I would really argue that I think we need to recognize a broader history of the neighborhood.

I completely disagree with the Planning Department's assessment of the four little tiny historic districts centered just on residential structures. And I also disagree with the splitting of it – that we are only just dealing with the west side of Dolores Street because it seems crazy. Let's say we are going to create a Civic Center Historic District (well, there is one), but if we did it and we are going to split City Hall right down the middle and half would be on one side and later we are going to deal with the other half of the Civic Center.

I think Dolores Street is really the heart of the neighborhood and I think Mission Dolores, the church, is kind of the center of it. I just think that the Spanish Revival, that architecture of Mission High School and Everett Middle School is really an incredible treasure and it's interesting because if you analyze ..., the Planning Department has done this analysis of how many non-contributing structures there are and they are including all those buildings as non contributing (all the ones that fall between 1918 and 1932), but if you put those in as contributing you are going to get a lot more contributing structures. You'll have a much higher percentage of contributing structures in this district.

Just throwing that out there.

Commissioner Martinez:

I agree with Commissioner Wolfram's comments. You know, just to walk around the district you are struck by the number of Spanish Revival structures. It's a story that has sort of been missing. The whole story of the re-discovery of the mission's interest in the Spanish history (they didn't like talking about Mexican history) as part of ..., connected with property development; making basically a PR effort to bring more people to California and the promulgation of the romance of California and this whole thing with Charles Loomis and so on. So there is this whole story about promoting California and the romance of its Spanish heritage that was important to the development of California and bringing people here. That was one of the reasons the missions were re-built was as sort of cultural scenery for real

estate development. And it is striking, even though the schools were built as part of this other program that's noted. But it is striking that there are so many important Spanish Revival schools – two of the most important, Everett and Mission High – close by the church. When you see the two towers together looking down Dolores there is no question that this was a kind of ensemble of creation to create something specifically Spanish. So I would on-goingly ..., the adoption of any historic district there is a certain process to it, but I think I would like to see us adopt the context statement and endorse the updated findings of Carey & Company; but make a recommendation that going forward as we pursue a historic district that we include an extension of the Period of Significance and looking at the inclusion of this other story about the Spanish Revival.

Commissioner Damkroger:

That was well put. I would agree with that and that is why I asked the initial question about the Period of Significance. I would be interested in a response about how doable that is given contracts, and work loads, and that kind of thing. If anybody has any idea about how to get at that? I also would like to note that I agree that I did not think that 718 Church merited National Register or Cal Register when I looked at it. I thought the three Dorlan properties (I think 207, 215, and 223) did. To see them in real life as it were is a pretty wonderful little clip – those three properties. I also would like to see Mr. Lamers information included. It seems like it is useful. The Planning Department's updated building dates, I thought that was also very useful so it would be important to include that. The golden fire hydrant I was concerned about because I don't remember seeing anything about the golden fire hydrant. Maybe I missed it.

President Chase:

Sir, you'll have to come to the microphone and actually the public comment has closed so you're going to have to respond to her question.

Speaker:

The Carey & Company plan excluded not only the fire hydrant but essentially the streetcar tracks at the J line. So that's why it only went up to the buildings on 20th Street and sort of cut that out. That's why I asked that you include that. And it's a simple matter; you just include that as part of that little section. You'll notice on the map that there was a little jog there.

Commissioner Damkroger:

Thank you. With the Chair's indulgence, I'd like to know from Carey and Company if there is any reason not to do that (to include the fire hydrant)?

President Chase:

Just for the record, I see some heads shaking no, that there's no reason that it cannot be included.

Commissioner Damkroger:

Okay, thank you. I think that's it.

President Chase:

I just want to make a couple of remarks about this and one is that one of the conflicts that I perceived here today is about the issue of integrity of resources. I think it's important for us as commissioners to note that there are varying ways to look at integrity. But I think in this case where the district and the importance of this area has a very long history. If you're talking about the period that is included in this, it's a fairly wide swath of time. A single change to a building is not a reason to exclude on the basis of integrity. There has to be the accumulation of either changes over time or the loss of siding where the other architectural features are in place does not mean that it has lost its integrity under the evaluation process. You have to be very careful about that. The other is that I think that what has come up in terms of the comments about the survey activities on the east side of Dolores Street, which I know about personally because of my involvement on a couple of committees – 1) formerly the Historic Preservation Fund Committee – the notion that there is a delineation in when survey activities occur does not mean that those surveys should not inform one another. That whether it be an amendment to this district as other information becomes available, or that the work of the Planning Department on the east side of the street should in fact inform this. I think we are at and can very easily fall into establishing hard boundaries that have little or no meaning when it comes to the true development of the city and the value and the

integration of those resources into a comprehensible set of district boundaries. In the future, I would hope that both the Mission Dolores folk and the report established in the survey by Carey & Company and the other work done by past consultants be considered as a part of how we look to development of districts in the future in this area. With that, commissioners, do we have a motion?

Commissioner Wolfram:

I just want to make a comment about the context statement and a sentence I disagree with and we may just want to correct it. On page 52, where it says "no significant changes came to the Mission Dolores neighborhood between the end of WWI and Americas entering into WWII." I disagree with that statement because some of the largest buildings in the neighborhood were built in that period. So I don't think you could say that no significant changes came. I think that ... I mean Mission High School is huge and the Everett Middle School and the other school, so I would hardly say that no significant changes. I think that statement needs to be revised.

President Chase:

Any other comments?

Commissioner Wolfram:

In terms of the district, I would like to recommend that it include a longer date of significance – extend the period of significance, but also that it include the Everett Middle School in the outline. Are we proposing to adopt the context statement and then what will we do with the district?

President Chase:

There are several alternatives. You could in fact adopt with recommended changes. Or you could ask that it be changed and brought back.

Commissioner Damkroger:

Or we could, as it seemed Commissioner Martinez may have been alluding to, we could support the district as it is now with a comment that we would like to see up to 32 or 39 or however be added to the district. That was where my question about feasibility came in. Am I interpreting you correctly?

Commissioner Martinez:

Yeah. Basically I think what the action, correct me if I'm wrong, asked of us is whether or not to endorse the context statement and its findings; and the Planning Department had comments about those findings and disagreed with the findings. So I think what is in front of us right now is what findings we are endorsing. And I think what we can basically say is that endorse – ***I guess this is the start of a motion*** –

- **endorse the context statement and the findings as updated by Carey & Company including the areas (items) where they agree with the Planning Department; another caveat that I think we should add is that it appears that the dates probably do need to be looked at again as per the Planning Department's discovery around the 1905 Sanborn maps; that we tentatively agree with the recommended boundaries but through the process of designating the district, understanding those boundaries might change becoming smaller or larger that's just part of the process, but I think we can endorse the boundaries on a tentative basis;**

Commissioner Wolfram:

- Per the MDNA Survey, not per the Planning Department

Commissioner Martinez:

- **Right, per the Carey & Company recommendation as a working boundary; and that we recommend that if there is a discussion of initiating a district that it include a longer period of significance and that this other story be part of the criteria.**

Commissioner Wolfram:

- **That it include a period of significance up until at least 1932 – centered around Spanish Revival and the cultural movement**

Commissioner Martinez:

So that is the motion and I welcome amendments

Commissioner wolfram:

- **And I would amend that I would like to make the modification about the inter war years in the context statement, that significant changes did come in the inter war years.**

Commissioner Martinez:

- **I accept that modification**

President Chase:

- **I would also like to see Mr. Lamer's comments included – the material (the letter provided) by Mr. Lamer**

Commissioner Martinez:

- **Oh, yes**

Commissioner Wolfram:

- **The material on the street closures and the rear lot buildings**

Commissioner Martinez:

- **Yeah, and I know that there are rear lot buildings on other alleys also.**

President Chase:

- **How do we feel about the golden fire hydrant?**

Commissioner Wolfram:

- **I would say that that could be included and I would recommend the Everett Middle School be included.**

Commissioner Martinez:

I agree with all of those amendments

Commissioner Damkroger:

- **I don't know how my fellow commissioners feel about this, but I think it is in the motion about the individual properties. On page 2 of the draft motion, the third WHEREAS paragraph, from my perspective I think that 718 Church does not meet the criteria for the National or California Register, and I doubt that 3867 20th Street does, but 207, 215, and 223 Dorland I believe they do. I would include those.**

Commissioner Martinez:

- **Yes, definitely. But as part of my motion I was endorsing the March 17 letter we just received from Carey & Company, which does concede those two. So that's why I want to incorporate the March 17th letter as changing their previous recommendations.**

Commissioner Damkroger:

Al right then, second the motion

Preservation Coordinator Tina Tam:

I'm sorry, but I'm very confused as to what's going on at this point. So I'll go ahead and walk you through some of the comments that I'm hearing from you.

- **It sounds like you want to expand your boundaries and the period of significance to include properties that weren't part of the survey that is before you, is that correct?**

Commissioner Martinez:

No.

- **We are endorsing the boundaries recommended by Carey & Company as the tentative boundaries, recognizing that they may change in the future if we do decide to initiate a historic district. We will look at the boundaries again during that process and they may expand or contract. But for now we are endorsing these boundaries as they are presented to us. We are recommending that if a potential district is brought to us for initiating that the period of significance be expanded.**

Preservation Coordinator Tina Tam:

So the discussion about the fire hydrant and the school properties are not part of the motion?

Commissioner Martinez:

- **I think we have to say that we would recommend in the future that that might be a source of expansion, but I think we have to look at endorsing what's been presented to us.**

Preservation Coordinator Tina Tam:

Let's be very clear because it really means how much more work either we as the Planning Department needs to do or the neighborhood association needs to do.

Commissioner Martinez:

- Right now I think we should stick with just endorsing the boundaries that have been presented to us, recognizing that they may change through the further process.

President Chase:

Alright, are we all clear? We have a motion and a second, let's call the roll.

Secretary Avery:

Commissioners, I'm not sure if I can get all of this, but let me state on the record that I will transcribe your motion so that all of these changes are included in your minutes as you have stated here today.

- The motion on the floor is to adopt the survey; and a couple of the changes is that you are endorsing the boundaries that have been proposed currently with the understanding that they might expand or contract in the future; you are recommending that if a district is brought to you, you would expand the period of significance until at least 1932; adopting Carey & Company findings in their letter of March 17th that amend their findings.

Again, your motion will be transcribed and be part of your minutes. I would encourage all of you to look at that and make sure you correct that if I get anything wrong.

On the motion that is on the floor that you have stated today: [called roll resulting in a vote of +5 - 0 for approval. Commissioners Buckley and Hasz were absent]

Preservation Coordinator Tam:

I'm sorry, but to go back to our staff report and the idea about learning more about the Mission Dolores Park and the Dolores Street median strip – we were trying to go ahead and acknowledge that. Carey & Company themselves are recognizing that they did not do their evaluation of these features and given that this is within the boundaries of what you want to endorse today, are you concurrent with the fact that we don't need to do further evaluation or DPR523 forms for this?

Commissioner Wolfram:

I would recommend leaving it in the motion. We could just put it in the motion or...

I make a motion that we include that in the motion – a paragraph that additional research is required to evaluate the cultural landscape

President Chase:

Let's be clear about this. We have a motion on the floor to amend a previous motion that has been passed.

Secretary Avery:

Basically commissioners, what you really need to do is resend that motion and then make the motion to include what you have already accepted and also include this new item.

President Chase:

So we need a motion to resend and then we will need a motion to add the additional comments or request of Mr. Wolfram.

Commissioner Wolfram:

- **I move to resend to motion that we just passed.**

President Chase:

We have a motion and Commissioner Martinez just seconded it

Secretary Avery:

On the motion to resend: [called roll resulting in a vote +5 -0 for approval of the motion]

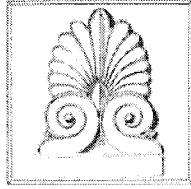
Commissioner Wolfram:

- **I make a motion – the same as the previous motion to adopt the Mission Dolores survey and context statement, but that we add the paragraph from the Planning Department's draft Motion about the additional research for the Dolores Street Cultural Landscape {seconded by Commissioner Martinez}**

Secretary Avery:

On that motion: [called roll resulting a vote of +5 -0 with Commissioners Buckley and Hasz absent]

Again, I encourage you to look at your draft minutes that include this motion and let me know if any changes or correction that may need to take place.



CAREY & CO. INC.
ARCHITECTURE

January 11, 2011

Charles Chase, President
San Francisco Historic Preservation Commission
Architectural Resource Group
Pier 9, Embarcadero, Suite 109
San Francisco, CA 94111

Dear President Chase and Historic Preservation Commissioners,

It has come to Carey & Co.'s attention that the Planning Department is questioning whether the HPC adopted inclusion of Mission Dolores Park and the Dolores Street Median as part of our findings in the "Revised Mission Dolores Neighborhood Survey," dated November 11, 2009. We would like to take this opportunity to present our understanding of the HPC's adoption on March 17, 2010 before the Commission considers the department's query on January 19, 2011.

Carey & Co. presented the following findings in its 2009 historical resources survey and historic context statement:

1. That eight (8) residential buildings appear to individually eligible for the NRHP/CRHR;
2. that further research on thirty-five (35) properties be completed to determine individual significance;
3. that a potential Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District exists;
4. and that a Dolores Street Cultural Landscape exists.

In our description of the proposed historic district, Carey & Co. states, "Its most prominent landmarks include the Mission Dolores chapel and cemetery, the Dolores Street landscaped median, and Mission Dolores Park" (p. 93). Similarly, Carey & Co. lists Dolores Street and Mission Dolores Park as the first two contributors to the proposed Dolores Street Cultural Landscape (p. 98). In the body of the report, Carey & Co. clearly identifies, documents, and justifies inclusion of Mission Dolores Park and the Dolores Street Median as contributors to the proposed Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction District and the proposed Dolores Street Cultural Landscape. The DPR 523 forms for the median and the park are located on pages 373-374 and 507-508, respectively, in Volume 2 of the survey.

Carey & Co.'s understanding is that the HPC voted unanimously to adopt our findings with the following revisions:

1. That Year Built data be updated;
2. that certain properties originally evaluated by Carey & Co. as individually significant for the NRHP be revised as not significant;
3. that the introduction paragraph to the Interwar Years be revised to acknowledge major architectural developments within the neighborhood (i.e. the construction of Sanchez Elementary School, Everett Middle School, Mission High School, the Mission Basilica, a collection of some the most significant expressions of Spanish Colonial architecture in the city);
4. and that a pattern of rear lot construction be acknowledged.

These revisions are minor in scope and do not question Carey & Co.'s findings about the historic significance of Mission Dolores Park and the Mission Dolores Median.

Regarding the proposed Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District, Carey & Co. understood that the HPC voted unanimously to adopt the proposed district without revisions. If the city or a private entity subsequently chooses to pursue an official district nomination under Article 10 of the City Planning Code or for the National Register of Historic Places, the HPC recommended that the period of significance be expanded to incorporate the aforementioned interwar buildings and that the boundaries of the district be revised to incorporate an undefined portion of the eastern side of the neighborhood. As the proposed district in the survey findings does not require revisions, the Mission Dolores Park and Dolores Street Median are contributors.

Some confusion seems to have arisen regarding Carey & Co.'s recommendation "that DPR 523 forms be completed for the Dolores Street Cultural Landscape and that further work be conducted to pursue formal designation of the Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District" (p. 99). This statement does not mention research at all. To be clear, the proposed cultural landscape includes the median, objects located on the median, Mission Dolores Park, and buildings located on both the eastern and western sides of Dolores Street. While completion of DPR 523 forms for some the contributors to the cultural landscape may require further research at a later date, no research is required for adoption of the survey. Further "work" for the historic district *as defined in the survey* may include such activities as filling out the proper forms for district nominations, putting photographs together and labeling them according to specific guidelines, gathering signatures for neighborhood support, attending meetings, and the like. No further historical research is necessary, however, for adoption of the district proposed in the survey.

As Carey & Co. explained at the HPC meeting on March 17, 2010, with the completion of the Revised Historic Context Statement, the city now has in its possession *the most comprehensive history ever written* about Dolores Park, from its origins as two Jewish Cemeteries, to grassroots efforts to persuade the city to create the park in the early 1900s, to current plans to renovate the children's playground. The median also receives extensive attention in the survey and historic context statement. In short, no further research needs to be completed to evaluate Mission Dolores Park and/or the Dolores Street Median as historic resources individually or as contributors to the proposed Mission Dolores Neighborhood 1906 Fire Survivors and

Reconstruction Historic District and to the proposed Dolores Street Cultural Landscape. And again, DPR forms for both the median and the park have been completed (see above).

We believe that the HPC concurred unanimously with the findings as summarized above. If so, the HPC clearly included the Dolores Street Median and Mission Dolores Park as contributors to the proposed Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District as well as to the proposed Dolores Street Cultural Landscape in its adoption of the "Revised Mission Dolores Neighborhood Survey," dated November 11, 2009.

Please feel free to contact me if you have any further questions or concerns.

Sincerely,

Karen McNeill, Ph.D.
Senior Historian/Architectural Historian
Carey & Co., Inc.

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415.773.0773 x 224



"Peter Bray"
<tordoggy@yahoo.com>

12/29/2010 08:04 AM

To <tim.frye@sfgov.org>

cc

bcc

Subject comment in advance of public hearing

Dear Tim,

I received a packet (2 pages) in advance of the 1/19/11 public hearing concerning the Historic Resource Survey – Mission Dolores Neighborhood. The document on Planning Department letterhead "Historic Resource Survey Frequently Asked Questions" posed a question: "As a tenant or property owner, what are the disadvantages of the survey?" The 2-paragraph answer wholly sidestepped the question. That's not so good; it leaves me feeling unrepresented.

Peter

Peter Bray
3566 17th St. No. 2



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 19, 2011**
Hearing Time: **Beginning at 12:30 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Historic Resource Survey: Mission Dolores Neighborhood**
Hearing Body: **Historic Preservation Commission**

PROJECT DESCRIPTION

This notice is to inform you of a public hearing to be held regarding a recently adopted historic resource survey that includes a building that you may own. At its March 17, 2010 hearing the Historic Preservation Commission (HPC) adopted the survey findings of the Mission Dolores Neighborhood Survey. The Planning Department has calendared another hearing on January 19, 2011 to clarify whether the adoption of the survey findings include Dolores Park and the Dolores Street median. **No new information will be presented by the Planning Department at the January 19, 2011 hearing regarding the Mission Dolores Neighborhood Survey.**

No action is required of you, and there are no changes to the permitted uses or base zoning of your property as a result of the survey. The survey materials, including information that may pertain to the survey, are available to the public for review at the Department offices and on the Department's webpage located at: http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National and/or California Registers, or are eligible for local designation. No listing/designation is proposed at this time. For information regarding how surveys can be used by the Planning Department, property owners, and the public, please see the enclosed document titled, Historic Resource Survey Frequently Asked Questions

Please contact the Planning Department by phone, fax, email, or letter if you have questions or comments about the survey results and materials; to request more information about the review process; or if you would like additional information regarding surveys. When leaving a message at the Department, please include your name, contact information, and address of the property.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tim Frye** Telephone: **(415) 575-6822** E-Mail: tim.frye@sfgov.org

Historic resource survey program homepage: <http://sfplanning.org/index.aspx?page=1826>

SURVEY MATERIALS AND RESULTS ONLINE: The survey materials and results are available online on the Planning Department's website:

http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf

中文詢問請電 415.558.6282

Para sa impormasyon sa Tagalog tumawag sa: 415.558.6251

Para información en Español llamar al: 415.558.6307



SAN FRANCISCO **PLANNING DEPARTMENT**

Historic Resource Survey Frequently Asked Questions

What is the purpose of this survey?

The purpose of the Survey is to assemble historic information about the buildings within the study area and to determine which of those buildings have some special historic, cultural, or architectural significance. Historic surveys are only one of the various specific studies used by the Planning Department in the development of the area plans and to inform the building permit and entitlement process. Other topics studied include housing, transportation, and open space.

In accordance with California State and Federal guidelines, surveys may identify a property for its historic, cultural, or architectural significance. Associations to people or events cannot be known without conducting a thorough analysis of each individual property, and are unfortunately beyond the scope and budget for many surveys. However, if there is a specific area of study within the survey area that you believe has been overlooked, please contact us. Your information will help the Planning Department in scoping future surveys within the area.

Does the survey mean that my property is a Landmark?

No, the results of a survey are not a Landmark designation of a building. A survey is an information gathering tool. Landmarks designation is a completely separate process that requires property owner notification and several public hearings.

What does it mean to be located within an eligible historic district?

Historic districts are collections of buildings and features that are unified by a shared history or architecture. A district is made of "contributors" and "non-contributors" based on the association to that shared history or architecture. In compliance with California State law, the Planning Department identifies buildings and districts that are eligible for designation. As noted above, a survey is not a formal Landmark designation, but it does identify those areas that are eligible for designation.

As a tenant or property owner, what are the benefits of the survey?

Owners, tenants, and prospective buyers generally see an advantage to a completed survey because knowing a building's historic status ahead of time brings more certainty to the permitting process. Without a survey, the building permit applicant is usually responsible for providing historic background information on a building. Obtaining this information can add up to a lot of time and money spent before the Planning Department can begin their review of a project. A survey is beneficial because the Department has already completed this part of the review process. Surveys also identify properties that can be designated. There are three separate levels of designation of historic resources: Local (Article 10 & 11), State (California Register of Historical Resources), and Federal (National Register of Historic Places). All three designations qualify buildings to use California's State Historical Building Code and are eligible to apply for a property tax reduction provided by the Mills Act

As a tenant or property owner, what are the disadvantages of the survey?

The determination of whether a property is of historic, cultural, or architectural value is based on factual documentation. While there will always be some owners or tenants that do not agree with the final determination,

a survey strives to evaluate each property within the study area in a balanced and objective manner. If there is a factual error in our documentation or you have additional information regarding a property, please let us know – we want to hear from you. Contact information is listed on the survey notice.

While some may see a historic survey determination as a disadvantage, the truth is that the permit review process is identical for all properties regardless of whether or not a survey has been completed. With or without a survey, California State regulations require the Planning Department to make a determination on the historic status of a property when almost any permit application is submitted for review. A survey provides the needed information to complete that review and facilitates the Department's permit review process.

I don't want to be part of the survey. How do I opt out?

A property cannot be removed from the survey area because of owner or tenant objection. All properties are required to be evaluated in some form to provide information on the areas of historic, cultural, or architectural significance within the survey areas. If there is a factual error in our documentation or you have additional information regarding a property, please let us know – we want to hear from you. Contact information is listed on the survey notice.

Will the survey impact my property's taxes or its value?

No. As far as property taxes are concerned, neither the valuation of property by the Assessor's Office nor the tax rate is affected directly by a survey. There are specific benefits available under federal and local economic incentive programs to owners that choose to have their surveyed building designated. Again, designation is an entirely separate process and is required to be eligible for these incentives. Additional information about these incentive programs is available at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5075>.

Will the survey make it harder to remodel the interior of my property, such as remodel my kitchen or bathroom?

No. There is no change in the manner in which the Department reviews building permit applications to remodel the interior of a residential building or commercial space. There are no additional fees, extended review periods, or delays in the processing of a permit application for interior work to a surveyed property.

Will the survey make it harder to change the exterior of my property, such as replace my windows?

A common misconception is that a historic building cannot be altered and is "frozen in time." While the Planning Department is generally concerned with exterior work that is visible from the surrounding public right-of-way, such as the street or the sidewalk, the survey results do not prohibit one from making alterations to the exterior.

Obtaining a permit to make exterior alterations on a historic property can be accomplished as quickly as any other permit. Understanding a building's historic status ahead of time brings more certainty to the permitting process and will facilitate the Planning Department's review of any proposed exterior changes. In regards to window replacement, the Planning Department has developed window replacement guidelines that apply across San Francisco to all properties, surveyed or not. For more information please visit the Planning Department's website at: [http://www.sfplanning.org/ftp/files/publications reports/Standards for Window Replacement.pdf](http://www.sfplanning.org/ftp/files/publications%20reports/Standards%20for%20Window%20Replacement.pdf) or call the Planning Information Center at 415-558-6377 for a hard copy.

For additional information, please visit the Planning Department's Preservation FAQ webpage:

<http://www.sfplanning.org/index.aspx?page=1832>