



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 15, 2011
TO: Architectural Review Committee of the Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
RE: **Review and Comment for 200-214 6th Street**
Case No. 2011.0119E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Project Sponsor (San Francisco Redevelopment Agency and Mercy Housing California) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposal to demolish the existing Hayston Apartments at 200 6th Street and construct a new nine-story residential complex dedicated to affordable housing.

The project is currently undergoing environmental review (See Case No. 2011.0119E). The subject property at 200 6th Street is a contributing resource to the potentially-eligible 6th Street Lodginghouse Historic District, which was identified in the recently adopted South of Market Historic Resource Survey.

PROPERTY DESCRIPTION

200 6th Street is located at the southwest corner of 6th and Howard Streets (Assessor's Block 3731, Lot 001) in the South of Market neighborhood. Constructed in 1909, this property is a four-story, residential hotel with ground-floor commercial that is currently vacant. The building is clad in brick and has a three-story round bay window at the corner. The building is capped by flat roof defined by a simple molded cornice. The subject property is not designated in any local, state or national historical register and is located within the SOMA NCT (South of Market Neighborhood Commercial Transit) Zoning District with a 85-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed work includes demolition of the existing four-story building and the new construction of a new nine-story residential building (dedicated to affordable housing) with ground floor retail and parking. As designed by Kennerly Architecture & Planning, the new building will feature a total of fifty-six units composed of seventeen three-bedroom flats, twenty-two two-bedroom flats, and seventeen one-bedroom flats. The new building will have two distinct masses: a larger nine-story mass at the corner of 6th and Howard Streets and a smaller eight-story mass along 6th Street. Overall, the design will be contemporary in style and will feature brick veneer cladding, dark patinated metal siding and exposed structural concrete on the exterior. In addition, the project will feature painted or dark anodized aluminum windows, steel and glass entry marquis, and concrete and translucent glass balcony rails.

STAFF ANALYSIS

The Department seeks the advice of the ARC regarding the compatibility of the new construction with the potential historic district as defined by Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards).

The Department would like the ARC to consider the following information:

6th Street Lodginghouse Historic District:

As determined in the recently adopted SOMA Historic Resource Survey, the 6th Street Lodginghouse Historic District is eligible for listing in the National Register of Historic Places at the local level under Criterion A (Events) as the last surviving sizable group of low-budget, single-room-occupancy (SRO) densely packed residential hotels built in the South of Market neighborhood to serve the single male seasonal workers and industrial army after the 1906 earthquake and fire. As defined in the DPR 523D Form completed by Anne Bloomfield in 1997 (see attached):

The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings...19 or about 60% of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. Most are three or four stories tall, a few are five, one is seven, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies are almost non-existent and plumbing scarce.

As part of a Historic Resource Evaluation (dated May 2011), Tim Kelley Consulting defined the character-defining features of the potential historic district as follows:

- Symmetrical or balanced design
- Simple rectangular massing
- Uniform height of commercial first floor
- Use of warm earth-toned masonry or wood siding
- Zero setback from the sidewalk creating an unbroken streetwall.
- Shaped corners overlooking intersections
- Prominent projecting signs

Recommendation:

The Department concurs with the list of character-defining features as defined by Tim Kelley Consulting.

The Department would add three-to-five-story height and prominent cornice lines to the list of character-defining features.

New Construction:

As designed, the proposed project appears to be compatible with the surrounding potential historic district and does provide reference to a number of the district's character-defining features. The proposed project provides a shaped corner as defined by the nine-story mass, which is subsequently scaled down to eight-stories along 6th Street to better relate to the adjacent properties within the potential historic district, which are primarily three-to-five-stories tall. The district does possess a number of taller six- and seven-story buildings. At the ground floor level, the project maintains the consistent line of tall commercial storefronts, which are characteristic of 6th Street. To relate to the warm-tone masonry and prominent cornice lines within the district, the project will provide a simple, projecting concrete cornice over each mass, and will use a brick masonry veneer on the exterior.

While it is clear that the proposed project is differentiated as defined Rehabilitation Standard #9, the design of the exterior does reference the character-defining features, thus provides compatibility with the surrounding historic district. The Department recognizes the contemporary infill design of the proposed project, as related to the potential historic district, and does find it to be on balance compliant with Rehabilitation Standard #9 and the other Rehabilitation Standards.

Recommendation:

As designed, the Department has no recommendations for the new construction and finds it generally compatible with the surrounding potential historic district and its character-defining features.

REQUESTED ACTION

Specifically, the Department seeks comments on:

- The historic district's character-defining features; and
- The compatibility of the new construction with the surrounding potential historic district, as defined by the Secretary of the Interior's Standards for Rehabilitation.

ATTACHMENTS

- 6th Street Lodginghouse Historic District DPR 523D Form
- Tim Kelley Consulting, *Historic Resource Evaluation, 200 6th Street* (dated May 2011)
- Project Sponsor Packet, dated June 1, 2011

HISTORICAL RESOURCE EVALUATION

200 6TH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged by Mercy Housing California to conduct an Historical Resource Evaluation (HRE) of 200 6th Street, a four-story-plus-basement, brick-frame, residential hotel, constructed in 1909 and designed by architect Theo W. Lenzen. The building is identified as a contributor to the Sixth Street Lodginghouse District (District), which has been determined by survey to be eligible for listing on the National Register. This report summarizes existing Historical Resource Evaluations and District Records, examines whether the property is individually eligible for listing in the California Register, and evaluates the impact of the proposed demolition of the building on Historical Resources. At this time, design of a replacement building has not been finalized. Thus the report can not now evaluate its potential effect on Historical Resources.

II. SUMMARY

TKC concurs that the building is a contributor to the District and has determined that it is not eligible for individual listing on the National Register or the California Register. Demolition will cause a substantial adverse change in the significance of the building itself. However, demolition will cause a less than substantial adverse change in the significance of the District. The change in the building's significance can be partially mitigated by suitable recordation prior to demolition. The potential impact of a replacement building on the historic district has not yet been evaluated because no design has been finalized as yet.

III. CURRENT HISTORIC STATUS

The District was first identified and recorded by architectural historian Anne Bloomfield in 1997 on DPR 523 forms. It appears these forms were not submitted to SHPO or the Northwest Information Center. The South of Market Survey conducted between 2007 and 2009 by Page and Turnbull, Inc. for the Planning Department included the district in its findings, along with the 1997 Bloomfield DPR 523D form and new DPR 523A forms for each building in the district. The findings of the Survey were adopted by the Historic Preservation Commission in February 2011. The District was given a status of 3S, or "Appears eligible for NR as an individual property through survey evaluation". While no ratings were specified for the contributing buildings, they are presumed to each be rated 3D, or "Appears eligible for NR as a contributor

to a NR eligible district through survey evaluation.” Thus, the subject building is considered an Historical Resource, and the District is separately also considered an Historical Resource.

The Planning Department database was searched to determine whether the property was identified in any other recognized register of historical resources. The registers searched were the following:

- *Here Today: San Francisco's Architectural Heritage*: This property is not included in either the published book or the survey files.
- *Department of City Planning Architectural Quality Survey*: This property is not included in the 1976 Survey.
- *San Francisco Architectural Heritage*: This property was surveyed by San Francisco Architectural Heritage and given a “C” rating.

IV. DESCRIPTION

A. Site

The site is a generally level parcel at the southwest corner of 6th and Howard streets, a densely developed urban area containing numerous early 20th century residential hotels and rooming houses of masonry construction. Both streets are busy automotive routes. The building extends to the lot lines on both streets and on the south, and has a narrow open space along the west lot line. Aerial photos reveal it has a large central light well.

B. Exterior

The subject building is a four story masonry, rectangular plan commercial and residential hotel structure, clad in brick, with a flat roof. It has an 80 ft. frontage on the north and a 125 ft. frontage on the east. On these primary elevations, it has a two part vertical composition with a double height commercial base surmounted by three stories of residential spaces. The base has largely been covered with plywood, but a continuous transom course of windows is visible. There are at least two entrances to the upper residential floors visible at street level, one at the far left on 6th Street and one at the far right on Howard Street.

A belt cornice separates the two vertical zones and a molded cornice terminates the roofline. Eight bays on the Howard Street elevation and fifteen on Sixth Street each contain a segmental

arched wood sash one over one double hung window. The corner of the building features a three story round bay window with a group of three curved glass one over one double hung windows at each story. The secondary west façade has windows similar to those on the primary façades, but lacks their architectural treatment. It is clad in rough brick. The south façade abuts an adjacent building.

Since 1998 a number of pieces of furniture have been modified and hung from the exterior of the building, an art work named “Defenestration.” This installation is superimposed on the building and is not considered an architectural modification.

C. Interior

The interior of the building was stripped down to the framing in 1995, only the general layout of the residential floors is discernible. The remaining partition frames indicate the residential units were arranged along single loaded corridors that circled the central light well. Vestiges of the plumbing arrangements indicate many units either had a private bath or shared one with one other unit. There does not appear to have been a dedicated entrance lobby. All partitions and finishes have been removed from the commercial spaces as well.

V. HISTORIC CONTEXT

A. Neighborhood

The 1997 DPR 523D form that records the Sixth Street Lodginhouse District gives neighborhood historic context thusly:

The district appears eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire to serve the single male seasonal workers, the industrial army, that spent its out-of-work time here. Third, Fourth, Fifth and Seventh Streets all formerly had similar housing, of which very few remain; but, Sixth Street retains its full complement as well as resident-serving businesses and a community center. This district differs from the apartment hotel district(s) north of Market Street in that its buildings are smaller on average, they have less exterior ornament, they were all built before the 1915 Exposition, inconspicuous, and most lack lobbies. The laborers in agriculture, heavy construction and lumbering, the sailors, the ill, the retired who have always inhabited these lodginhouses have been documented in Averbach, Harman, Nowinski, and Bloomfield. The district's period of significance is 1906, when the buildings began to rise from the fire's ashes, to 1947, an arbitrary date of 50 years ago, because the significance continues to be present for the out-of-work laborers and other inhabitants. Significant dates are the years of construction: 1906, 1907, 1908, 1909, 1910, 1911, 1912, and 1913. The area of significance is social history, for the laborers' lifeways.

This form was updated by the Planning Department on October 29, 2010. TKC research for this report indicates that this particular building originally served a more middle class clientele than that described above. Nonetheless, the building is associated with the context as specified, and was built within the period of significance for the District (1870-1947).

B. Theodore Lenzen

Theodore Lenzen, the designer of the subject building, was born in San Jose November 17, 1864 and died in San Francisco July 5, 1930. He worked first in the firm established by his father, Jacob Lenzen and was educated at the High School of the University of the Pacific. He also studied in Europe. He eventually inherited the family firm.

Lenzen practiced mainly in San Jose, where there is a park and a street named after him, He also designed many projects in San Francisco and the greater bay area. His most noted buildings were the Agnews Asylum, the San Jose City Hall (demolished), and St. Joseph's College,

C. Construction Chronology

This building was constructed in 1909 and designed by Theodore W. Lenzen. The first-story commercial units sustained most of the alterations seen on the exterior of the building. However, the building has been vacant for over twenty years and the commercial units boarded-up for a majority of that time. During a site visit, observations of the commercial units were made from the interior of the building. Some of the commercial units were modernized with new display windows with metal sashes and modern entrances. The building was designed with eight commercial units; however on average it contained 5 to 6 units throughout its history. It is unknown which original units were altered in order to decrease the original number of units. The upper stories have not been maintained, leading to severe deterioration as well as interior demolition in 1995 which resulted in a significant loss of original spaces, finishes, and features.

D. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit # 929401 December 28, 2000 – Build new retaining wall and foundation in order to abandon subsidewalk basement space.
- Permit # 656794 October 16, 1990 – Parapet bracing
- Permit # 778195 February 15, 1995 – UMB work (seismic upgrade)
- Permit # 784860 December 22, 1995 – Demolish interior partition, finish, lathe and plaster in apartment and commercial on 1st floor

E. Owners and Occupants

The original owner was Mrs. Jack Hays. In 1919 the building was sold to Ellen Boots, in 1920 to John Sears; in 1920 to David R Eisenbach; in 1920 to Robert & Elvira Atkins; in 1923 to Edward Rolkin; in 1942 to Arlene Rolkin; in 1952 to Stanley S & Vivian K Medzian and in 1963 to T Patel. The occupants of the residential and commercial spaces over the past century are too numerous to be listed here. It does not appear that any owners or occupants were historically significant individuals.

VI. EVALUATION OF HISTORIC STATUS

The subject property is a contributor to the National Register eligible District. For this report , it was evaluated to determine if it was eligible for individual listing in the California Register of Historical Resources. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for individual listing in the California Register under those criteria.

A. Individual Eligibility—The Building

Criterion 1 (Events)

200 Sixth Street does not appear eligible for individual listing in the California Register under Criterion 1. The building is not significantly associated with any important event in the history of San Francisco or the State of California. The development of this particular property is inconsequential to the overall development pattern in the neighborhood. Thus the building is not eligible for individual listing in the California Register under Criterion 1.

Criterion 2 (Persons)

This building does not appear eligible for individual listing in the California Register under Criterion 2. It is not associated with any person significant in the history of San Francisco or the State of California. Thus it is not eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture)

This building does not appear eligible for individual listing in the California Register under Criterion 3. It is not a significant example of its type. The building was designed by Theo W. Lenzen, who was, arguably, a Master Architect. However, this building is not an important example of Lenzen's work, which is better represented by his Agnews Asylum among many other civic, fraternal, and residential buildings to his credit. Neither does the building possess high artistic value. Thus, it does not appear eligible for listing in the California Register under Criterion 3.

Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. The "Defenestration" Art Installation

The term "property", as defined by the National Register Guidelines, refers to the entire geographic area being nominated or considered for eligibility.¹ It may be an individual building, site, structure, or object, or it may be a district comprising a variety of buildings, sites, structures, or objects. Guidelines for the California Register do not define "property." Thus the National Register Guidelines are presumed to apply. The term 'object' "is defined by both registers as "those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or structure. Although it may be movable by nature or design, an object is associated with a specific setting or environment."²

As noted previously, the art installation that has been affixed to the building since 1998 is not a part of the building. Nor is it identified as a contributor to the District. However, it may be considered an object that is part of the property as defined above. National Register guidelines generally exclude objects, that are less than 50 years old, such as this one, from consideration. The California Register is slightly more permissive, but states: "A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance." Since no historical, as distinguished from aesthetic, importance has attached to the Defenestration installation, and it is not associated with the historical context of the building itself, it is presumptively not eligible for consideration for listing on the California Register. This report neither treats it as a candidate nor considers it a part of the building.

¹ U.S. Department of the Interior, *How to Complete the National Register Nomination Form, NR Bulletin 16a, 1997* <http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm >

² *ibid*

C. The Sixth Street Lodginghouse District

The District has been recorded and identified as eligible for the National Register by survey that has been adopted by the Historic Preservation Commission. This report concurs with those findings.

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

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

This building was constructed within the period of significance for the 6th Street Lodginghouse District, 1870-1947. It retains integrity of Location, Setting, and Association, as well as partial integrity of Design, Materials, Workmanship, and Feeling. Thus, overall, it retains sufficient integrity to express its significance as a contributor to the District.

VIII. EVALUATION OF PROJECT SPECIFIC IMPACTS UNDER CEQA

This section analyzes the project specific impacts of the proposed project on the environment as required by CEQA.

A. Proposed Project

At the time of this report, the building has been proposed for demolition and replacement by a nine story residential over commercial building. The design of the new building has not yet been finalized, thus this report considers only the impact of demolition on Historical Resources..

B. Status of Existing Building as a Historical Resource

As reported above, this building appears to be a contributor to a National Register historic district identified by adopted survey. However, it is not individually eligible for listing in the California or National Register.

C. Determination of Substantial Adverse Change under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."³ Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."⁴ The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.⁵

³ CEQA Guidelines subsection 15064.5(b).

⁴ CEQA Guidelines subsection 15064.5(b)(1).

⁵ CEQA Guidelines subsection 15064.5(b)(2).

D. Analysis of Project Specific Impacts under CEQA

Impact of Demolition on the Building

Demolition is, by definition, a substantial adverse change under CEQA. Thus, demolition of the subject building, an identified contributor to an identified National Register eligible district, constitutes a substantial adverse change to an Historical Resource. This impact may be partially, but not fully mitigated.

Impact of Demolition on the District

There are 36 listed contributors to the District, including 18 masonry residential or mixed use buildings. This total, as listed in the DPR 523D form updated by the Planning Department in 2010, is in error by including a building (988 Howard Street) that was demolished and replaced by a new building in 2007. The actual percentage of contributors to the district is presently 81% and would remain 79% with the loss of the subject building. Thus, the loss of this one contributor has a relatively minimal impact on the district, and does not materially alter in an adverse manner the physical characteristics that justify or account for it being listed in the National or California registers.

Impact of the Replacement Building on the District

As mentioned above, no design for the replacement building has yet been finalized. The proposed replacement will be a nine story building, with eight stories of residential use over a double height ground floor commercial zone. In order to minimize the impact of this building on the District, it will be required to be “compatible with the historic character of the district and to preserve the historic relationship between the building or buildings and the landscape.”⁶

The DPR 523D form describes the district’s coherence, setting, and visual characteristics thusly:

The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings...19 or about 60% of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. Most are three or four stories tall, a few are five, one is seven, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units

⁶ **National Park Service** “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings” 1995 accessed 5/9/2011 at http://www.nps.gov/history/hps/tps/download/standards_guidelines.pdf

above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies are almost non-existent and plumbing scarce.

In addition to the enumerated characteristics, TKC has examined the district and finds the following characteristics not explicitly cited on the DPR 523D form:

- Symmetrical or balanced design
- Simple rectangular massing
- uniform height of commercial first floor
- use of warm earth-toned masonry or wood siding
- zero setback from the sidewalk creating an unbroken streetwall.
- Shaped corners overlooking intersections
- Prominent projecting signs

These characteristics provide the framework against which the design of the eventual replacement building should be evaluated.

E. Analysis of Cumulative Impacts under CEQA

There is a potential for cumulative impacts to the District if contributing buildings are demolished and replaced with modern structures. However, it appears that the remaining contributors are all currently viable residential locations, unlike the subject building which is structurally unsound and has been vacant and uninhabitable for twenty years. Thus, if normal planning procedures are followed, the potential for cumulative impact will be minimized.

IX. CONCLUSION

The subject building is a contributor to the National Register eligible Sixth Street Lodginghouse District, but is not eligible for individual listing on the National Register or California Register. Demolition will cause a substantial adverse change in the significance of the building itself. However, demolition will cause a less than substantial adverse change in the significance of the District. The change in the building's significance can be partially mitigated by suitable recordation prior to demolition. The potential impact of a replacement building on the historic district has not yet been evaluated.

X. BIBLIOGRAPHY

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San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

U.S. Department of the Interior, National Park Service, *National Register Bulletin 16: "How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1913, 1950

United States Census Records, 1910, 1920, 1930..

XI. APPENDIX

DPR Forms for Sixth Street Lodginghouse District

State of California & The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
DISTRICT RECORD	Trinomial _____

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Sixth Street Lodginghouse Historic District

D1. Historic Name _____ D2. Common Name: _____

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

The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings. The district runs along Sixth Street beginning next to the buildings which front on Market Street, and it continues along Sixth beyond the Mid-Market Area of Potential Effect (APE) through the second and third building south of Howard Street, where there is a considerable break in the type of buildings. 19, or about 60% of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. (See Continuation Sheet, [p. 2](#))

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

The properties are on both sides of Sixth Street, beginning next to the corner buildings facing Market Street and continuing for two blocks through the second (east side) and third (west side) parcels south of Howard Street, plus two adjacent parcels on north Mission and one on south Howard. (See Map, [p xx](#))

***D5. Boundary Justification:**

The boundary includes all the surviving Sixth Street buildings identified as lodginghouses in the 1914 city directory, up to the point where this building type stops today.

D6. Significance: Theme Development of Mid-Market Area **Area** San Francisco, CA
Period of Significance 1870-1947 **Applicable Criteria** A,

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

The district appears eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire to serve the single male seasonal workers, the industrial army, that spent its out-of-work time here. Third, Fourth, Fifth and Seventh Streets all formerly had similar housing, of which very few remain; but, Sixth Street retains its full complement as well as resident-serving businesses and a community center. This district differs from the apartment hotel district(s) north of Market Street in that its buildings are smaller on average, they have less exterior ornament, they were all built before the 1915 Exposition, inconspicuous, and most lack lobbies. (See Continuation Sheet)

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

Averbach, "San Francisco's South of Market District, the Emergence of a Skid Row", CA Historical Quarterly 52, Fall 1973. Bloomfield, "History of the CA Historical Society's New Neighborhood", California History 74, Winter 1995-96. Nowinsky, "No Vacancy", 1979. SF Directory, 1914.

***D8. Evaluator:** Anne Bloomfield **Date:** 08/01/1997

Affiliation and Address: Bloomfield Architectural history, 2229 Webster St, San Francisco, CA 94115

D3. Detailed Description (Continued)

Most are three or four stories tall, a few are five or two, one is seven stories, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies almost nonexistent, and plumbing scarce. The buildings were designed with differentiated bases to allow for the normal changes to storefronts. The district appears basically intact as to location, design, setting, materials, workmanship, feeling, and association.

The Sixth Street Lodginghouse District consists of 43 parcels, of which 33 are very low budget, single room occupancy (SRO) residential hotels. Constructed from 1906 to 1913, they share common design features described in section P3a. The other buildings are low commercial structures which served the needs of the local residents: bars, restaurants, loan shops, etc. One of them has a social hall upstairs. 27 of the SRO buildings were listed in the 1914 city directory under the "Lodginghouse" category, three others were under "Apartment Houses", and three were such small apartments they had no names. The properties include three vacant lots (3703/26, 3704/49, 3726/7), one new apartment building (3726/32), and two buildings so heavily altered that they have lost their integrity (3703/3, 3704/25). Thus 80% of the properties contribute to the feeling of the district. Lists of the contributing and non-contributing properties are given on a continuation sheet; individual contributors which are within the Mid-Market Area of Potential Effect are described by parcel number among the Primary Records.

BUILDINGS WHICH CONTRIBUTE TO THE FEELING OF THE DISTRICT

(primary Records for these are filed by block/lot numbers.)

- 3703/02 20 Sixth Hotel St. Danel
- 3703/04 34 Sixth Hotel Seneca
- J3703/05 42 Sixth Hotel King
- 3703/06 48 Sixth Hotel Lawrence
- 3703/27 68 Sixth Home Hotel
- 3703/28 74 Sixth Baldwin House
- 3703/29 88 Sixth Hotel Alma
- 3703/81 1018 Mission Hotel Andrews
- 13704/26 83 Sixth social hall: Society for Individual Rights
- 3704/50 51 Sixth Hillsdale Hotel
- 3704/51 45 Sixth Vienna Hotel
- 13704/52 41 Sixth Hotel Maze
- 3704/53 37 Sixth Seattle Hotel
- 3725/25 988 Howard Hotel Plaza*
- 3725/26 175 Sixth Hotel Alton*
- 13725/61 161 Sixth Mrs. Della Hansen Lodgings*
- 13725/62 151 Sixth small commercial building*
- 13725/63 149 Sixth Hotel Minnalee*
- 3725/64 135 Sixth Hotel Sunnyside
- 3725/79 125 Sixth Hotel Rose
- 3725/81 101 Sixth small commercial building
- J3726/01 102 Sixth Hotel Elmwood
- 3726/02 110 Sixth Hotel Henr .
- 3726/03 118 Sixth small commercial building
- 13726/05 132 Sixth small apartments
- 3726/06 138 Sixth Hotel Pontiac*

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

Page 3 of 4

*Resource Name or # (Assigned by recorder) Western SoMa Light Industrial & Residential Historic District

*Recorded by: Anne Bloomfield *Date 08-01-1997 Continuation Update
 Transcribed by: N. Moses Corrette, San Francisco Planning department October, 2010.

- 3726/08 152 Sixth Charles Ehrhardt Lodgings*
- 3726/09 170 Sixth St. Cloud Apartments*
- 1 3726/10 172 Sixth Dudley Apartments*
- 3726/11 184 Sixth Hotel Howard*
- 3731/01 214 Sixth Hayston Apartments*
- 3731/02 220 Sixth small apartments*
- 3731/03 226 Sixth The Kensington*
- 3731/117 1011 Howard small apartments*
- 3732/123 221 Sixth Hotel Leith *
- 3732/124 995 Howard Hotel Orlando*

PROPERTIES WHICH DO NOT CONTRIBUTE TO THE DISTRICT AND THEREFORE ARE NOT CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER

- 3703/03 26-28 Sixth small commercial, integrity lost
- 3703/26 1014 Mission vacant
- 3704/25 96 Sixth Hotel Esmond, integrity lost
- 3704/49 57 Sixth vacant
- 13725/60 494 Natoma industrial building*
- 3726/07 148 Sixth vacant*
- 3726/152 122-30 Sixth new apartments

* outside ~Mid-Market architectural Area of Potential Effect (APE)

D4. Boundary Description (Continued)

Map of district:



Primary# _____

HRI # _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) Western SoMa Light Industrial & Residential
Historic District

*Recorded by: Anne Bloomfield *Date 08-01-1997

Continuation Update

Transcribed by: N. Moses Corrette, San Francisco Planning department October, 2010.

D6. Significance (Continued)

The laborers in agriculture, heavy construction and lumbering, the sailors, the ill, the retired who have always inhabited these lodginghouses have been documented in Averbach, Harman, Nowinski, and Bloomfield. The district's period of significance is 1906, when the buildings began to rise from the fire's ashes, to 1947, an arbitrary date of 50 years ago, because the significance continues to be present for the out-of-work laborers and other inhabitants. Significant dates are the years of construction: 1906, 1907, 1908, 1909, 1910, 1911, 1912, and 1913. The area of significance is social history, for the laborers' lifeways.

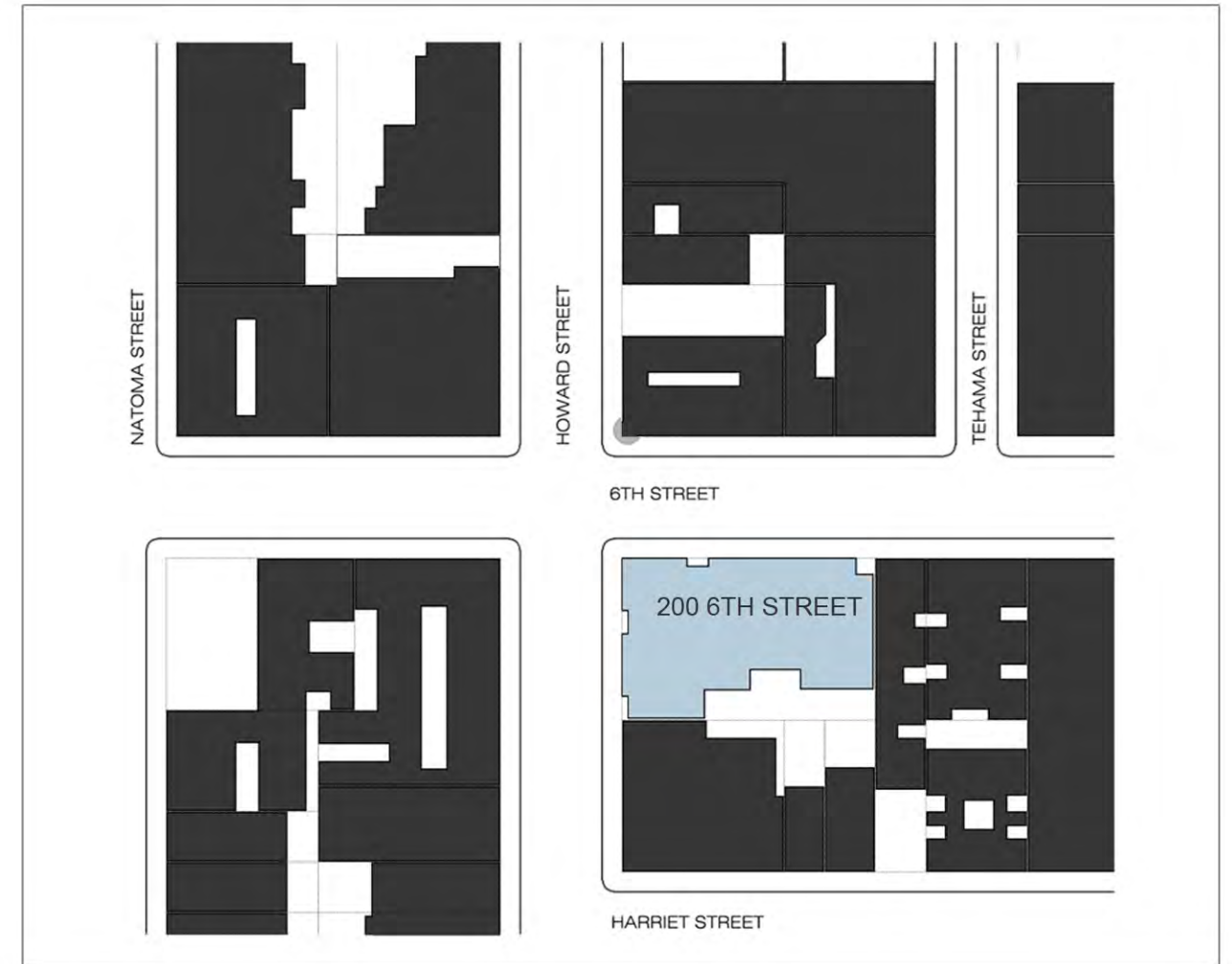
On October 14, 2010 a field visit was conducted to verify the sixth Street Lodginghouse district. It was concluded that the district as described by Anne Bloomfield, and documented in 1997 is still valid. While minor changes to storefronts have occurred, there have been no significant adverse affects to buildings within the district.

*D8. Evaluator: N. Moses Corrette Date: October 29, 2010
Affiliation and Address: San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco CA 94103

200 6TH STREET

San Francisco, California

ARCHITECTURAL REVIEW COMMITTEE PACKAGE
01 JUNE 2011





MISSION STREET

HOWARD STREET

6TH STREET WEST FACING ELEVATION



HOWARD STREET

MISSION STREET

6TH STREET EAST FACING ELEVATION

200 6TH STREET
5/24/2011

		3 BR	2 BR	1 BR	TOTAL	COMMON OPEN SPACE AREA	PRIVATE OPEN SPACE AREA
1ST FLOOR	RESIDENTIAL - FLATS PARKING RETAIL	0	0	0	0	0	0
2ND FLOOR	RESIDENTIAL - FLATS OTHER	1	0	2	3	1,310	0
3RD FLOOR	RESIDENTIAL - FLATS	2	3	3	8	0	403
4TH FLOOR	RESIDENTIAL - FLATS	2	4	2	8	0	310
5TH FLOOR	RESIDENTIAL - FLATS	3	2	3	8	0	109
6TH FLOOR	RESIDENTIAL - FLATS	2	4	2	8	0	310
7TH FLOOR	RESIDENTIAL - FLATS	2	4	2	8	0	109
8TH FLOOR	RESIDENTIAL - FLATS	3	2	3	8	0	109
9TH FLOOR	RESIDENTIAL - FLATS	2	3	0	5	1,965	44
Roof	RESIDENTIAL - FLATS	0	0	0	0	0	0
TOTAL		17 30.36%	22 39.29%	17 30.36%	56	3,275	1,394

AUTO PARKING PROVIDED

16 (15 on parking lifts + 1 accessible stall)

BICYCLE PARKING REQUIRED
BICYCLE PARKING PROVIDE

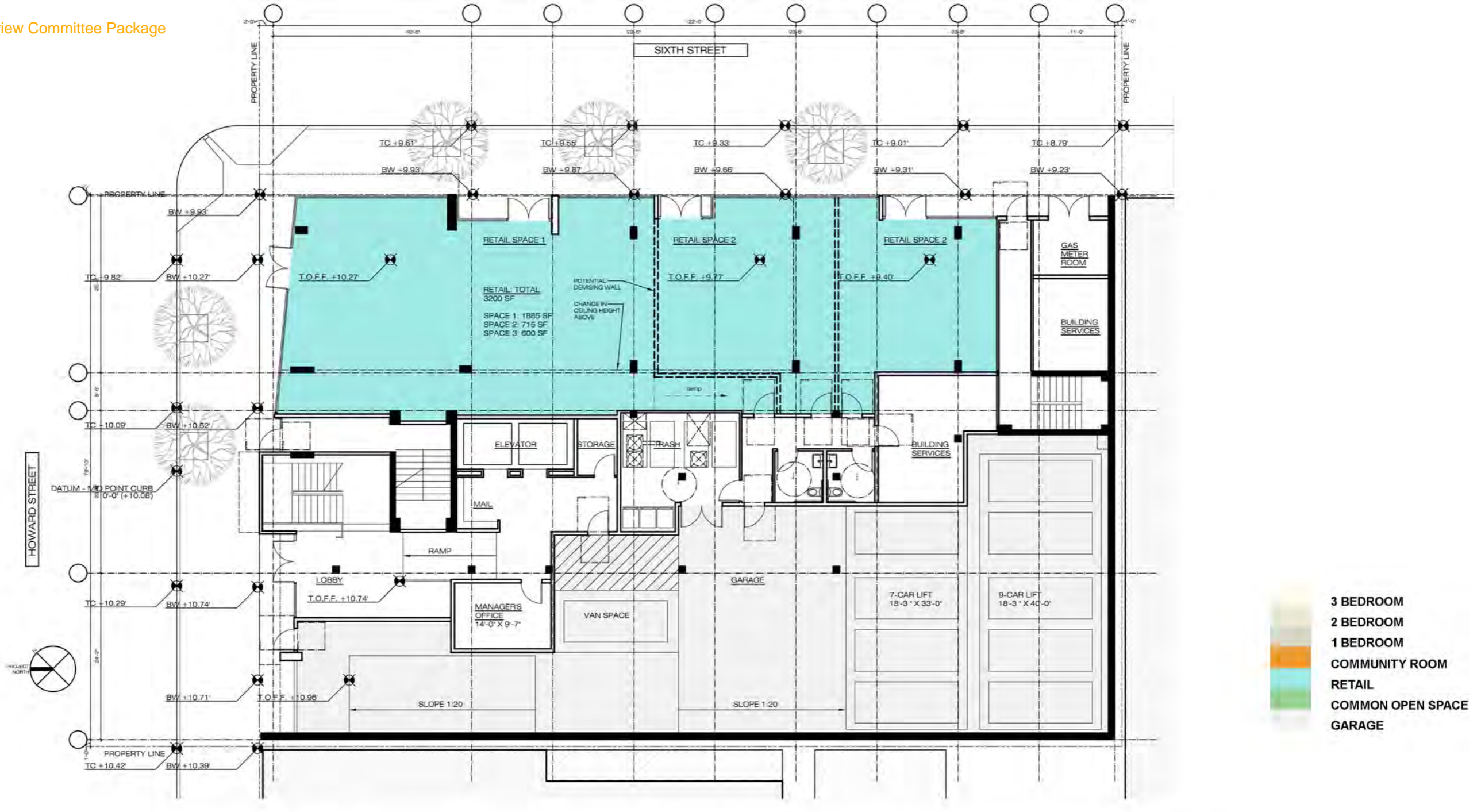
27
27

**REQUIRED USABLE OPEN
SPACE (80 SQ. FT. PER UNIT)**
TOTAL USABLE OPEN SPACE

4480
4,669

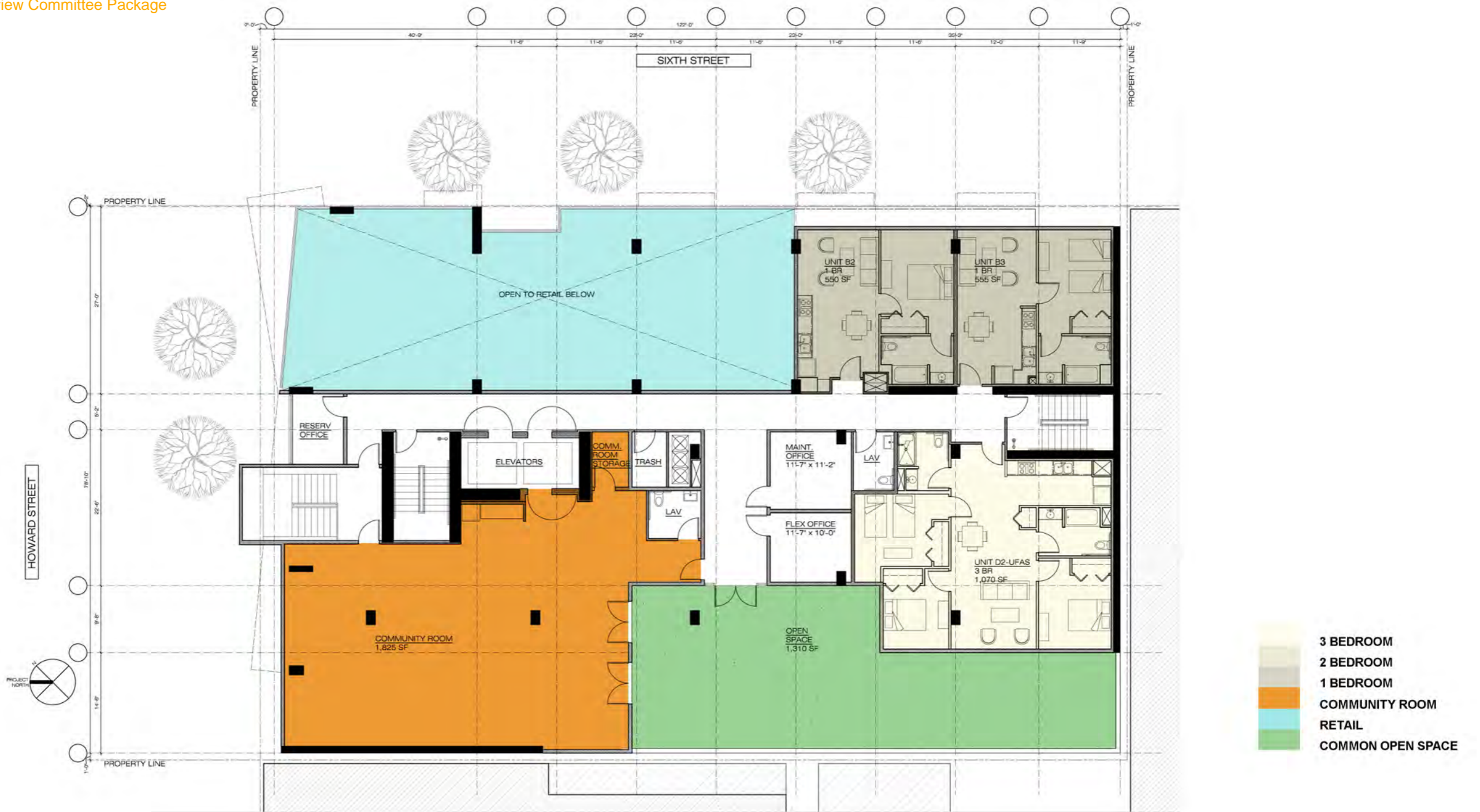
UNIT TYPE	UNIT AREA (SQ. FT.)	BEDROOMS
UNIT A	1050	3
UNIT B	560	1
UNIT B2	550	1
UNIT B3	555	1
UNIT C	850	2
UNIT C2	850	2
UNIT D	840	2
UNIT D2	1070	3
UNIT E	835	2
UNIT E2	645	1
UNIT F	810	2
UNIT F2	680	1
UNIT G	1085	3





GROUND FLOOR PLAN
1/8"=1'-0" (24"X36") 1/16"=1'-0" (11"X17")

1



SECOND FLOOR PLAN
1/8"=1'-0" (24"X36") 1/16"=1'-0" (11"X17")



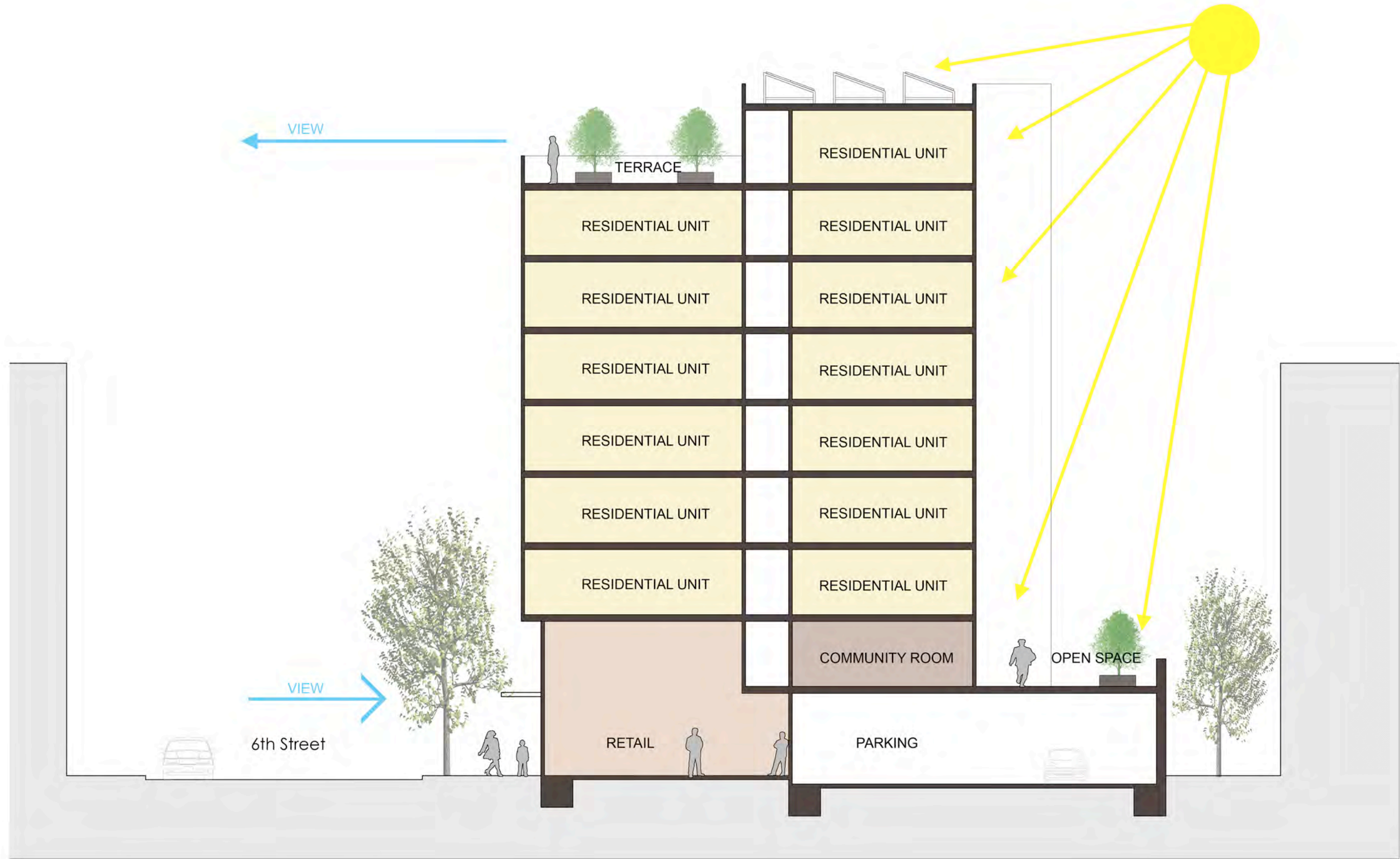
FOURTH FLOOR PLAN
1/8"=1'-0" (24"X36") 1/16"=1'-0" (11"X17")



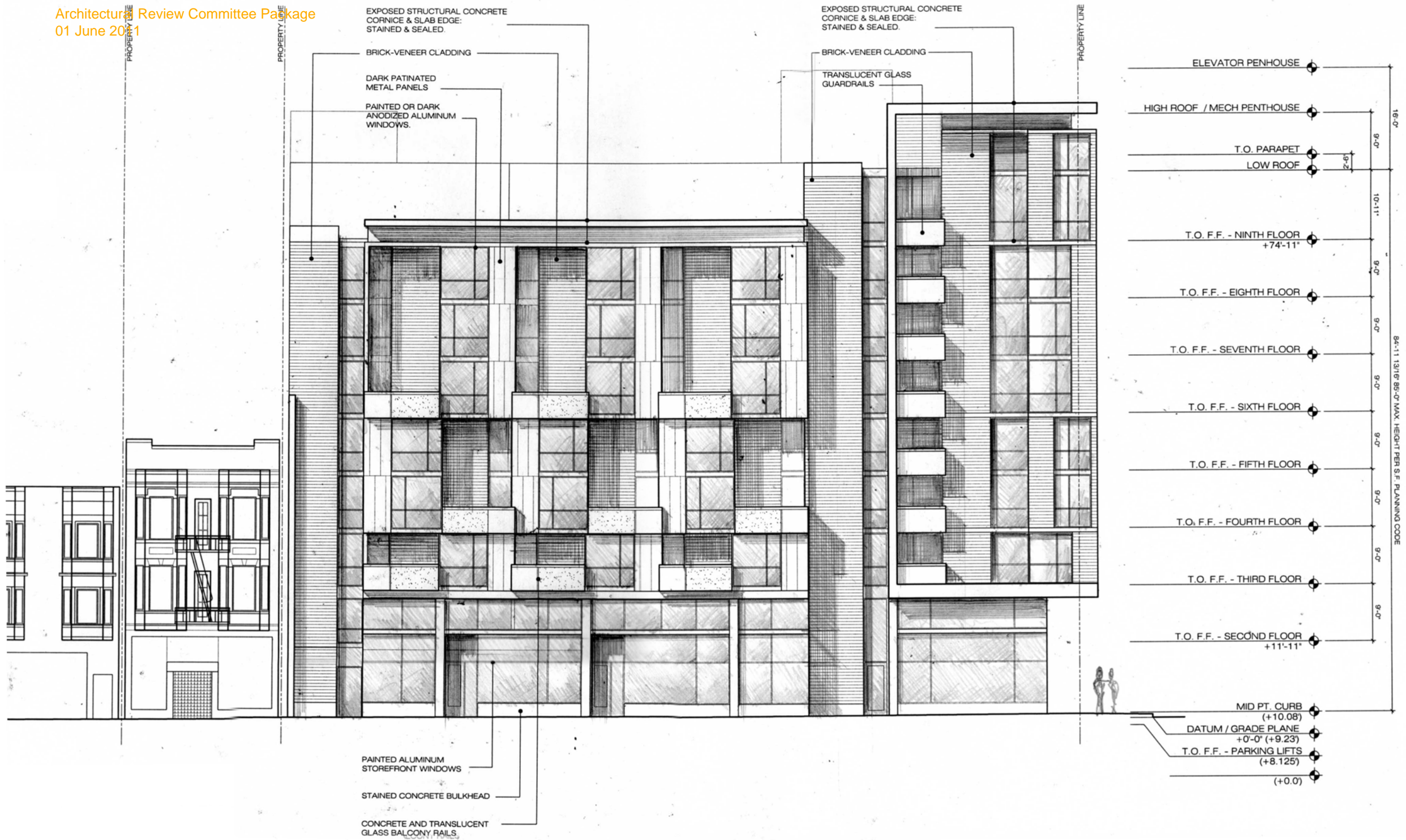
FIFTH FLOOR PLAN
1/8"=1'-0" (24"X36") 1/16"=1'-0" (11"X17")

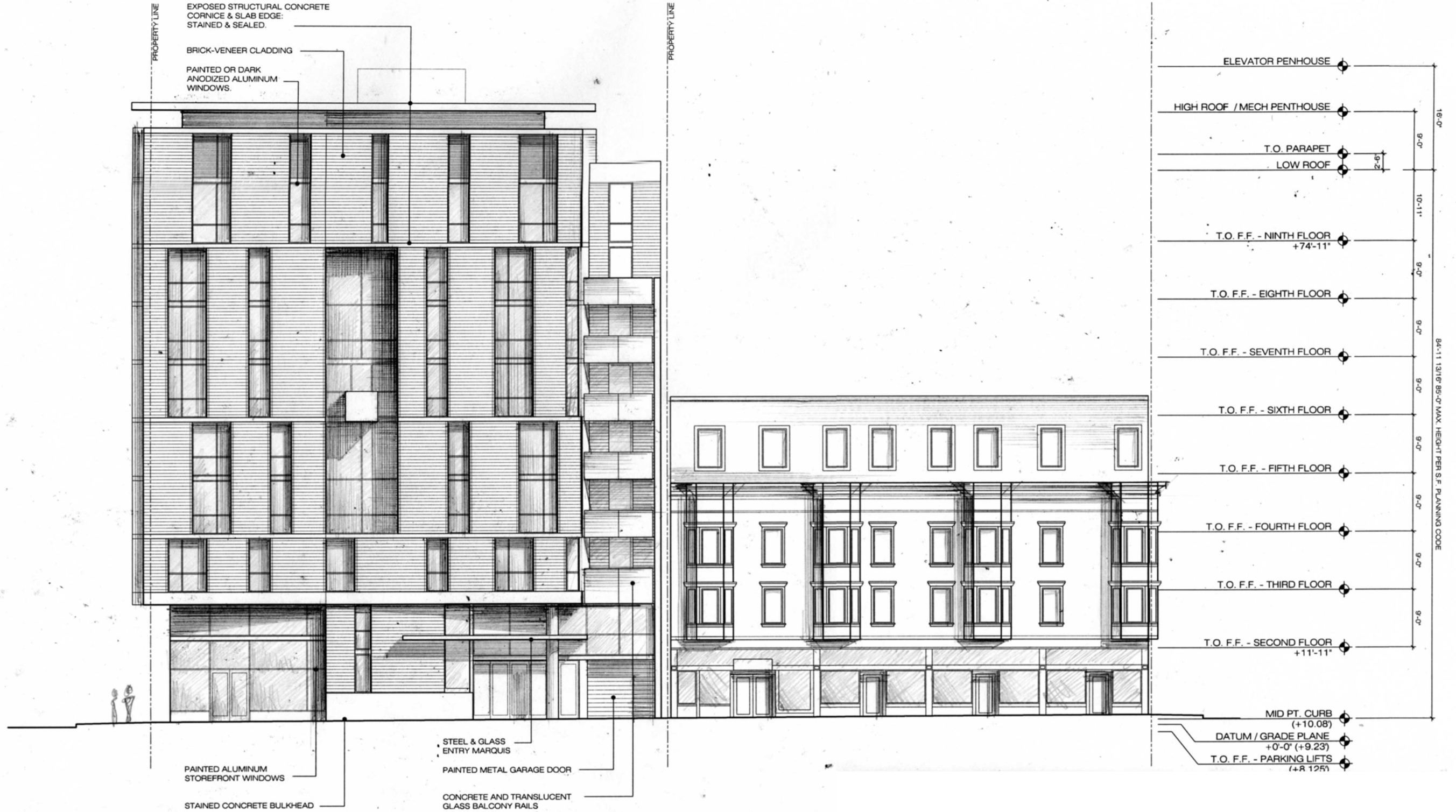


NINTH FLOOR PLAN
1/8"=1'-0" (24"X36") 1/16"=1'-0" (11"X17")



TRANSVERSE SECTION - facing south





Kennerly
architecture & planning
375 Alabama Street #440
San Francisco, CA 94110
V : 415.285.2880
F : 415.285.2240

SSDP
Saida+Sullivan Design Partners
300 Brannan Street, Suite 909B
San Francisco, CA 94107
415-777-0991

200 6TH STREET
San Francisco, California

20 MAY 2011

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Preliminary: NOT FOR CONSTRUCTION



PERSPECTIVE VIEW - facing south-west
across Sixth & Howard Streets