



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 21, 2011
TO: Historic Preservation Commissioners
FROM: Mary Brown, Preservation Planner
RE: Landmark Designation Work Program Discussion

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PROJECT BACKGROUND

This informational presentation to the Historic Preservation Commission (HPC) is intended to inform and guide prioritization of the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011. There is no action required at this time.

At the regularly scheduled January 19, 2011 hearing, Planning Department (Department) staff gave a presentation focused on Article 10 Landmark designations to date. The presentation identified trends related to the location, property types, social history, and construction dates of existing Landmarks. It also provided background on designations made primarily for a property's association with a significant person, event, or cultural group, rather than solely for its architectural qualities. The Department provided this information, at the HPC's request, in order to inform and prioritize the HPC's Work Program for FY2010-2011.

At the January 19, 2011 hearing, the HPC requested additional information to assist in the prioritization of the Work Program. This additional information includes the status of Department review of community sponsored historic and cultural surveys and a compilation of previous documentation related to past Landmarks Preservation Advisory Board's Work Programs. Based on the Department's previous analysis of underrepresented Article 10 property types and styles, the Department has also compiled additional information that may be of assistance in the prioritization process.

Based on the direction given to Department staff at the March 2, 2011 hearing, the Department will return with a draft Work Program for review and action at a future HPC hearing. Owners of potentially impacted properties, related Citizen Action Committees, the wider preservation community, and other interested stakeholders will be noticed regarding this future hearing.

Attachments:

- Appendix A: Landmark Analysis, HPC hearing December 15, 2010 / January 19, 2011
- Appendix B: Research Status: Landmarks Preservation Advisory Board Work Programs 2002-2007
- Appendix C: Proposed Template for 2010/2011 Landmarks Designation Work Program
- Appendix D: Market / Octavia Recommendations for Article 10 Designation
- Appendix E: Docomomo Northern California, San Francisco Modern Inventory
- Appendix F: Historic Resource Surveys Status
- Appendix G: National Register Historic District List
- Appendix H: Recommendations Chapter of San Francisco Modern Context Statement

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Memo

Appendix A:

**Executive Summary: Landmarks Designation Work Program,
Hearing Date December 15, 2010 / January 19, 2011**



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Landmark Designation Work Program

HEARING DATE: DECEMBER 15, 2010

Date: December 8, 2010
Case No.: **2010.2776**
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REQUESTED COMMISSION ACTION

This informational presentation to the Historic Preservation Commission (HPC) is intended to inform and guide prioritization of the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011. There is no action required at this time. Based on the discussion at the December 15, 2010 hearing, the Planning Department (Department) will return with recommendations at the January 19, 2011 HPC hearing.

PROJECT BACKGROUND

At its August 4, 2010 hearing the HPC directed Department staff to provide background information on Article 10 Landmark designations to date and identify, if any, trends related to the location, property types, social history, and construction dates of existing Landmarks. While there are no specific Landmark designation criteria outlined in Article 10 of the Planning Code, the HPC was also interested in designations that were made primarily for a property's association with a significant person, event, or cultural group, rather than solely its architectural qualities. It is the Department's understanding that the analysis contained in this report will be used to inform and prioritize the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011.

The budget for this fiscal year allocates one full-time equivalent (FTE) staff to Landmark designation and other related activities as directed by the HPC. Given the number of eligible resources identified in recent surveys and in past Landmark Preservation Advisory Board work programs, and the workload associated with each designation, staffing for only a limited number of designations is feasible. The projected number of hours and level of work required for each Landmark designation is documented in the following sections.

Also presented is a proposed quarterly reporting structure to monitor resource allocation for Landmark designations and to allow for the HPC and the Department to prioritize designations as appropriate.

PROJECT DESCRIPTION

Part 1: Analysis of Existing Landmark Designations

To document trends, the Department coded each Landmark based on a range of variables including: date designated, age of property when designated, construction date, style, property type, and scale. Results of this coding were charted and displayed in GIS maps. (See Appendix.) In addition, properties that were found to be significant due wholly or in part to an association with a significant person, event, or ethnic or cultural community were identified.

Landmark Preservation Advisory Board Designations

The purpose of Landmark designation is two-fold: to bestow distinction upon and foster appreciation of San Francisco's most significant buildings, structures, and objects, and to provide an additional measure of protection for properties vulnerable to demolition or inappropriate alteration. The Landmarks Preservation Advisory Board (LPAB) was established in 1967 with the adoption of Article 10 of the Planning Code. The City of San Francisco designated 260 Article 10 Landmarks and 11 Historic Districts in San Francisco during the LPAB's four decades of activity. Mission Dolores, San Francisco's oldest extant building and first Article 10 Landmark, was designated in 1968.

The 1960s – 1970s was a particularly active period for Landmark designation. Over 40% of San Francisco's Landmarks were designated during the first decade of preservation activity. Early designations focused on churches, commercial buildings and 1850s-era brick commercial buildings concentrated in the Jackson Square area. Relatively few residential buildings were designated – just one of the first 40 San Francisco Landmarks was residential, the Colonel Dames Octagon House (Landmark No. 17). The 1980s also witnessed significant designation activity, with a notable concentration of designations in the Downtown area. The last two decades have witnessed a significant decrease in the number of individual Landmark designation, averaging fewer than four designations per year. Just one building was designated in 2009 (Metro Theater, Landmark No. 261) and one in 2010, the Marina Branch Library. See Figure 1.

The LPAB was not consistent in its numbering system for designations. Individual Landmark designations typically consist of a single building; some individual designations, however, included several buildings, for example, Landmark No. 210 covered the Murphy Windmill and adjacent Millwright Cottage. Other clusters of buildings received individual Landmark numbers for each building, for example, the Tanforan Cottages (Landmark No. 67 and 68), and Woods Hall (Landmark No. 257) and the adjacent Woods Hall Annex (Landmark No. 258).

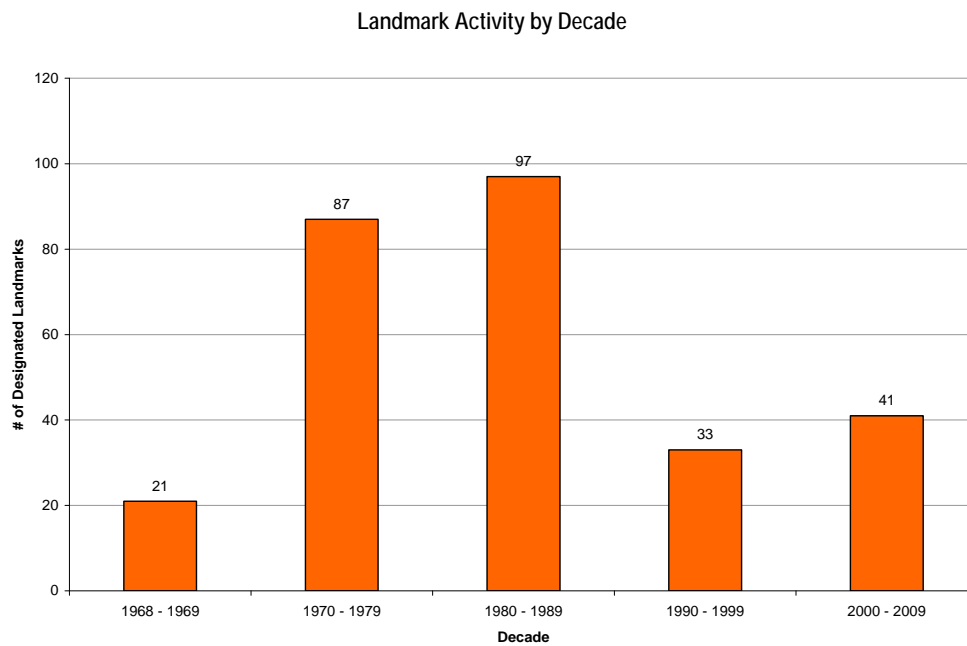


Figure 1 Source: San Francisco Planning Department

Year Built, Styles, and Architects

The first decade of LPAB designation activity focused on the City’s oldest buildings. More than half of all Landmarks are survivors of the 1906 earthquake and fire. Victorian-era styles, in particular, Italianate design, as applied to single-family dwellings and commercial brick buildings are well represented. Many Landmarks were built during the period of intense building activity that characterized the reconstruction of San Francisco in the decade following the disaster. Styles of these buildings drew heavily from the Beaux-Arts and Classical Revival design idioms. Just 3% of Landmark buildings were constructed after 1930, resulting in few buildings designed in a Modern style. Notably underrepresented are buildings designed in the regional vernacular, the Bay Region Traditions. See Figure 2.

San Francisco’s Landmark’s were designed by Master architects of local and national significance, including Willis Polk, Timothy Pflueger, the Newsom brothers, Louis C. Mullgardt, Julia Morgan, John Reid Jr., John Galen Howard, A. Page Brown, H. C. Baumann, Henry Geilfuss, Frank Lloyd Wright, Ernest Coxhead, Bernard Maybeck, and Albert Pissis. Due in part to the loss of building permit records during the 1906 disaster, the names of architects for almost a quarter of Landmarks are not known.

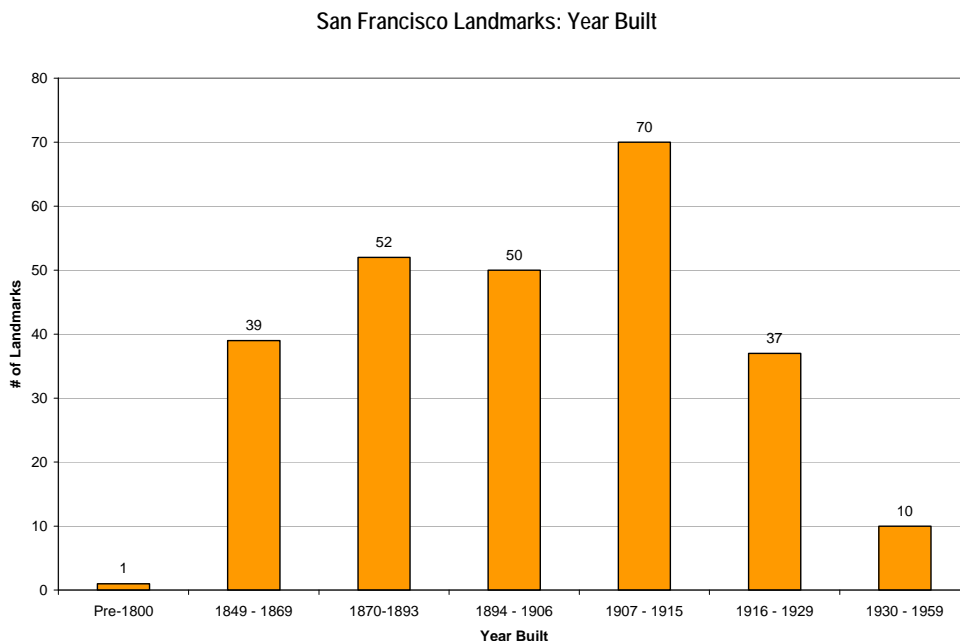


Figure 2 Source: San Francisco Planning Department

Recent Past

The term “Recent Past” is used by preservationists to describe a period of time that encompasses the present up to fifty years ago. Currently there is just a single Recent Past Landmark, the San Jose Theater / NAMES Project building (Landmark No. 241), at 2362 Market Street. It is an unusual Landmark for San Francisco in that its significance is derived from its association with the 1980s AIDS Quilt project, rather than for specific architectural qualities. The building is greater than 50 years of age, constructed in 1906, and, due to numerous alterations, does not possess distinctive characteristics in terms of design, workmanship, or materials. Just 10 buildings constructed after 1930 are designated Landmarks. However, past Landmarks Preservation Advisory Boards, beginning in 1975, have demonstrated a willingness to designate Recent Past properties. See Figure 3. The LPAB designated eight buildings that, at the time of designation, were less than 50 years old. These include:

- Landmark No. 72: Frank Lloyd Wright’s V. C. Morris gift shop, designated in 1975 at age 26
- Landmark No. 84: War Memorial Complex, designated in 1977 at age 46
- Landmark No. 99: Schoenstein Pipe Organ Factory, designated in 1977 at age 49
- Landmark No. 107: Public Works Administration-era Rincon Annex Post Office, designated in 1980 at age 41
- Landmark No. 122: Clay Street Center, designated in 1981 at age 49
- Landmark No. 170: One building included in the Grace Cathedral Close Landmark designation – the Cathedral School for Boys, a Modern building erected in 1966 – was designated in 1984 at age 18

- Landmark No. 183: Skidmore, Owings & Merrill's (SOM) Crown-Zellerbach Building, designated in 1987 at age 28
- Landmark No. 254: Doggie Diner Sign, designated in 2006 at age 40

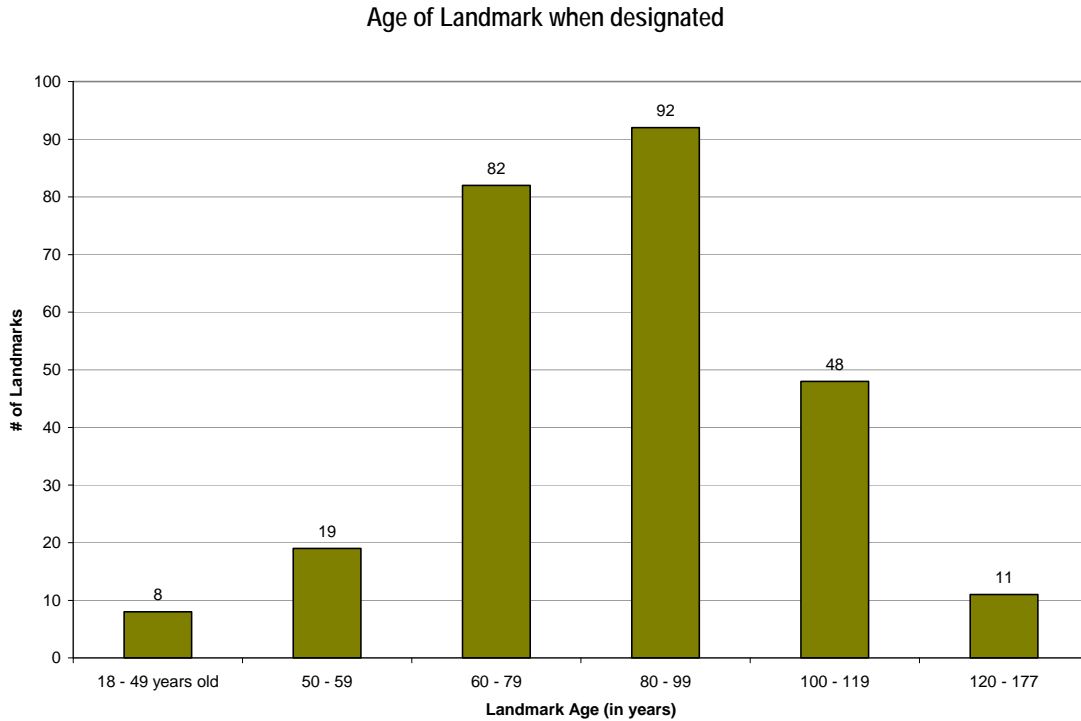


Figure 3 Source: San Francisco Planning Department

Landmark Property Types

Nearly a third of Landmarks are residential buildings and the overwhelming majority of these are large, high-style, single-family houses. Just a handful of residential Landmarks are small-scale or vernacular, including the Stanyan House (Landmark No. 66), the Tanforan cottages (Landmarks No. 67 and 68), an earthquake refugee shack (Landmark No. 171), the Shipwright's Cottage (Landmark No. 250), and the Glazer-Keating House (Landmark No. 251). Few apartment buildings are designated Landmarks; exceptions include The Chambord (Landmark No. 106), Gaylord Hotel, a residential hotel (Landmark No. 159), and the Howard / 26th Street Cottages, a low-rise residential complex (Landmark No. 206).

A quarter of Landmarks are government, educational or institutional buildings. These Landmarks include six fire stations, ten schools, five Carnegie branch libraries, and a handful of state and federal buildings. The diverse range of institutional buildings include several hospitals, a Columbarium, and social service, fraternal, or neighborhood organization buildings, including:

- Landmark No. 86: Potrero Hill Neighborhood House, which served the Molokans, a sect of Russian immigrants

- Landmark No. 111: Associated Charities Building (Family Services Agency)
- Landmark No. 122: Clay Street YMCA Center
- Landmark No. 169: Campfire Girls Building (Jewish Community Center)
- Landmark No. 178: Mission Turn Hall (Women's Building)
- Landmark No. 242: Infant Shelter (S.F. Conservatory of Music)

Nine percent of Landmarks are religious buildings, nearly all are Christian churches with the exception of the Ohabi Shalome Synagogue (Landmark No. 81) and the B'nai David Synagogue (Landmark No. 118). All of the religious buildings, with the exception of St. Brigid's Church (Landmark No. 252), were designated prior to the passage of California Assembly Bill 133 in 1994. Passed by the state legislature, AB 133 gave religious organizations absolute control over whether their property could be historically designated by a city or county. No other property owners have this power.¹ St. Brigid's Church was designated after the property was transferred to a private entity.

A third of San Francisco Landmarks are commercial (15%), office (10%), or industrial (8%) property types. Commercial buildings include 10 movie theaters, 10 banks, six hotels, and several restaurants and retail establishments. Landmark office buildings are typically office towers located in Downtown or smaller-scale mixed-use buildings with offices on the upper stories. Industrial buildings are often two- to three-story brick warehouses, many are located in the South of Market area. A few commercial and industrial buildings are notably small in scale, including Hoffman's Grill² (Landmark No. 144), Jack's Restaurant (Landmark No. 146), and F.V. Wilbert's Blacksmith Shop (Landmark No. 149).

Not all San Francisco Landmarks are buildings. Landmark structures and objects include sculpture, bridges, signage, and linear features such as the Path of Gold Light Standards along Market Street and the Golden Triangle Light Standards. Several bridges are designated, including the Third Street Bridge (Landmark No. 194) and Golden Gate Bridge (Landmark No. 222). Designated sculpture and objects include Lotta Crabtree Fountain (Landmark No. 73), Samuel's Clock (Landmark No. 77), the Doggie Diner Sign (Landmark No. 254) and numerous sculptures and monuments in Golden Gate Park. Several landscapes are also designated, including the Music Concourse in Golden Gate Park (Landmark No. 249) and Washington Square Park (Landmark No. 226).

¹ Margaret Randal. "Holy War: In the Name of Religious Freedom, California Exempts Churches from Historic Preservation." *Santa Clara Law Review*, Santa Clara University, 1996.

² The one-story Hoffman's Grill was designated in 1981. A condition of approval granted development rights above the building if a small-scale restaurant serving space was preserved at the ground floor. Today, the retained restaurant is surrounded on all sides, including above, by a contemporary office tower.

Landmark Property Types - Combined

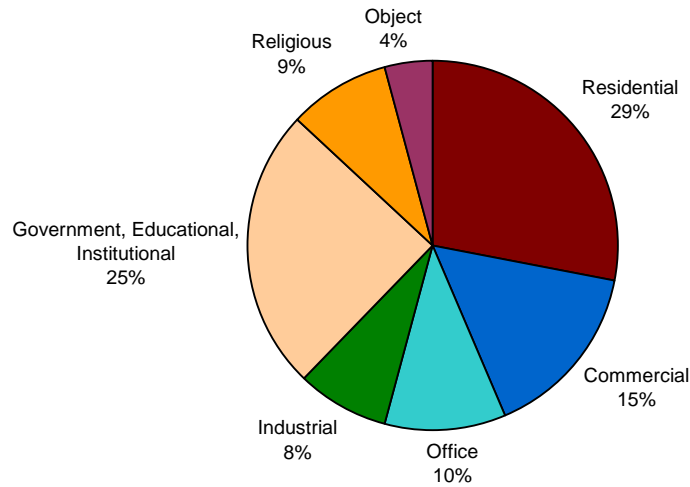


Figure 4 Source: San Francisco Planning Department

Geography

Landmarks are concentrated in Downtown, the Financial District, central neighborhoods, and historically affluent neighborhoods to the north. Pacific Heights, Nob Hill, Russian Hill and North Beach contain significant concentrations of designated buildings. The Mission District, with its many survivors from the 1906 disaster, also features scattered Landmarks. Several clusters of Landmarks are located in the South of Market area. Neighborhoods to the south, southeast, southwest, and northwest, however, contain very few Landmarks. The area south of the Mission District to the San Mateo County border, spanning from the Pacific Ocean to the San Francisco Bay – over a third of the City’s land area – contains just a dozen Landmarks. See Appendix Maps.

Cultural Association

The vast majority of Landmarks were evaluated and designated based on architectural considerations. Typically, Landmarks represent intact, high-style design, rather than vernacular architecture. However, additional criteria including a building’s association with a significant person, culture, or event were also considered when designating Landmarks. Beginning in the early 1970s, several buildings were designated due fully or in part to their association with significant people, events, or cultural associations, including the Dennis T. Sullivan Memorial Fire Chief’s Home (Landmark No. 42) and the Donaldina Cameron House (Landmark No. 44). Later examples of designations based largely on the association with a significant person, event, or cultural association include:

- Landmark No. 127: The utilitarian Old Spaghetti Factory in North Beach, a converted industrial building, was designated for its association with Bohemian culture and the Beatnik literary scene.
- Landmark No. 148: The Kerrigan House and Studio was designated for its association with the artist Ruth Cravath and for its Bay Tradition design.

- Landmark No. 211: The Madame C. J. Walker Home for Girls and Women for its association with a community service organization that served the African American population from 1921 to 1970.
- Landmark No. 213: The Joseph Leonard House for its association with residential racial integration in San Francisco and with its first African-American owner, Cecil F. Poole, a prominent lawyer and judge.
- Landmark No. 227: The Castro Camera and Harvey Milk residence for its association with Harvey Milk and the gay civil rights movement.
- Landmark No. 228: City Lights Bookstore for its role as a publisher of Beat Generation literature and its association with significant writers and poets including Allen Ginsberg and Lawrence Ferlinghetti.
- Landmark No. 229: The Garcia and Maggini Warehouse for its association with the 1934 General Strike.
- Landmark No. 238: The San Francisco Labor Temple / Redstone Building for its association with historic labor events in San Francisco, particularly the 1934 San Francisco General Strike.
- Landmark No. 241: The San Jose Theater / NAMES Project Building for its association with the NAMES Project and AIDS Quilt in the 1980s.
- Landmark No. 246: The James Lick Baths / People's Laundry for its original function as a bathhouse for the South of Market neighborhood's working class and, later, for its association with prominent Japanese-Americans Matsunosuke and Keitaro Tsukamoto.

Article 10 Existing Historic Districts

From 1975 to 2003, the City of San Francisco designated eleven Article 10 Historic Districts. These historic districts are located primarily in the central, northern, and northeastern neighborhoods and range in size from a handful of buildings to several hundred properties.

Jackson Square Historic District

Eight blocks containing 82 parcels

Period of Significance: 1850s – 1900s

San Francisco's earliest surviving commercial area features commercial and mixed-use buildings, predominately brick, erected in the 1850s to 1860s. Buildings are typically two- to three-stories with commercial uses at the high ground story. Designated 1972.

Webster Street Historic District

Three blocks containing 25 parcels

Period of Significance: 1878 – 1880

This residential historic district in the Western Addition features a unified collection of builder-developed residences designed in the Italianate style. The single-family residences and duplexes were designed for middle-income home buyers. Designated in 1981.

Northeast Waterfront Historic District

Nine blocks containing 53 parcels

Period of Significance: c.1850s – 1940s

This commercial and industrial historic district reflects waterfront storage and maritime activities, from the Gold Rush era to World War II. It features a large collection of warehouses and industrial buildings constructed of brick and reinforced concrete. Designated in 1983.

Alamo Square Historic District

Sixteen blocks containing 281 parcels

Period of Significance: 1870s – 1920s

This large residential historic district is clustered around Alamo Square in the Western Addition. It features richly ornamented houses and flats, designed in a range of Victorian- and Edwardian-era styles, primarily for businessmen and the upper-middle class home buyer. Alamo Square itself is a contributing feature. Designated in 1984.

Liberty Hill Historic District

Ten blocks containing 298 parcels

Period of Significance: 1860s – 1900s

This Mission District historic district features Victorian-era residences designed primarily in the Italianate, Stick, and Queen Anne styles. It contains a mix of uniform developer built tracts for the working class and larger, custom-designed residences for middle-income home buyers. It includes mixed-use buildings, primarily along Valencia Street, that feature ground-level retail spaces. Designated in 1985.

Telegraph Hill Historic District

Six blocks containing 90 parcels

Period of Significance: 1850 – 1939

This eclectic hillside historic district features the largest concentration of pre-1870s buildings in San Francisco. The residential district features small-scale dwellings accessible only via narrow pedestrian-only lanes and staircases, as well as larger, iconic Modern buildings such as Richard Neutra's Kahn House and the Streamline Moderne Malloch Apartment Building. Designated in 1986.

Blackstone Court Historic District

One block containing four parcels

Period of Significance: c.1850s – c.1900

The significance of this tiny mid-block residential district is more historical than architectural. It is centered around the now-filled Washerwoman's Lagoon. The lot lines, small houses, and location on a pre-Gold Rush trail present a unique physical expression of pre-1906 development in the Marina District. Designated in 1987.

South End Historic District

Six blocks containing 84 parcels

Period of Significance: 1867 - 1935

This industrial and warehouse district features a collection of single- and multi-story warehouses. Constructed of brick and reinforced concrete, the warehouses are associated with maritime and rail activities. The majority of buildings were erected between 1906 and 1929. Designated in 1990.

Civic Center Historic District

Fifteen blocks containing 61 parcels

Period of Significance: 1906-1936

The Civic Center historic district consists of monumental institutional buildings flanking a central open space, as well as nearby large-scale commercial and apartment buildings. Civic Center institutional buildings are unified in a Beaux Arts Classical design, described as “American Renaissance.” The Civic Center Plaza is a contributing feature. Designated in 1996.

Bush Street Cottage Row Historic District

Two blocks containing 23 parcels

Period of Significance: 1870 - 1885

The historic district is comprised of 22 residential buildings – primarily of flat front Italianate and Stick design – plus a walkway and a small park. Located in the Japantown neighborhood, the buildings are relatively small-scale and a uniform two-stories in height. In the 1930s, the walkway was commonly known as “Japan Street” due to the neighborhood’s large population of Japanese-American residents. Designated in 1991.

Dogpatch Historic District

Nine blocks containing 131 parcels

Period of Significance: 1867 - 1945

This district features the oldest enclave of industrial workers’ housing in San Francisco. It is located to the east of Potrero Hill in the Central Waterfront district. The small-scale Victorian-era cottages and flats housed workers from the shipyards and maritime-related industries of the adjacent Potrero Point. Also included are several industrial, commercial and civic buildings. Designated in 2003.

Part 1 Summary

Based on the Department’s analysis, it appears that many of San Francisco’s earliest and most significant buildings are designated Article 10 Landmarks. San Francisco’s Landmarks predominately reflect the experience, domiciles, and businesses of historic San Francisco’s more powerful and affluent residents. The overwhelming majority of Landmarks are large-scale or monumental works designed in a high-style interpretation of Classical or Victorian-era styles. Nonetheless, several smaller and/or vernacular buildings are designated Landmarks, typically for their association with a significant person, cultural association, or event. Generally, San Francisco’s Article 10 Historic Districts more often reflect buildings, styles, and patterns of development related to working- and middle-class residential development. Commercial and industrial buildings and warehouses are also well represented in historic districts.

Landmarks and historic districts are spatially concentrated in older, more affluent, and commercially oriented areas, primarily in the central, northern, and northeastern portion of the City. Neighborhoods to the west, southwest, south, and southeast have few designated Landmarks or historic districts.

Several building styles, property types, and patterns of development are notably underrepresented. Underrepresented styles include the First Bay Tradition, Craftsman, and Modern styles such as Streamline Moderne, International Style, Second Bay Tradition, Expressionism, and Midcentury Modern. Under-represented property types include bungalows, residential parks, garden apartments, multi-family residential buildings, retail storefronts, and landscapes, including parks.

Also underrepresented are Article 10 Landmarks that are significant due primarily to an association with people, events, cultural associations, or ethnic groups.

Part 2: Tasks and Hours for Article 10 Landmark and Historic District Designation

The budget for this fiscal year allocates one full-time equivalent (FTE) staff to Article 10 Landmark designation and other designation activities as directed by the HPC. The budgeted equivalent for this FTE is 2,080 hours; however, these hours include non-productive hours such as unpaid furlough days, holidays, vacation, sick time and breaks as well as required activities such as weekly staff meetings and trainings. In order to provide a realistic estimate of the number of designations possible for one FTE, the Department developed tasks and time estimates for various types of Article 10 Landmark and Historic District designations.

The Department identified a set of tasks required to designate an Article 10 Landmark or historic district from initiation to case closure. The tasks are nearly identical for individual Landmarks and historic districts, though an additional step is required for historic districts: Planning Commission review. The number of hours required to complete these tasks is dependent, in part, upon the level of existing research and documentation for a particular property and the level of community support.

Tasks

- Finalize DPR-A and DPR-B forms. Create DPR-L form with any additional required information including a current photograph
- Property owner notification and outreach
- Community meeting preparation, staffing, and follow-up
- Additional outreach, meetings, and presentations to property owners, tenants, and stakeholders
- Post-outreach DPR-A and DPR-B form research and revision
- Hearing related documentation: Executive Summary, Case Report, owner notification letter, HPC Resolution to Board of Supervisors, Planning Commission Resolution to Board of Supervisors and coordinate Ordinance with City Attorney
- Presentations to the HPC, Planning Commission and Board of Supervisors (potentially up to five hearings)
- Post-hearings owning notification; submittal to the Office of Historic Preservation; update of the Department's Parcel Information Database, CHRID, and Planning Code; and case closure.

Landmarks

The Department developed two different scenarios – an evaluated Market/Octavia property and an undocumented property – and related project budgets that take into account the increased amount of time needed to designate undocumented properties. These scenarios are intended to provide some understanding about the potential number and types of Landmarks that could be designated with one FTE.

Scenario A: Individual Landmarks – Market / Octavia Recommendations

The documentation for a number of the properties identified as eligible within the Market / Octavia survey area is considered nearly complete, with minimal research and documentation required to finalize the DPR-A and DPR-B forms. Projected hours for designation:

- 1 Landmark designation: 70 hours / .05 FTE
- 20 Landmark designations: 1,400 hours / 1.03 FTE

Scenario B: Individual Landmarks – Undocumented Property

Considerable research and writing is required to designate an undocumented property. Several properties on the LPAB's previous Landmarks Work Program fall into this category. It appears that typically just 10%- 25% of the research and documentation has been completed for most Work Program items from 2006-2007. Projected hours for designation:

- 1 Landmark designation: 125 hours / .09 FTE
- 20 Landmark designations: 2,500 hours / 1.84 FTE

Historic Districts

The Department estimates a base of 275 hours per historic district designation. Much of this time is focused on community outreach, documentation preparation, and hearing-related activity. An additional four hours of work per contributing property is also expected. For example, an eligible neighborhood historic district that contained 80 contributors would result in a designation that took 590 hours of staff time, equivalent to .44 FTE.

Golden Gate Park Historic District Designation

At the HPC's request, the Department has undertaken preliminary research and documentation of issues related to Article 10 designation of Golden Gate Park to address areas that are missing or undeveloped within the National Register Nomination Form. This item will be before the HPC at its January 19, 2011 hearing. If the HPC initiates designation, the Department estimates an additional 300 hours (approximately) of staff time – the equivalent of .22 FTE – to research, document, and shepherd the designation through the approval process. This preliminary estimate will no doubt be refined as work on this project progresses.

Part 2 Summary

Prioritization of the Landmarks Work Program should take into account the estimated number of hours required for individual or historic district designations. Economies of scale could reduce the amount of time required for individual Landmark designations.

Part 3: Quarterly Reporting Schedule

The Department will present quarterly informational presentations to the HPC on designation progress and hours expended. The presentations are scheduled at the following hearings:

- Dec. 15, 2010
- March 16, 2011
- June 15, 2011
- September 21, 2011

Quarterly Report: December 15, 2010

From July 1, 2010 to Dec. 2, 2010 the Department charged hours to the HPC Landmark Designation Work Program for the following projects:

Project	Article 10 Designation: Appleton & Wolfard Libraries	
Hours	24.75	
Description	Review and oversight of Article 10 designation including: HPC and Board of Supervisors hearing preparation and follow-up	
Project	Article 10 Designation: Market & Octavia Recommendations	
Hours	35.75	
Description	Review of DPR-B forms for eligible Article 10 properties; internal meetings and review; preparation for owner notification; material preparation for HPC hearing	
Project	Article 10 Designation: Golden Gate Park	
Hours	70.75	
Description	Meetings with Recreation & Parks Department; contact with stakeholders; internal policy meetings; field visits and photography; research and document review; development of recommendations; creation of inventory spreadsheet; mapping	
Project	Landmark Designation Work Program	
Hours	33.50	
Description	Development of tasks and hourly budget per nomination; analysis and coding of 260 Landmarks; mapping; meetings; quarterly reporting; and material preparation for HPC hearing	
Total expended to date:	165 hours	12% FTE
Total remaining³:	1195 hours	88% FTE

Part 3 Summary

Future quarterly reports will include progress and scheduled completion dates for specific properties included on the HPC's Work Program.

³ When non-productive hours and weekly required meetings and trainings are taken into account, this FTE equates to approximately 1,360 hours for dedicated designation work.

ISSUES AND OTHER CONSIDERATIONS

- This report has focused specifically on Article 10 designations. The HPC might also consider expanding its Work Program to include levels of designation in addition to Article 10. According to Section 3.B.4 of the Market Octavia Ordinance, the Landmarks Board may: “(1) initiate formal listing as outlined in Planning Code Section 1004 et seq.; and/or (2) nominate all California or National Register-eligible districts with the California Office of Historic Preservation (OHP), as outlined in the Office of Historic Preservation Technical Assistance Series #7.”
- Recent Area Plan surveys, including Market Octavia, South of Market, and the Mission District have identified and documented hundreds of properties as eligible for listing in the California Register of Historical Places (California Register) as individual resources or historic district contributors. These survey findings were adopted or are currently under consideration for adoption by the HPC. Only a small percentage of these identified resources are likely candidates for Article 10 designation, most are determined eligible for the state or national registers. Officially designating these identified eligible resources can promote awareness and pride in San Francisco’s historic, cultural, and architectural heritage and can provide property owners with additional local, state or federal financial benefits.
- The California Office of Historic Preservation is currently developing procedures for officially listing survey-identified resources on the California Register. While not finalized, the procedures will likely consist of owner notification and a single hearing at the State Historical Resources Commission. OHP has expressed an interest in testing their new procedures with one of the Department’s recently adopted surveys. The Department will report back as more information on this process becomes available.

Attachments:

Article 10 Landmarks Property Types Map
Article 10 All Landmarks Map
Article 10 Landmarks Northeast Quadrant Map
Article 10 Landmarks Southeast Quadrant Map
Article 10 Landmarks Southwest Quadrant Map
Article 10 Landmarks Northwest Quadrant Map
Article 10 Inventory Coded Spreadsheet

Appendix B:

**Research Status: Landmarks Preservation Advisory Board Work
Programs 2002-2007**

Research Status

Landmarks Preservation Advisory Board: Landmark Work Programs 2002-2007

Name / Address	Work Program FY	Research Status
David Hewes Building / 995 Market Street	2002/2003	-
Yerba Buena Cemetery / Bounded by Market, McAllister and Larkin streets	2002/2003	-
First Doelger House / 1419 39 th Avenue	2002/2003	-
ILA Headquarters / 115 Steuart Street	2002/2003	-
Farnsworth Laboratory / 202 Green Street	2002/2003	70% complete
Arab Cultural Center / 2 Plaza Street	2002/2003	-
Ramallah Club, Federation / 1951 Ocean Avenue	2002/2003	-
Temple of Emmanuel (SF Girls Chorus) / 1337 Sutter Street	2002/2003 & 2005/2006	90%
Samuel Gomper's Trade School / 106 Bartlett Street	2002/2003	30%
Buena Vista North Historic District	2002/2003	25%
Mona's Bar / 440 Broadway	2002/2003 & 2005/2006	10%
Finocchio Club / 506 Broadway	2002/2003	10%
Canessa Building, Black Cat Café / 708-710 Montgomery	2002/2003	10%
Hyde Street Hill Historic District	2002/2003	-
Del Monte Warehouse / 1620 Montgomery Street	2005-2006	25%
Musicians Union Hall / 230 Jones Street	2005-2006	-
Bath House for Fleishhacker Pool / San Francisco Zoo	2005-2006	20%
Mother's Building / San Francisco Zoo	2005-2006	20%
21 st Street Transit Shelter (Muni) at Chattanooga	2005-2006	5%
Sailor's Union of the Pacific Building / 450 Harrison Street	2005-2006	75%
Forest Hills Clubhouse / 381 Magellan Avenue	2005-2006	75%
Parkmerced	2006-2007	100%
Tallant Flats /	2006-2007	10%

2870-78 Washington Street		
Van Ness Light Standards	2006-2007	10%
Sunshine School / 2728-2762 Bryant Street	2006-2007	40%
49-mile Scenic Drive signs	2006-2007	10%
Mission National Bank / 3068 16 th Street	2006-2007	25%
Muni's Transit Shelters:		
-Stockton Entry Tunnel		
- Duboce Park Portal	2006-2007	25%
- West Portal		
- SF General Hospital		
- Chattanooga Street		

Potential Landmarks and Historic Districts considered, though not chosen, for the 2002-2003 Landmark Designation Work Program include:

- o Cobblestone Street (Rhode Island at 24th)
- o Van Ness Avenue Light Standards (Related to PPIE)
- o Laguna Heights Apartments (Joseph Eichler development / designed by Claude Oakland)
- o ALCOA Building and Landscape (SOM architect, SWA landscape architect)
- o Chinese Historical Society of America
- o Chronicle Building (5th & Mission streets)
- o Williams Building, (office of Mattachine Society, Daughters of Bilitis)
- o The Pool of Enchantment in Golden Gate Park
- o House of Neal & Carolyn Cassidy, 29 Russell Street
- o Bekins Storage Building, 13th & Mission Streets
- o North Beach Historic District
- o WPA Libraries
- o Single story cottages from 1860s into the 1870s (general)
- o Early Auto Garages
- o Edwardian Apartment
- o Fire Line Historic District
- o 8th & Mission Historic District
- o Historic Stairways

Potential Landmarks and Historic Districts considered, though not chosen, for the 2005-2006 Landmark Designation Work Program include:

- o Golden Fire Plug Historic District (Blocks on Chattanooga Street)
- o 751-757 Fourteenth Street / 1-3 Boynton Court
- o 115 Parker Avenue
- o San Francisco Rescue Mission
- o 465 Hoffman Street
- o Branch of Compton's Cafeteria "Riot Site" at 101 Taylor Street

- Chattanooga Street Historic District
- Coronet Theater, 3575 Geary Street
- Fugazi Hall, Casa Coloniale Italiana (Italian Settlement House), 678 Green Street
- Vesuvio Café, Cavalli Building, 253 Columbus
- Hotel Golden Eagle (400-406 Broadway)
- Friscia Sea Foods Fish Processing buildings, 555-575 Francisco Street
- Tommaso's, 1042 Kearny Street
- Maybeck Building, 1736 Stockton Street
- John Yehall Chin Elementary School, 350 Broadway
- Eureka Valley / Castro Historic District
- Mission Dolores Neighborhood

Potential Landmarks and Historic Districts considered, though not chosen, for the 2006-2007 Landmark Designation Work Program include:

- Royal Bakery, 4773 Mission Street
- Gay Leather Scene Thematic District 1960s-1980s
- Union Litho, 735 Harrison
- Pacific Telephone Building
- 450 Sutter
- Hearst Building
- Former Southern Pacific Building, foot of Market
- Former Matson Building, 215 Market
- PG&E Building, 245 Market
- Doelger Sales Building, Judah at Eighth streets
- ILWU Local 10, 400 North Point
- Former site of Workmen's Educational Association, 141 Albion
- Golden Gate Park Panhandle Residential District
- Inner Sunset Residential District

Appendix C:

**Proposed Template for
2010/2011 Landmarks Designation Work Program**

Landmark Designation
Work Program FY 2010-2011

Name of Project	DPR 523-A status	DPR 523-B status	DPR 523-D Status	Last Action	Property Owner / Community Outreach	Estimated % complete	Anticipated Hearing Schedule	Additional Notes
Golden Gate Park Historic District	n/a	n/a	NR Nomination Form	10-20-10: HPC directed staff to conduct preliminary research	In-progress	35%	Initiation Hearing: May 2011	

Appendix D:

Market / Octavia Recommendations for Article 10 Designation



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

MEMORANDUM

HEARING DATE: DECEMBER 15, 2010

Date: December 8, 2007
Project: Market and Octavia Survey Findings / Work Program
Staff Contact: Moses Corrette – (415) 558-6295
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BACKGROUND

In 2008, the board of Supervisors passed Ordinance 72-08, which added the Market and Octavia Area Plan to the City's General Plan, together with several amendments to the Planning Code. The Ordinance, "Planning Code Amendments to implement the Market and Octavia Area Plan" includes the following adopted provision:

"[Following] survey adoption, the Department shall present any, if any, proposed, identified, eligible districts as recorded on DPR 523D District Records, and 523A and 523B, individual building inventory forms, to the [Historic Preservation Commission (Commission)]. Upon receipt, the Commission may: (1) initiate formal listing as outlined in Article 10 of the Planning Code; and/or (2) nominate all California or National Register-eligible districts with the California Office of Historic Preservation (OHP)."

DATA PROVIDED

The enclosed CD includes three files containing information from several surveys with final adoption from within the Market and Octavia Area Plan. These include Market and Octavia Plan-Level Survey, Market and Octavia Augmentation Survey, and overlapping portions of both the Inner Mission North Survey, and Automotive Support Structures Survey.

The pdf package named "Market Octavia Area Plan eligible districts" contains the following documented historic districts:

- Duboce Park District
- Duboce Triangle District
- Elgin Park-Pearl St Reconstruction District
- Guerrero Street Fire Line District
- Hayes Valley Commercial District
- Hayes Valley Residential District (with updates)
- Hidalgo Terrace District
- Jessie-McCoppin-Stevenson Reconstruction District
- Ramona Street District
- SF State Teachers College Vicinity Apts District
- Upper Market Commercial District (with update)

The CD also includes a pdf package named "381 Market Octavia DPR 523B forms" containing DPR 523B forms that evaluated 381 individual properties from each of the surveys noted above with properties within the Market and Octavia Plan area.

The third file on the CD named: "23 Properties for Discussion" relates to the Department analysis outlined below. Bookmarks are inserted into the pdf file to assist in review.

DEPARTMENT REVIEW

As a means to start discussion, the Planning Department has reviewed all of the eligible properties, and compiled a list intended to represent a diverse selection of property types, periods, and criteria of significance.

One district, the Duboce Park District, was selected from the several that were documented and adopted as eligible. The Duboce Park Historic District contains a total of 89 properties. 80 of these properties have been identified as contributors, giving the District a remarkably high concentration of significant and intact buildings. There is only one notable intrusion: the Harvey Milk Center for Recreational Arts at the west end of the park, which was constructed well after the period of significance. Construction dates for the vast majority of contributing resources within the District range from ca. 1897 to approximately 1905.

While many were found to be eligible, churches and other religious buildings were excluded to avoid conflicts with RLUIPA and AB133. Additionally, School District properties and Fire Stations were excluded pending future discussions of designation programs by property type with each City Agency utilizing more specific contexts.

Eligible properties were gathered, and sorted into four categories: Residential apartment buildings and hotels; single-family and small flats; commercial, industrial and fraternal; and automotive. Buildings were then sorted by integrity, associations and uniqueness. The resulting list of 23 buildings are the results of these reviews.

Two properties are included for discussion were not evaluated in the survey, but are provided to encourage additional diversity in the discussion. The first is a property identified in the "San Francisco Modern Architecture and Landscape Design 1935-1970" context statement which was funded by a grant from the Office of Historic Preservation, and is to be presented to the HPC for adoption in early 2011. The other was a suggestion of one of the City's Preserve America Program partners.

The following pages provide a list of 23 properties selected by the Department to begin the discussion of the Historic Preservation Commission's Work Plan for properties within the Market and Octavia Area Plan, and are not intended to suggest that any property included or excluded should be selected or omitted from the discussion and/or final selection.

Please see the third pdf file on the CD named: "23 Properties for Discussion" to assist in your review.

Property 1

Address: 1693-1695 Market Street
APN: 3504-038
Zoning: NCT-3 85X
Built Date: 1914
Property Type: Residential Hotel
Adopted Status code: 3CS
Notes: High-style building, with the four upper floors intact. Designed by C.A. Meussdorffer.

Property 2

Address: 1580-1598 Market
APN: 0836-010
Zoning: C-3-G 85-R2; VNMDRUSD
Built Date: 1917
Property Type: Apartment building
Adopted Status code: 3CS
Notes: High-style building, with the five upper floors intact, and where non-original storefronts are mostly compatible. A model building of what the M&O plan would encourage. Designed by G. Albert Lansburgh.

Property 3

Address: 150 Franklin
APN: 0834-012
Zoning: C-3-G 85-R2; VNMDRUSD
Built Date: 1912
Property Type: Apartment building
Adopted Status code: 3CS
Notes: High-style building,, completely intact by master architect August Nordin

Property 4

Address: 1657 Market
APN: 3504-046
Zoning: NCT-3 85X
Built Date: 1911
Property Type: Residential Hotel
Adopted Status code: 3CS
Notes: Another high-style residential hotel with good integrity, designed by Hladik and Thayer. (Hladik was a master)

Property 5

Address: 1649-1651 Market

APN: 3504-001
Zoning: NCT-3 85X
Built Date: 1912
Property Type: Apartment Building
Adopted Status code: 3CS
Notes: High-style building, with the four upper floors intact. Designed by MacDonald and Applegarth, a respected SF firm.

Property 6

Address: 1670-1680 Market
APN: 0854-005
Zoning: NCT-3 85X
Built Date: 1923
Property Type: Apartment Building
Adopted Status code: 3CS
Notes: The Gaffney building designed by Walter C. Falch, is intact, even the storefronts.

Property 7

Address: 1666-1668 Market St
APN: 0854-004
Zoning: NCT-3 85X
Built Date: 1913
Property Type: Residential Hotel
Adopted Status code: 3CS
Notes: Unusually styled Colonial Revival apartment building designed by William H. Crim, a native SF architect who also designed commercial buildings and Christian Science churches.

Property 8

Address: 210 Church
APN: 3543-001
Zoning: UPR MKT NCT 40-X/50/55-X
Built Date: 1920
Property Type: Apartment Building
Adopted Status code: 3CB
Notes: An anchor building for the large intersection of Market, Church and 14th Streets, apartment building has good integrity, and is also a contributory building to the Upper Market Historic district.

Property 9

Address: 452-454 Ivy
APN: 0807-021

Zoning: RTO 40-X
Built Date: 1868-1884
Property Type: Single-Family
Adopted Status code: 3CB
Notes: One of the oldest buildings in the M&O area plan, this residential building maintains good integrity. It is also contributory to the Hayes Valley historic District.

Property 10

Address: 1896 Market
APN: 0871-008
Zoning: NCT-3 85-X
Built Date: 1899-1906
Property Type: Residential flats
Adopted Status code: 3S
Notes: This pre-quake survivor, was on the front row of buildings saved, and is placed across the street from one of the 1906 Refugee Camps, as seen in many photos of the period. While the architect is unknown, it is of a high-style.

Property 11

Address: 2173 15th St
APN: 3560-022
Zoning: RH-2 40X
Built Date: 1875
Property Type: Single Family
Adopted Status code: 3CS
Notes: Early gothic style cottage with an owner who has expressed an interest in becoming a landmark.

Property 12

Address: 2177 15th St
APN: 3560-021
Zoning: RH-2 40X
Built Date: 1875
Property Type: Single Family
Adopted Status code: 5S3
Notes: The second, and adjacent gothic cottage in Duboce triangle, also quite early. This example has been altered somewhat.

Property 13

Address: 210 Waller
APN: 0869-001

Zoning: RTO 40X
Built Date: 1931
Property Type: Apartment Building
Adopted Status code: 3CS
Notes: High Style Mediterranean Revival, while not the best in the City, is the best in the M&O area. Designed by architect Charles Strothoff, and built for the owner of the Art Tile and Mantle Company, the building features excellent tile work from the early 1930s.

Property 14

Address: 30 Sharon
APN: 3558-044
Zoning: RTO 40X
Built Date: 1905
Property Type: Single Family
Adopted Status code: 5S3
Notes: Very intact example of an extravagant transitional Victorian/Edwardian single-family house – presently owned and occupied by the grandson of the original owner. Strong ties with the historic Swedish community.

Property 15

Address: 2168 Market
APN: 3542-017
Zoning: UPR MKT NCT 40-X/50-X
Built Date: 1907
Property Type: Fraternal Hall
Adopted Status code: 3S (3CB)
Notes: Swedish-American hall. A stunning building by master architect August Nordin. Recent renovations have been completed, and the owners take great pride in their building. The building is also within the Upper Market Historic District.

Property 16

Address: 2117 Market St
APN: 3543-012
Zoning: UPR MKT NCT 40-X/50-X
Built Date: 1905
Property Type: Fraternal Hall
Adopted Status code: 3CB
Notes: the New Era Hall, for rental to groups without their own building - also designed by Master Architect, August Nordin. Located within the Upper Market Historic District.

Property 17

Address: 1 McCoppin
APN: 3513-001
Zoning: NCT-3 40-X/85-X
Built Date: 1937/1947
Property Type: Public Utility
Adopted Status code: 3CS
Notes: Telephone Exchange building, with its present façade dating to 1947, shows heavy influence of Timothy Pfleuger, but designed in-house. It is the best example of a terra-cotta façade in the M&O plan area.

Property 18

Address: 1687 Market
APN: 3504-040
Zoning: NCT-3 85-X
Built Date: 1925
Property Type: Commercial/Industrial
Adopted Status code: 3CS
Notes: This building is in excellent condition with superb integrity is both a manufacturing plant and retail storefront for the original owner/builder Edward McRoskey Mattress Factory. Designed by Fabre and Hildebrand.

Property 19

Address: 229 Oak
APN: 0838-032
Zoning: Hayes NCT 40-X
Built Date: 1913
Property Type: Private Fire Co.
Adopted Status code: 3CS
Notes: A rarity in the City – a private fire dispatch building. The secondary building has been lost since the survey began, but this main building has great integrity and is well cared for.

Property 20

Address: 401 Castro
APN: 3582-071
Zoning: Castro NC 65B
Built Date: 1901
Property Type: GLBT
Adopted Status code: N/A
Notes: For the purposes of advancing the Preserve America grant, we can designate one of the sites identified by our community partner, Cruisin' the Castro, document

the Twin Peaks Tavern as an Article 10 Landmark. Research would need to be completed, as there are no extant records.

Property 21

Address: 55 Fillmore
APN: 0875-001
Zoning: RTO 40-X
Built Date: 1957
Property Type: Modern Age / Union
Adopted Status code: N/A
Notes: The best example of a modernist building in the Plan area. Recommended by the Modern Age context statement, it was designed by Joseph McCarthy, who took part in the 1949 SF Museum of Art exhibition "Domestic Architecture of the San Francisco Bay Region".

Property 22

Address: 300 Grove
APN: 0792-003
Zoning: NCT-3 65-X
Built Date: 1920
Property Type: Auto Repair
Adopted Status code: 3CS
Notes: Few eligible buildings evaluated under the Automotive Context are within the M&O area Plan. This is the best of the historic automobile repair shops. Designed by a little known architect, A. Lacy Worswick, it has excellent integrity.

Property 23

Address: 56-70 12th St
APN: 3505-009
Zoning: NCT-3 85-x
Built Date: 1912
Property Type: Auto Showroom
Adopted Status code: 3CS
Notes: The second building proposed under the Automotive Context, this is a very early example of a showroom, a use that lasted to 1959. The present façade plastering dates from 1920. The original building was designed by Miller and Colmesnil.

Appendix E:

Docomomo Northern California, Modern Inventory

Name of Building / District / Landscape		Architect or Landscape			
Original Name	Address	Architect	Date	Type	
90 Woodland	Dr. Darling house	90 Woodland	Richard Neutra	1936	Residence
Samuel Gompers Trade School		106 Bartlett St.	Masten & Hurd	1937	Educational
Schiff House	William Schiff & Ernest Wolfes Duplex	2056-2058 Jefferson St.	Richard Neutra	1937	Residence
Roos House		2660 Divisadero St.	John Ekin Dinwiddie	1938	Residence
Kahn House		66 Calhoun Terrace	Richard Neutra	1939	Residence
Maetzger House		3550 Jackson St.	Michael Goodman	1940	Residence
Parkmerced Landscape		Font Blvd and environs	Thomas Church	1940	Landscape
2674 Broadway		2674 Broadway St.	Gardner Dailey	1941	Residence
VC Morris		140 Maiden Lane	Frank Lloyd Wright	1948	Retail
1 Raycliff	Robert Sinton house	1 Raycliff Terrace	Gardner Daily	1951	Residence
2870 Pacific	Mr. & Mrs. Homer Tyler House	2870 Pacific Avenue	Wurster, Bernardi, Emmons	1951	Residence
75 Raycliff	Robert Cahill House	75 Raycliff Terrace	Joseph Esherick	1951	Residence
Ernest Born Residence		2020 Great Highway	Ernest Born	1951	Residence
Goldman House		3700 Washington St.	Joseph Esherick	1951	Residence
Parkside Branch Library		1200 Taraval Avenue	Appleton & Woford	1951	Library
4015 21st St.		4015 21st St.	Wurster, Bernardi, Emmons	1952	Residence
Russell House		3778 Washington St.	Eric Mendelsohn	1952	Residence
Corpus Christi Church		62 Santa Rosa Ave.	Mario Ciampi	1953	Religious
Covenant Presbyterian Church		321 Taraval	Donald Powers Smith	1954	Religious
Electrician's Union		55 Fillmore St	Francis J. McCarthy	1957	Institution
Merced Branch Library		155 Winston Dr.	Appleton & Woford	1957	Library
25 Raycliff	Dr. and Mrs. Robert Smith house	25 Raycliff Terrace	Wurster, Bernardi, Emmons	1959	Residence
Crown Zellerbach		1 Bush St.	SOM	1959	Office
John Hancock building + elevated plaza		(Indemnity Insurance) 255 California Street	SOM / Lawrence Halprin	1959	Office
Japanese Cultural & Trade Center		Geary & Fillmore	Minoru Yamasaki	1960	Institution
International Building		601 California St.	Anshen & Allen	1962	Office
Laguna Heights		Laguna Street	Claude Oakland	1962	Multi family res
Red Rock Housing		Diamond Heights @ Duncan St.	Cohen & Levenson	1962	Multi family res
675 California		675 California St.	A. E. Waegeman	1964	Office
St. Francis Square		Webster, Geary	Marquis & Stoller	1964	Multi family res
Diamond heights Eichler Housing		1000 Block Duncan	Claude Oakland	c.1965	Multi family res
Diamond Heights Goldmine Hill		Diamond Heights	Fisher, Freidman	c.1965	Multi family res

Alcoa Building + Plaza		1 Maritime Plaza	SOM / SWA	1967	Office / Landscape
Bank of California addition		400 California	Anshen & Allen	1967	Office
Golden Gateway Phase I, the towers/townhouses		Jackson St.	WBE/ DeMars	c.1967	Multi family res
Golden Gateway Phase I, townhouses		Washington St.	Anshen & Allen	c.1967	Multi family res
Unitarian Universalist Church Addition		Franklin and Geary	Warren Callister	1968	Religious
Glen Park BART station		Bosworth/Diamond	Born / Corlett & Spackman	1970	Transportation
San Francisco Art Institute (Addition)		800 Chestnut	Pafford Keatinge-Clay	1970	Institution
Sidney Walton Park		Davis & Jackson streets	SWA	1970	Landscape
St. Mary's Cathedral		Geary Street	Nervi / Belluschi	1971	Religious
Embarcadero Center		Battery/Davis	John Portman	1975	Office
Transamerica Pyramid		600 Montgomery St.	William Pereira	1972	Office
Cala Foods		1095 Hyde St	Dudley Wynkoop	1962	Commercial
Cowell House		171 San Marcos Street	Morrow and Morrow	1933	Residential
Golden Gate Bridge			Joseph Strauss, Irving Morrow, and Charles Ellis	1937	Engineering
San Francisco Bay Bridge			Charles H. Purcell	1937	Engineering

Appendix F:

Status of Historic Resource Surveys

Historic Resource Surveys Status

Status: Review of In-Progress and Pending Surveys

Name of Survey	Survey Type	Department Planner	Status	Estimated Completion Schedule
Inner Mission North	Department	Matt Weintraub	75% complete	To HPC in May 2011
Balboa Park Area Plan	Department	Mary Brown	70% complete	Department review and survey products complete by May 2011
Transit Center	Department	Tim Frye	First phase is complete / Additional 55 evaluations are pending	Survey adopted by HPC. Follow-up evaluations to the HPC in Summer 2011
Oceanside	Community Survey: SPEAK	Mary Brown	30% complete	Department review complete by May 2011
Bayview Hunter's Point Redevelopment Area B	San Francisco Redevelopment Agency	Moses Corrette	Pending, survey products awaiting Department review	FY 2011/2012
Mid-Market	San Francisco Redevelopment Agency	TBD	Pending, no survey products to date	FY 2011/2012

Status: Completed Surveys

Name of Pending Survey	Survey Type	Department Planner	Department Review Status	LPAB / HPC Status
Mission Dolores Neighborhood Survey	Community Survey: Mission Dolores Neighborhood Association	Matt Weintraub	Complete	Adopted
Inner Mission South	Department	Matt Weintraub	Complete	Adopted
South of Market	Department	Moses Corrette	Complete	Adopted
Market / Octavia Area Plan	Department	Moses Corrette	Complete	Adopted
Van Ness Avenue Automotive	Department	Moses Corrette	Complete	Adoped
Japantown	Department	Matt Weintraub	Complete	Pending revisions to neighborhood plan
Glen Park Area Plan	Department	Moses Corrette	Complete	EIR to HPC on April 20, 2011

Appendix G:

National Register Historic District List

National Register Historic Districts

In San Francisco, there are 21 historic districts listed in the National Register of Historic Places. Many of these historic districts are under the jurisdiction of the Port of San Francisco or the National Park Service. Several overlap with existing Article 10 historic districts.

Historic District	Article 10 Status
Aquatic Park	
Bush Street – Cottage Row	Article 10 historic district
Fort Mason	
Fort Miley Military Reservation	
Fort Point National Historic Site	
Golden Gate Park	Pending Article 10 historic district
Jackson Brewing Company	Article 10 Landmarks
Liberty Street	Article 10 historic district
Lower Nob Hill Apartment Hotel	
Market Street Theatre and Loft	
Russian Hill – Macondray Lane	
Russian Hill – Paris Block	
Russian Hill – Vallejo Crest	
San Francisco Civic Center	Article 10 Historic District
San Francisco Port of Embarkation	
San Francisco State Teacher’s College	
Second and Howard Streets	
Senior Officers Quarters, Yerba Buena Island	
Southern Pacific Company Hospital	
Uptown Tenderloin	
Yerba Buena Island Lighthouse	

Appendix H:

**Recommendations Chapter:
San Francisco Modern Architecture and Landscape Design
1935-1970 Historic Context Statement**

Chapter 10: Recommendations

Proactive identification, evaluation, and designation of San Francisco’s significant Modern resources is essential if the City is to retain its Modern design heritage. Numerous Modern masterworks have already been destroyed – Gardner Dailey’s Red Cross Building; Raphael Soriano’s Hallawell Seed Company building and nursery; and Jones & Emmons’ Daphne Funeral Home. Numerous other buildings and potential districts have suffered from unsympathetic alterations including Richard Neutra’s first building in San Francisco, the 1935 Largent House, and many of Claude Oakland-designed houses located in Joseph Eichler’s Diamond Heights development. In the Western Addition, alterations of Eichler’s low-rise and high-rise apartments include the wholesale enclosing of open balconies. Early residential buildings by Gardner Dailey, William Wurster, and Henry Hill have been altered nearly beyond recognition.

The following is a set of recommendations for further identification, documentation, evaluation and designation of Modern design buildings and landscapes in San Francisco.

Article 10 Nominations

Numerous properties identified during development of the Modern context statement warrant protection under Article 10 of the San Francisco Planning Code. Prioritization of Landmark designation include the following factors:

- Recent Past properties (i.e., properties constructed after 1960)
- Properties that appear vulnerable to demolition or inappropriate alteration
- Properties associated with Master architects
- Properties that fully embody the aesthetics and feeling of a particular style

Bay Tradition Architects

The following architects have had a considerable impact on the development of a regional Modernism in the San Francisco Bay Area. The output of these master architects varies widely, from just a few known works to dozens of projects in San Francisco. A survey of works by these architects should be conducted in an effort to expand upon existing information, to identify additional historic resources, and to provide a comparative analysis of known works. This survey could lay the foundation for future National Register Multiple Property Submissions and/or individual or historic district listing in the local, state, or national registers. In addition, significant examples of buildings designed in the Second Bay Tradition by unknown or secondary architects should also be identified, documented, and evaluated.

Architects and firms recommended for further study include:

- Gardner Dailey
- William Wurster and the firm Wurster, Bernardi, Emmons
- Anshen + Allen
- Joseph Esherick
- Henry Hill
- Hervey P. Clark
- Francis J. McCarthy
- Erich Mendelsohn

- John Funk
- Charles Warren Callister

Buildings and architects associated with the Third Bay Tradition, which emerged in San Francisco during the late 1960s, towards the end of the Modern context statement's period of significance, likewise require additional research and documentation.

Master Architects

In addition to the Second Bay Tradition architects listed above, San Francisco features the work of numerous locally significant architects. Architects range from the exceptionally prolific H.C. Baumann, who designed dozens of large-scale apartment buildings in a range of styles including Art Deco, Streamline Moderne, and Midcentury Modern to the firm Morrow & Morrow, which is known to have designed only a handful of Modern buildings in San Francisco. A comprehensive survey of these and other master architects is warranted in order to identify and document their significant works.

Commercial Storefronts

Storefronts are particularly vulnerable to alteration. Storefronts constructed from 1935 to 1960 – the zenith of Streamline Moderne and Midcentury Modern storefront design – should be surveyed to identify, evaluate, and protect significant examples of commercial storefront architecture. Several commercial buildings in the Excelsior, for example, were documented during the development of the Modern context statement as previously unknown works of master architect Mario Ciampi. Recommended commercial corridors and shopping centers to survey include:

- Mission Street, between Cesar Chavez Street and Daly City
- Irving, Judah, and Taraval streets in the Sunset District
- Divisadero, Geary, Balboa, and Chestnut streets
- Laurel Village

Redevelopment Areas: Diamond Heights & Western Addition A-1

The San Francisco Redevelopment Agency project area in Diamond Heights features a unique collection of architect-designed Midcentury Modern and Second Bay Tradition buildings including buildings developed by master builder Joseph Eichler. The architect Claude Oakland, who designed multiple building types for Joseph Eichler, is well represented, as are examples of custom designed houses by lesser-known architects including Max Garcias, Edward Wong, Hayes & Smith, and Harold Dow. Most buildings in Diamond Heights were constructed after 1960 and are therefore considered Recent Past properties. The Diamond Heights playground contains some of the only remaining Modern play structures in San Francisco. Numerous buildings have been subject to insensitive alterations. A survey is warranted in order to identify, document, and evaluate this unusual collection of potential Midcentury Modern resources.

The Western Addition A-1 project area features large-scale residential complexes designed by master architects and landscape architects including Claude Oakland, Jones & Emmons, Marquis & Stoller, Lawrence Halprin, and Sasaki, Walker & Associates. Although less vulnerable to demolition than the single-family houses found in Diamond Heights, many units within these larger complexes have already

been subject to unsympathetic alterations. In addition to residential buildings, the Western Addition contains examples of iconic Modern buildings including the Cathedral of St. Mary of the Assumption.

Recent Past properties survey

Several Recent Past properties (i.e., constructed less than 50 years ago) stand out as potentially of “exceptional importance,” thus meeting the special considerations criteria for listing in the National Register. A survey of these exceptionally important properties is warranted in order to proactively protect these significant resources. Likewise, Recent Past properties that meet the California Register’s less-stringent threshold for eligibility should also be surveyed. Recent Past properties that warrant prioritized evaluation include, but are not limited to: The Transamerica Pyramid, the Alcoa Building, the Cathedral of St. Mary of the Assumption, the County Fair Building in Golden Gate Park, Unitarian Universalist Church addition, Paffard Keatinge-Clay’s addition to the San Francisco Art Institute, site and landscape design of BART stations, Redevelopment designed landscapes, and architect-designed residential buildings dating to the 1960s.

Builder-Developer Residential Tracts

A survey of residential Streamline Moderne buildings is needed in order to inventory, evaluate and protect the dwindling stock of significant Streamline Moderne tract houses that retain high integrity. Field reconnaissance indicates that the vast majority of Streamline Moderne residential tract buildings have suffered inappropriate alterations such as the replacement of wood windows with vinyl sash or the reconfiguration of the window openings.

Additional research and documentation, in the form of a Historic Context Statement and related survey, is needed to determine significant themes associated with residential tract developments. During the 1930s – 1950s, San Francisco’s builder-developers constructed residential tracts containing a multitude of building styles, the overwhelming majority of which were designed in traditional or revival style, such as Spanish Colonial, Tudor, French Provincial, or Mediterranean revival. A small number of Modern buildings (Streamline Moderne and Midcentury Modern) were scattered within these largely traditional or revival style developments. Development of a Historic Context Statement and survey specifically focused on mixed-style residential tracts from the 1930s-1950s would help to identify significant examples that are potentially eligible for local, state, or national registers.

Docomomo

The Northern California Chapter of Docomomo maintains an evolving inventory of notable modern buildings and landscapes in Northern California. This inventory is largely focused on San Francisco and the East Bay and is by no means comprehensive. The purpose of the inventory is to highlight examples of modern design in Northern California to encourage awareness and preservation of these buildings and landscapes. This inventory, attached as Appendix D, should be consulted when prioritizing survey areas and/or Landmark designations.

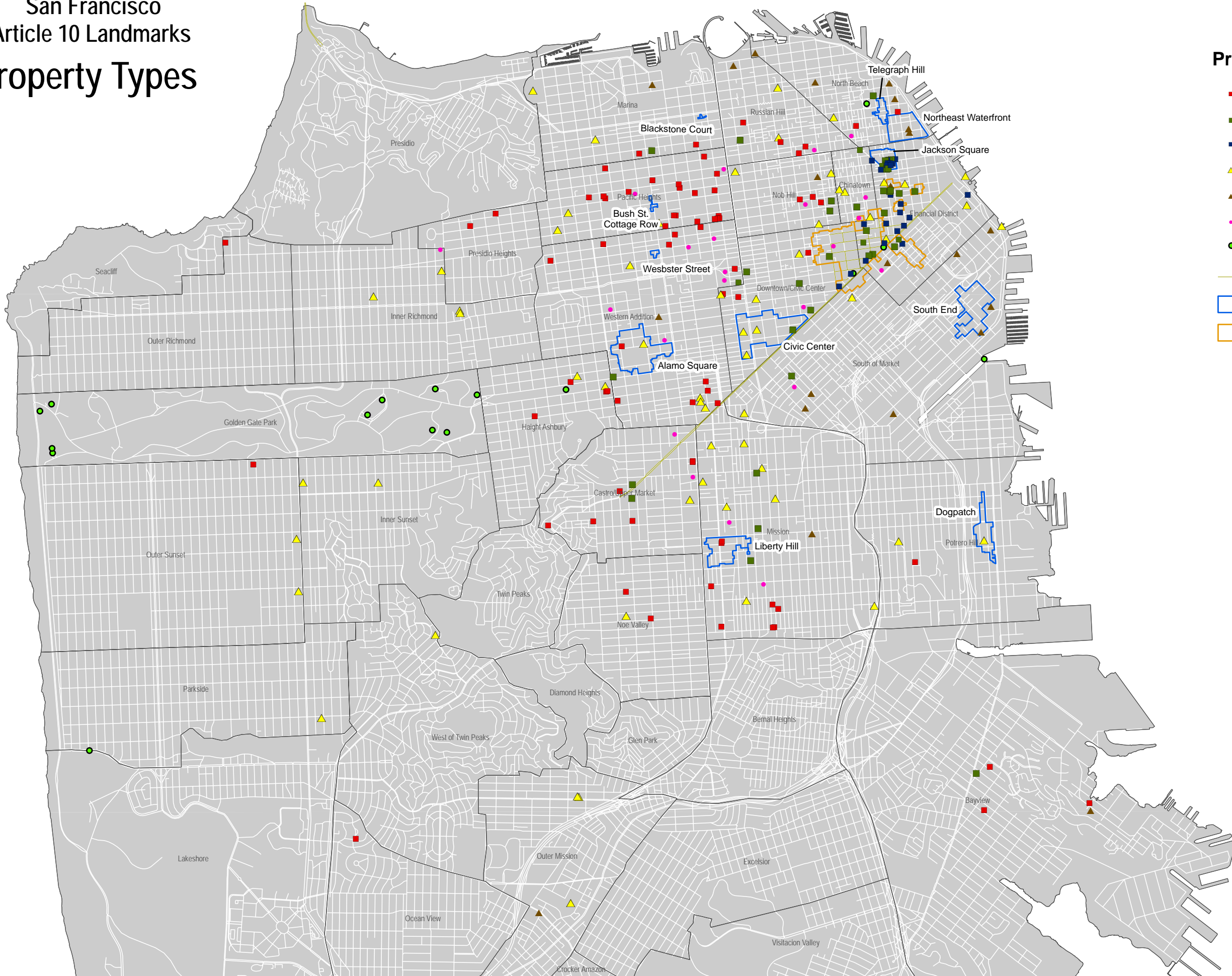
Updates

The Modern Context Statement is a living document that should be updated on a semi-annual basis in order to reflect new research and findings. Updates regarding individual buildings should be reflected in the Department’s Parcel Information Database.

San Francisco Article 10 Landmarks Property Types

Property Types

- Residential
- Commercial
- Office
- ▲ Government, Educational, Institutional
- ▲ Industrial
- Religious
- Object
- Linear Feature
- Historic District
- Conservation District



0 0.5 1 Miles

San Francisco Planning Department
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