



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 25, 2011
TO: Historic Preservation Commission
FROM: Matt Weintraub, Preservation Planner
RE: Comments and Responses, Inner Mission North Historic Resource Survey – Case No. 2011.0401U

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This memorandum provides information in response to comments that were received at the Historic Preservation Commission hearings of May 4 and May 18, 2011, for the Inner Mission North Historic Resource Survey. The information in this memorandum is provided in addition to the information included in the Department report of April 27, 2011, which was previously distributed to the Commission. This memorandum is an update to the Department memorandum of May 11, 2011, that was previously distributed to the Commission.

This memorandum is divided into the following sections:

- Executive Summary (updated)
- Inner Mission North Survey and Mission Dolores Neighborhood Survey
- Historic District Themes and Boundaries

The Executive Summary (*italicized*) is an update that replaces the Executive Summary that was included in the Department memorandum of May 11, 2011. The other sections (not italicized) are identical to the sections that were included in the Department memorandum of May 11, 2011.

Also attached is a Map of Findings for the Inner Mission North Survey and Adjacent Survey Areas. The adjacent survey areas include: the Mission Dolores Neighborhood; Market & Octavia; South Mission; South of Market; and Showplace Square/Northeast Mission (preliminary survey findings only). The map also distinguishes between: (a) historic resources and historic districts that are formally designated (listed in the California Register and/or Planning Code Article 10); and (b) historic resources and historic districts that are identified by surveys as eligible for listing in the California Register.

Executive Summary

The Eastern Neighborhoods Area Plans call for the identification of buildings that have special historic, cultural, or architectural significance through survey evaluation. The Inner Mission North Survey assembled that information within the study area. The Inner Mission North Survey is a study of the area's historic buildings, structures, and public objects. These buildings, structures, and objects are parts of neighborhoods that are also made up of people, communities, cultures, and social structures. Other studies have been completed, and additional studies may be completed in the future, that focus on cultural and social topics. These studies may be considered together as important to understanding the neighborhoods of the Inner Mission North.

The survey gathered information such as dates of construction, designers and builders, architectural styles and types, and historic uses and events. The survey also identified buildings, structures, and objects whose existence is important to understanding and appreciating the history, culture, and architecture of San Francisco. The importance of certain buildings, structures, and objects was determined by in-depth research into the historical development of the neighborhood. In conducting this survey, the Planning Department used criteria, standards and guidelines established at the federal and State levels.

What Are Historic Resources?

Historic “resources” are buildings, structures, and objects that are important physical links to events, persons, and architecture of the past. This means that they display certain physical characteristics, such as materials, ornamentation, quality of workmanship, and overall architectural design, that represent the City’s cultural heritage. Buildings, structures, and objects that retain all or most historic materials, ornamentation, quality of workmanship and overall architectural design can qualify as “resources”. Buildings, structures, and objects that have been materially changed over time in ways that impair their historic visual character typically do not qualify as “resources”.

The Planning Department uses State and federal criteria, guidelines, and standards in order to identify important historic buildings, structures, and objects that qualify as “resources”. Generally, the Department gathers and considers information for buildings, structures, and objects (exteriors only) that are at least 50 years of age. Most of these buildings, sites, and objects that are at least 50 years of age are found not to qualify as “resources”. Buildings, sites, and objects that qualify as “resources” appear to be eligible for listing in State and/or federal historic registers (even if they are not actually listed).

In the Inner Mission North, the survey identified a wide range of historic “resources”. These include but are not limited to: cottages of Gold Rush-era settlers; mansions and townhomes of the Victorian era; neighborhood theaters; union halls and labor temples; major commercial buildings of the early 20th century; and specific examples of architectural styles that are associated with the City’s heritage. Buildings, structures, and objects that qualify as “resources” comprise approximately 40% of all properties that are located within the Inner Mission North, which is one of the oldest and most historically active parts of San Francisco.

What Are Surveyed Historic Districts?

Surveyed historic “districts” are important groupings of buildings, structures, and objects that are related to each other. The size and composition of a district can vary. A district can include all or part of a city block, a street, or a neighborhood, and it can include various kinds of buildings, structures, and objects. Districts are important because they represent the City’s cultural heritage on larger scales, and because they can be essential parts of neighborhoods.

These districts are made up of individual buildings, structures, and objects that are “contributors”. Contributors share certain physical features in common, such as appearance, type of construction, period of

construction, or specific relationships to historical events. Together, contributors define the character of a district, even though they may lack individual distinction. Districts can also contain small numbers of “non-contributors” that do not share the common physical features found within the district. “Non-contributing” buildings are not considered resources; however, they are located within the district, which is considered a resource.

The Planning Department uses State and federal criteria, guidelines, and standards in order to identify important groupings of historic buildings, structures, and objects that qualify as “districts”. These criteria, guidelines, and standards require districts to contain primarily contributors that retain all or most historic materials, ornamentation, quality of workmanship and overall architectural design. Contributors are “resources” that appear to be eligible for listing in State and/or federal historic registers (even if they are not actually listed). Generally, non-contributing areas such as those that contain mostly buildings, structures, and objects that have lost much of their historic materials, ornamentation, quality of workmanship and overall architectural design, are not included within historic districts.

In the Inner Mission North, the survey identified several “districts” that reflect large-scale patterns of historical development in the area. These districts represent important historical events such as: the 1906 Fire Line; the Post-Fire Neighborhood Reconstruction; and the Mission Miracle Mile Shopping District. Approximately 25% of all properties that are located within the Inner Mission North are located within a historic district. On average, the districts of the Inner Mission North are comprised of 80% contributors. Within separate districts, the range of contributors varies between 71% and 100%.

How Is Survey Information Used?

The survey information may be used by property owners, the general public and public agencies to inform decisions related to permit review and to long-range planning initiatives, like the Eastern Neighborhoods Area Plans. The Planning Department works with property owners to determine what kinds of material changes are most appropriate for historic resources. The Department considers all of the available information together, when reviewing those proposed changes. Generally, the Department promotes the retention, rehabilitation, and reuse of historic buildings, structures, and objects.

As related to the Department’s long-range planning efforts, this survey of historic physical properties is one of many studies used to inform the development of policies and objectives within the Mission Area Plan. Other studies that have been completed by the Department have gathered information on housing, transportation, open space, and overall design of neighborhoods. The Department uses the information in these and other studies.

It’s important to note that buildings, structures, and objects that are identified by surveys as historic “resources” are not automatically listed in any federal, State, or local historic registers. If property owners so choose, they may use survey information as a basis for nominating their properties for listing in historic registers, and for obtaining recognition and benefits that may become available. Property owners can apply for a wide range of programs that include, but are not limited to: listing on federal and state registers;

federal rehabilitation tax credits; property tax reductions (Mills Act); and use of the State Historic Building Code. Please contact the Planning Department to obtain more information about these and other programs.

Terms and Definitions

The Planning Department has prepared the following terms and definitions in order to assist the general public in understanding historic resource surveys. These definitions are not intended to change or replace terms and/or definitions that are provided by federal or State agencies. Furthermore, these definitions are not intended to be used except in relation to historic resource surveys.

- Historic Resource (Resource) – Resources are important physical links to events, persons, and architecture of the past. Resources can be buildings (such as house or a factory), structures (such as a bridge or a tower), or objects (such as a statue or a landscape feature). Resources must be significant to history and must retain integrity.
- Significance – Significance is the specific reason why a building, structure, or object is important to understanding and appreciating the history, culture, and/or architecture of a place.
- Integrity – Integrity means historically intact. A building, structure, or object with integrity is a property that retains the physical features (such as materials, ornamentation, quality of workmanship, and overall design) that define its historic character.
- Surveyed Historic District (District) – A district is an important grouping of historic buildings, structures, and/or objects that are thematically related. A district can include all or part of a city block, a street, or a neighborhood. A district is defined by its contributors, although it may also contain non-contributors.
- Contributor – A contributor is a building, structure, or object that is an important part of a district. Contributors define the character of a district.
- Non-Contributor – A non-contributor is a building, structure, or object that is not an important part of a district, but that may be located within a district due to its geographic circumstances.
- Historic Resource Survey (Survey) – A survey is a study that identifies buildings, sites, and objects that qualify as historic resources and historic districts (including contributors and non-contributors) within a defined area. Surveys are conducted according to federal and State criteria, standards and guidelines.
- Historic Context / Historic Context Statement – A historic context is a document that explains the history of a defined area, including important events, persons, architectural patterns, and periods of time.

- *Potential (in reference to Historic Resource and/or District) – A potential historic property is one that may qualify as historic based on age, visual appearance, and/or other information (such as known historic uses and/or occupants). A potential historic property requires further study.*
- *Eligible (in reference to Historic Property and/or District) – An eligible historic property is one that qualifies for listing in a federal and/or State historic register, based on a formal evaluation (such as a survey). Not all eligible historic properties are nominated, listed, and/or designated.*
- *Nominated (in reference to Historic Property and/or District) – A nominated historic property is one that has been formally proposed for inclusion in a federal, State, and/or local historic register. Surveys do not result in nominations.*
- *Listed (in reference to Historic Property and/or District) – A listed property is one that is officially included in a federal, State, and/or local historic register, typically as a result of a formal nomination process. Surveys do not result in listings. See also designated.*
- *Designated (in reference to Historic Property and/or District) – A designated property is one that is officially included in a federal, State, and/or local historic register, typically as a result of a formal nomination process. Surveys do not result in designations. See also listed.*

Inner Mission North Survey and Mission Dolores Neighborhood Survey

The Inner Mission North Survey is located approximately adjacent to the Mission Dolores Neighborhood Survey. The Mission Dolores Neighborhood Survey materials and findings are available at http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_1.pdf and http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf. The Department's analysis of the Mission Dolores Neighborhood Survey is available in the report dated March 11, 2010, at <http://sf-planning.org/ftp/files/Commission/HPCPackets/2010.0140U.pdf>.

The Planning Department's Inner Mission North Survey, and the Mission Dolores Neighborhood Survey, overlap geographically. This overlap occurs in: (1) Historic Context areas; and (2) Survey areas. An explanation of the overlapping geographies is explained in the following sections.

Historic Context Areas

The Planning Department's historic contexts for the Inner Mission North are based upon the predominant pattern of physical development that occurred in the area. This pattern of development was the reconstruction that followed the 1906 earthquake and fires, which occurred uniformly within a specific area of the Inner Mission North. The Department's historic context statements document the Inner Mission North's "post-fire reconstruction area" as a distinctive, cohesive area with characteristic architecture and building types that physically distinguish it from other parts of the Mission District. The western boundary of the Inner Mission North historic context is located at Dolores Street, which served as a 1906 Fire Line, and which defines the

western boundary of the “post-fire reconstruction area”. The historic context area also includes the entire portion of the Mission Area Plan that is located in the Inner Mission North.

The Mission Dolores Neighborhood Association’s historic context statement includes approximately the western half of the Inner Mission North’s “post-fire reconstruction area”. The Mission Dolores Neighborhood Association’s historic context statement also includes some areas to the west that were previously included within the Market & Octavia Area Plan and Department survey, and some areas to the west that were not included within Area Plans or Department surveys. The Mission Dolores Neighborhood Association’s historic context statement identifies the neighborhood as a social, cultural, and physical entity that incorporates a range of features and elements from several time periods.

The attached Map of Survey Areas shows the Department’s historic context/survey areas and the Mission Dolores Neighborhood Survey historic context area.

Survey Areas

The Planning Department’s survey area for the Inner Mission North is identical to the Department’s historic context area. The survey area is based upon the predominant pattern of physical development that occurred in the area: the reconstruction that followed the 1906 earthquake and fires, which occurred uniformly within a specific area of the Inner Mission North. The western boundary of the Inner Mission North survey area is located at Dolores Street, which served as a 1906 Fire Line, and which defines the western boundary of the “post-fire reconstruction area”. The survey area also includes the entire portion of the Mission Area Plan that is located in the Inner Mission North.

The Mission Dolores Neighborhood Association coordinated with the Planning Department during the survey process. The Mission Dolores Neighborhood Association recognized that the Department’s survey activities in the Inner Mission North provided comprehensive evaluations within the “post-fire reconstruction area”. Therefore, the Mission Dolores Neighborhood Survey focused on the area that is located west of Dolores Street. The Mission Dolores Neighborhood Survey also focused on the Dolores Street corridor and on specific thematic properties that are located on both sides of Dolores Street.

The attached Map of Survey Areas shows the Department’s historic context/survey areas and the Mission Dolores Neighborhood Survey area

Historic District Themes and Boundaries

The Planning Department identified several eligible historic districts within the Inner Mission North’s “post-fire reconstruction area”, a distinctive and cohesive area that is physically distinguished from other parts of the Mission District. These historic districts are based on themes and include property types that relate specifically to the historic events of “post-fire

reconstruction”, which is consistent with historic context statements for the Inner Mission North. The Department also identified several eligible historic districts located around the periphery of the “post-fire reconstruction area” that relate specifically to the events of the 1906 earthquake and fire and the resulting 1906 Fire Line, which is consistent with historic context statements for the Inner Mission North. All of the eligible historic districts identified by the Department in the Inner Mission North comprise distinguishable physical entities that are distinct from surrounding areas and properties. A Map of Historic Districts in the Inner Mission North is attached.

The Department has not identified any eligible historic districts that include areas and properties that are located within both the Inner Mission North Survey and the Mission Dolores Neighborhood Survey. The eligible historic districts identified by the Department’s Inner Mission North Survey relate to specific themes, geographies, and building types of the “post-fire reconstruction area” and its periphery. The historic district findings of the Mission Dolores Neighborhood Survey include an area that is evaluated on social, cultural, and physical characteristics, which is beyond the scope of the Inner Mission North Survey.

The Inner Mission North Survey evaluated physical properties on the east side of Dolores Street that were also included in a potential “cultural landscape” that was indicated by the Mission Dolores Neighborhood Survey. The Inner Mission North Survey conducted evaluations according to historic context statements for the Inner Mission North. The Inner Mission North Survey does not preclude additional research and evaluation of a potential “cultural landscape”, as recommended by the Mission Dolores Neighborhood Survey.

The following sections describe specific areas that were identified as eligible historic districts by the Inner Mission North Survey, including explanations of boundary determinations. A reference map is included on Page 10

Inner Mission North Boulevards and Alleys Reconstruction

The Inner Mission North Boulevards and Alleys Reconstruction historic district has an irregular “horseshoe” shape that results from the location and distribution of contributing properties. This irregular shape is apparent in “plan-view”, but is not experienced at “ground-level”. In practice, the historic district is comprised of interconnected city blocks and streetscapes that exhibit continuity of property types, architectural styles, and integrity. The large scale of this historic district, which is the largest in terms of area and in number of properties identified by the Inner Mission North Survey, also plays a role in its cohesion regardless of overall shape.

As identified by the Inner Mission North Survey, contributors comprise 73 percent of the total properties located within this eligible historic district. For discussion purposes: If the area at the interior of the “horseshoe” was also included, contributors would comprise approximately half (or less) of the total number of properties, and several major architectural intrusions would occur, which could result in overall ineligibility as a historic district.

East of the Inner Mission North Boulevards and Alleys Reconstruction historic district, the Valencia Street corridor separates and partially defines the boundary between the Inner Mission North Boulevards and Alleys Reconstruction historic district and other eligible historic districts. Between approximately 17th Street and 20th Street, the properties located along the Valencia Street corridor are largely noncontributing to eligible historic districts that are located to the east and west. Properties on Valencia Street are generally different building types, architectural styles, and ages than surrounding areas and properties. Consequently, the Inner Mission North Boulevards and Alleys historic district does not include properties on Valencia Street.

The Inner Mission North Boulevards and Alleys Reconstruction historic district is No. 5 on the attached Map of Historic Districts in the Inner Mission North.

Lexington and San Carlos Streets Reconstruction and Sycamore Street Reconstruction

The Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district share a common theme as residential alley enclaves located between the thoroughfares of Mission Street and Valencia Street. Although the historic districts are part of the same continuous alley-street network, they are separated from each other by areas within the alley-street network that are non-contributing due largely to a lack of material integrity.

As identified by the Inner Mission North Survey, contributors comprise 74 percent and 95 percent of the total properties located within the Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district, respectively. For discussion purposes: If the area between the historic districts was included and they were merged into a single entity, contributors would comprise approximately just over half of the total number of properties, and several major architectural intrusions would occur, which could result in overall ineligibility as a historic district.

The Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district are No. 6 and No. 11, respectively, on the attached Map of Historic Districts in the Inner Mission North.

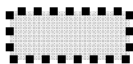
Mission Miracle Mile at 17th Street and Mission Miracle Mile 19th to 20th Streets

As documented in historic context statements for the Inner Mission North, the Mission Street corridor developed according to a predominant theme as a retail shopping corridor with citywide and regional importance. This resulted in a pattern of building types, architecture, and uses on Mission Street that were generally distinct from areas and properties to the east and west. Consequently, the eligible historic districts on Mission Street, the Mission Miracle Mile at 17th Street and the Mission Miracle Mile 19th to 20th Streets, are distinct and separate from other nearby eligible historic districts, such as Lexington and San Carlos Streets Reconstruction and Sycamore Street Reconstruction. Although they are located in close proximity to other eligible historic districts, the Mission Miracle Mile at 17th Street historic district and the Mission Miracle Mile 19th to 20th Streets historic district are not compatible in physical characteristics or historical background to other historic districts.

The Mission Miracle Mile at 17th Street historic district and the Mission Miracle Mile 19th to 20th Streets historic district are No. 7 and No. 8, respectively, on the attached Map of Historic Districts in the Inner Mission North.

If you have any questions or comments, please contact me at (415) 575-6812 or matt.weintraub@sfgov.org.

MAP OF SURVEY AREAS



Mission Dolores Neighborhood Historic Context Area

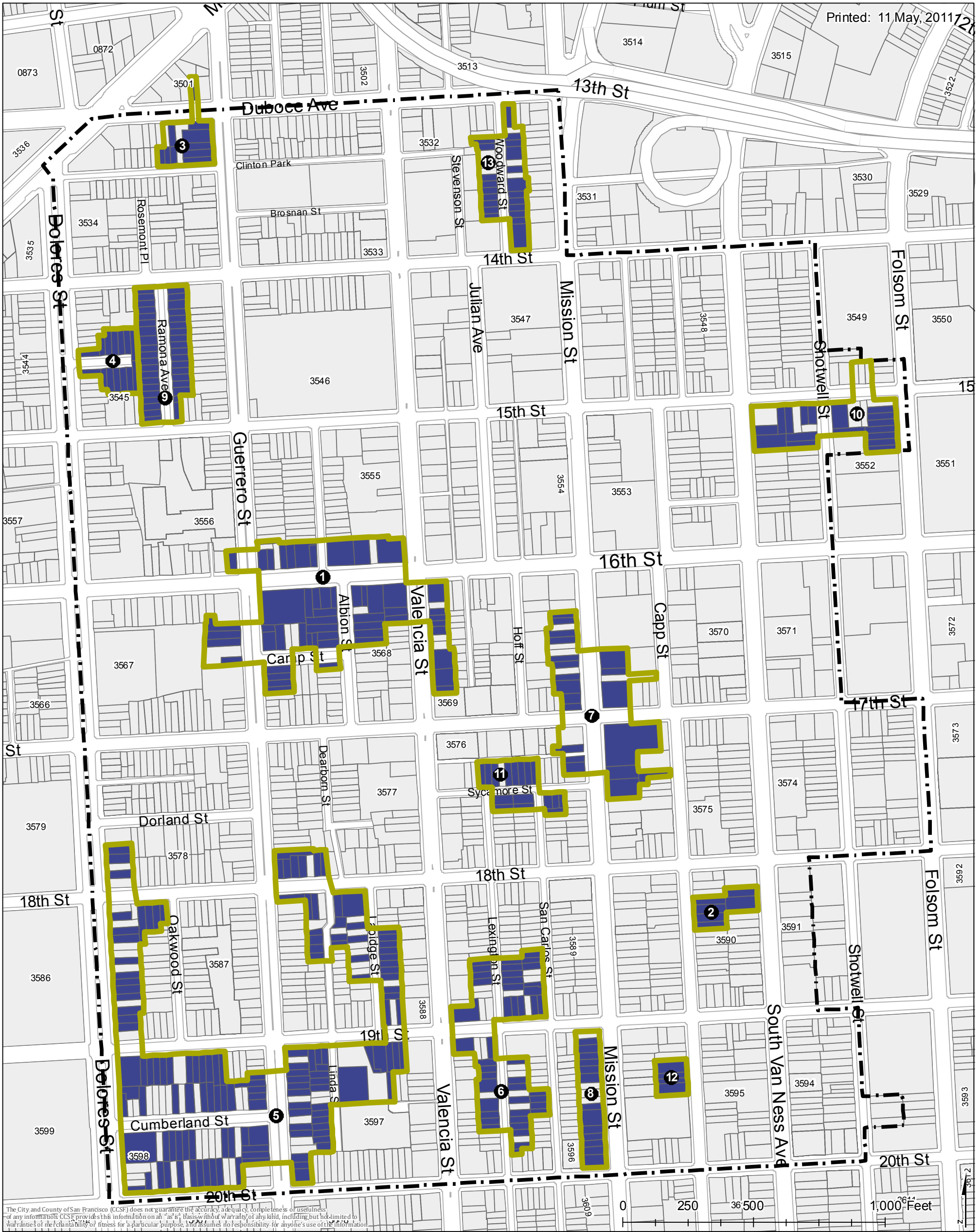


Mission Dolores Neighborhood Survey Area

Inner Mission North Survey Findings

Historic Districts

Printed: 11 May, 2011 12:28



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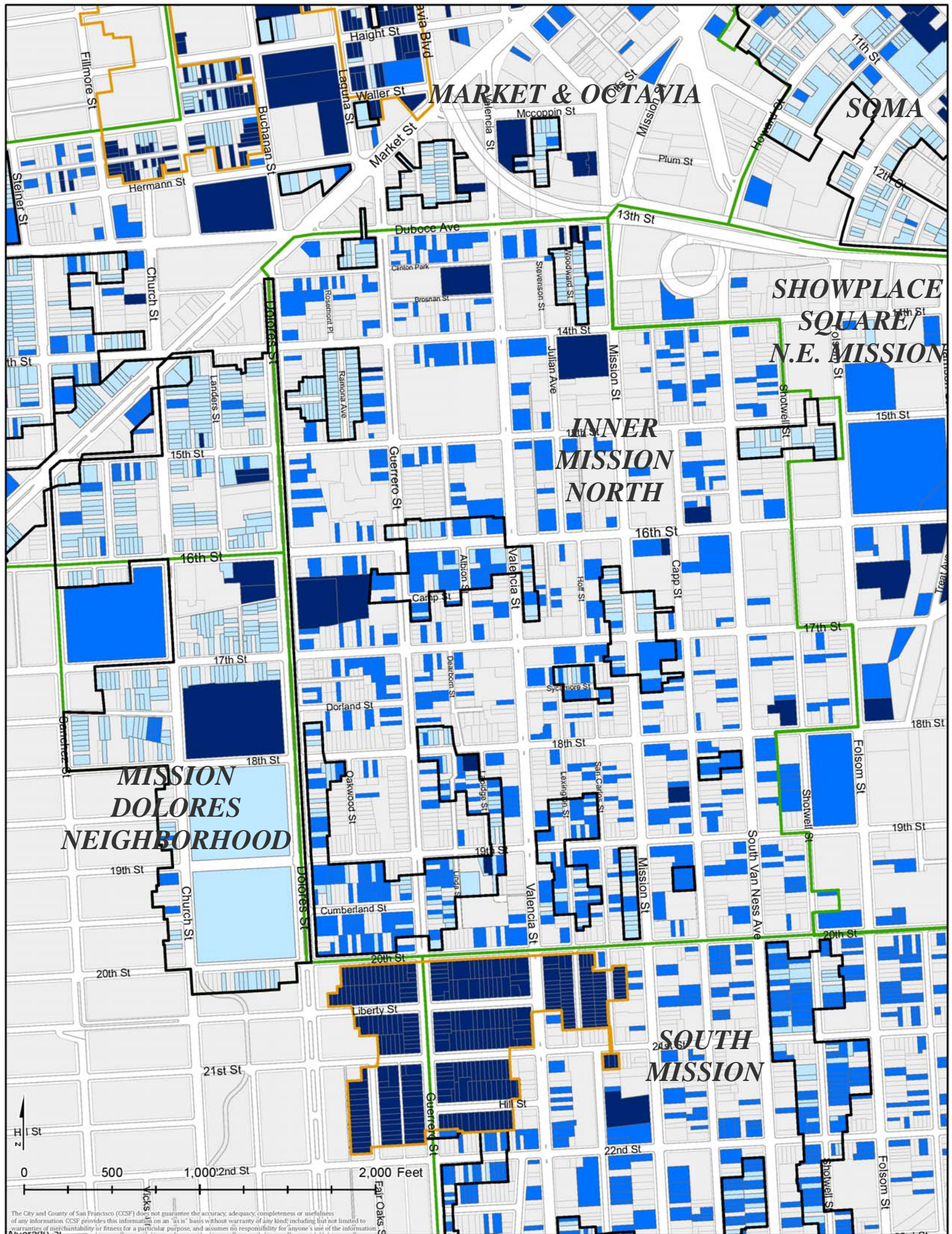
- Survey Area Boundary (Inner Mission North)
- Historic District Boundary
- Historic District Contributor

Historic Districts (listed in alphabetical order)

- ➊ 16th and Valencia Streets Post-Fire
- ➋ Capp and Howard Streets Mid-Block Fire Line
- ➌ Guerrero Street Fire Line
- ➍ Hidalgo Terrace

- ➎ Inner Mission North Boulevards and Alleys Reconstruction
- ➏ Lexington and San Carlos Streets Reconstruction
- ➐ Mission Miracle Mile at 17th Street
- ➑ Mission Miracle Mile 19th to 20th Streets
- ➒ Ramona Street
- ➓ South Van Ness Avenue-Shotwell-Folsom Streets
- ➔ Sycamore Street Reconstruction
- ➖ Wilhelm's Reconstruction Bungalows
- ➗ Woodward Street Romeo Flats Reconstruction

Findings for the Inner Mission North Survey and Adjacent Survey Areas



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- | | |
|--|--|
|  Designated Historic Resource (Listed in the California Register and/or Planning Code Article 10) |  Designated Historic District (Listed in the California Register and/or Planning Code Article 10) |
|  Eligible for Listing in the California Register as Individual Historic Resource |  Eligible for Listing in the California Register as Historic District |
|  Eligible for Listing in the California Register as Historic District Contributor |  Survey Area Boundaries |



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This memorandum is divided into the following sections:

- Executive Summary
- Purpose and Scope of the Inner Mission North Survey
- Inner Mission North Survey and Mission Dolores Neighborhood Survey
- Historic District Themes and Boundaries

Executive Summary

The Inner Mission North Historic Resource Survey is an informational study that may be used by property owners, the general public, and public agencies to inform decisions that are made during the land-use development process. The survey is one of many studies that can inform the planning process, and the findings of the survey do not take priority over other studies or policies that may be relevant to the planning process. Surveys are only one part of the various specific studies used by the Department in the development of Area Plans. Other topics include housing, transportation, and open space.

The survey gathered data on buildings, sites, and objects (exteriors only) within the study area, and evaluated the historic/non-historic status of properties that are at least 50 years of age. The survey used criteria, standards and guidelines established at the federal and State levels in order to conduct historic evaluations. The survey also used historic context statements and other materials available at the local level in order to identify historically significant properties (or “resources”). Not every property that is at least 50 years of age is found to be historically significant.

The Historic Preservation Commission is asked to “adopt” survey materials and findings because the Commission is the City’s official panel of historic preservation experts. The action of “adopting” the survey means that the Commission confirms that the survey was prepared by qualified professionals, that it was conducted according to established methods and practices, and

that the survey information is relevant for use in the land-use development process. Survey adoption does not result in any properties being listed on historic registers at the federal or State levels, or in any properties being officially designated as City Landmarks.

Survey findings and evaluations are based on available information, including information about the area and its individual properties that was gathered specifically to inform the survey. Survey information, including findings and evaluations, may be updated and/or modified at any time if new information becomes available. The Planning Department encourages property owners, members of the general public, and other parties who have information that could inform survey findings and evaluations to contact Department staff.

Purpose and Scope of the Inner Mission North Survey

Historic resource surveys and evaluations can focus on a variety of areas and topics. These can include architectural, historical, cultural, and social contexts and themes. The Inner Mission North Survey focused on architectural and historical patterns of physical development within the study area. These themes were selected for study within the scope of the survey because they include the features and characteristics of the neighborhood that inform the policies and objectives of the Area Plans. The scope of the Inner Mission North Survey included documentation and evaluation of physical properties (exteriors only) and their characteristics. The survey recorded information about buildings, sites, and objects, and identified those that qualify as historic according to federal and State criteria, standards and guidelines.

The purpose and scope of the Inner Mission North Survey did not include documenting, defining, or evaluating neighborhoods, communities, or social structures (historic and/or current). While these entities may be considered to be important to the historical development of the physical built environment, they were not the subjects of this survey evaluation. Further studies may include intensive research of cultural and social contexts within the neighborhoods of the Mission District.

Inner Mission North Survey and Mission Dolores Neighborhood Survey

The Inner Mission North Survey is located approximately adjacent to the Mission Dolores Neighborhood Survey. The Mission Dolores Neighborhood Survey materials and findings are available at http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_1.pdf and http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf. The Department's analysis of the Mission Dolores Neighborhood Survey is available in the report dated March 11, 2010, at <http://sf-planning.org/ftp/files/Commission/HPCPackets/2010.0140U.pdf>.

The Planning Department's Inner Mission North Survey, and the Mission Dolores Neighborhood Survey, overlap geographically. This overlap occurs in: (1) Historic Context areas; and (2) Survey areas. An explanation of the overlapping geographies is explained in the following sections.

Historic Context Areas

The Planning Department's historic contexts for the Inner Mission North are based upon the predominant pattern of physical development that occurred in the area. This pattern of development was the reconstruction that followed the 1906 earthquake and fires, which occurred uniformly within a specific area of the Inner Mission North. The Department's historic context statements document the Inner Mission North's "post-fire reconstruction area" as a distinctive, cohesive area with characteristic architecture and building types that physically distinguish it from other parts of the Mission District. The western boundary of the Inner Mission North historic context is located at Dolores Street, which served as a 1906 Fire Line, and which defines the western boundary of the "post-fire reconstruction area". The historic context area also includes the entire portion of the Mission Area Plan that is located in the Inner Mission North.

The Mission Dolores Neighborhood Association's historic context statement includes approximately the western half of the Inner Mission North's "post-fire reconstruction area". The Mission Dolores Neighborhood Association's historic context statement also includes some areas to the west that were previously included within the Market & Octavia Area Plan and Department survey, and some areas to the west that were not included within Area Plans or Department surveys. The Mission Dolores Neighborhood Association's historic context statement identifies the neighborhood as a social, cultural, and physical entity that incorporates a range of features and elements from several time periods.

The attached Map of Survey Areas shows the Department's historic context/survey areas and the Mission Dolores Neighborhood Survey historic context area.

Survey Areas

The Planning Department's survey area for the Inner Mission North is identical to the Department's historic context area. The survey area is based upon the predominant pattern of physical development that occurred in the area: the reconstruction that followed the 1906 earthquake and fires, which occurred uniformly within a specific area of the Inner Mission North. The western boundary of the Inner Mission North survey area is located at Dolores Street, which served as a 1906 Fire Line, and which defines the western boundary of the "post-fire reconstruction area". The survey area also includes the entire portion of the Mission Area Plan that is located in the Inner Mission North.

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The Department has not identified any eligible historic districts that include areas and properties that are located within both the Inner Mission North Survey and the Mission Dolores Neighborhood Survey. The eligible historic districts identified by the Department's Inner Mission North Survey relate to specific themes, geographies, and building types of the "post-fire reconstruction area" and its periphery. The historic district findings of the Mission Dolores Neighborhood Survey include an area that is evaluated on social, cultural, and physical characteristics, which is beyond the scope of the Inner Mission North Survey.

The Inner Mission North Survey evaluated physical properties on the east side of Dolores Street that were also included in a potential "cultural landscape" that was indicated by the Mission Dolores Neighborhood Survey. The Inner Mission North Survey conducted evaluations according to historic context statements for the Inner Mission North. The Inner Mission North Survey does not preclude additional research and evaluation of a potential "cultural landscape", as recommended by the Mission Dolores Neighborhood Survey.

The following sections describe specific areas that were identified as eligible historic districts by the Inner Mission North Survey, including explanations of boundary determinations. A reference map is included on Page 10

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continuity of property types, architectural styles, and integrity. The large scale of this historic district, which is the largest in terms of area and in number of properties identified by the Inner Mission North Survey, also plays a role in its cohesion regardless of overall shape.

As identified by the Inner Mission North Survey, contributors comprise 73 percent of the total properties located within this eligible historic district. For discussion purposes: If the area at the interior of the “horseshoe” was also included, contributors would comprise approximately half (or less) of the total number of properties, and several major architectural intrusions would occur, which could result in overall ineligibility as a historic district.

East of the Inner Mission North Boulevards and Alleys Reconstruction historic district, the Valencia Street corridor separates and partially defines the boundary between the Inner Mission North Boulevards and Alleys Reconstruction historic district and other eligible historic districts. Between approximately 17th Street and 20th Street, the properties located along the Valencia Street corridor are largely noncontributing to eligible historic districts that are located to the east and west. Properties on Valencia Street are generally different building types, architectural styles, and ages than surrounding areas and properties. Consequently, the Inner Mission North Boulevards and Alleys historic district does not include properties on Valencia Street.

The Inner Mission North Boulevards and Alleys Reconstruction historic district is No. 5 on the attached Map of Historic Districts in the Inner Mission North.

Lexington and San Carlos Streets Reconstruction and Sycamore Street Reconstruction

The Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district share a common theme as residential alley enclaves located between the thoroughfares of Mission Street and Valencia Street. Although the historic districts are part of the same continuous alley-street network, they are separated from each other by areas within the alley-street network that are non-contributing due largely to a lack of material integrity.

As identified by the Inner Mission North Survey, contributors comprise 74 percent and 95 percent of the total properties located within the Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district, respectively. For discussion purposes: If the area between the historic districts was included and they were merged into a single entity, contributors would comprise approximately just over half of the total number of properties, and several major architectural intrusions would occur, which could result in overall ineligibility as a historic district.

The Lexington and San Carlos Streets Reconstruction historic district and the Sycamore Street Reconstruction historic district are No. 6 and No. 11, respectively, on the attached Map of Historic Districts in the Inner Mission North.

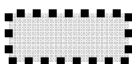
Mission Miracle Mile at 17th Street and Mission Miracle Mile 19th to 20th Streets

As documented in historic context statements for the Inner Mission North, the Mission Street corridor developed according to a predominant theme as a retail shopping corridor with citywide and regional importance. This resulted in a pattern of building types, architecture, and uses on Mission Street that were generally distinct from areas and properties to the east and west. Consequently, the eligible historic districts on Mission Street, the Mission Miracle Mile at 17th Street and the Mission Miracle Mile 19th to 20th Streets, are distinct and separate from other nearby eligible historic districts, such as Lexington and San Carlos Streets Reconstruction and Sycamore Street Reconstruction. Although they are located in close proximity to other eligible historic districts, the Mission Miracle Mile at 17th Street historic district and the Mission Miracle Mile 19th to 20th Streets historic district are not compatible in physical characteristics or historical background to other historic districts.

The Mission Miracle Mile at 17th Street historic district and the Mission Miracle Mile 19th to 20th Streets historic district are No. 7 and No. 8, respectively, on the attached Map of Historic Districts in the Inner Mission North.

If you have any questions or comments, please contact me at (415) 575-6812 or matt.weintraub@sfgov.org.

MAP OF SURVEY AREAS



Mission Dolores Neighborhood Historic Context Area

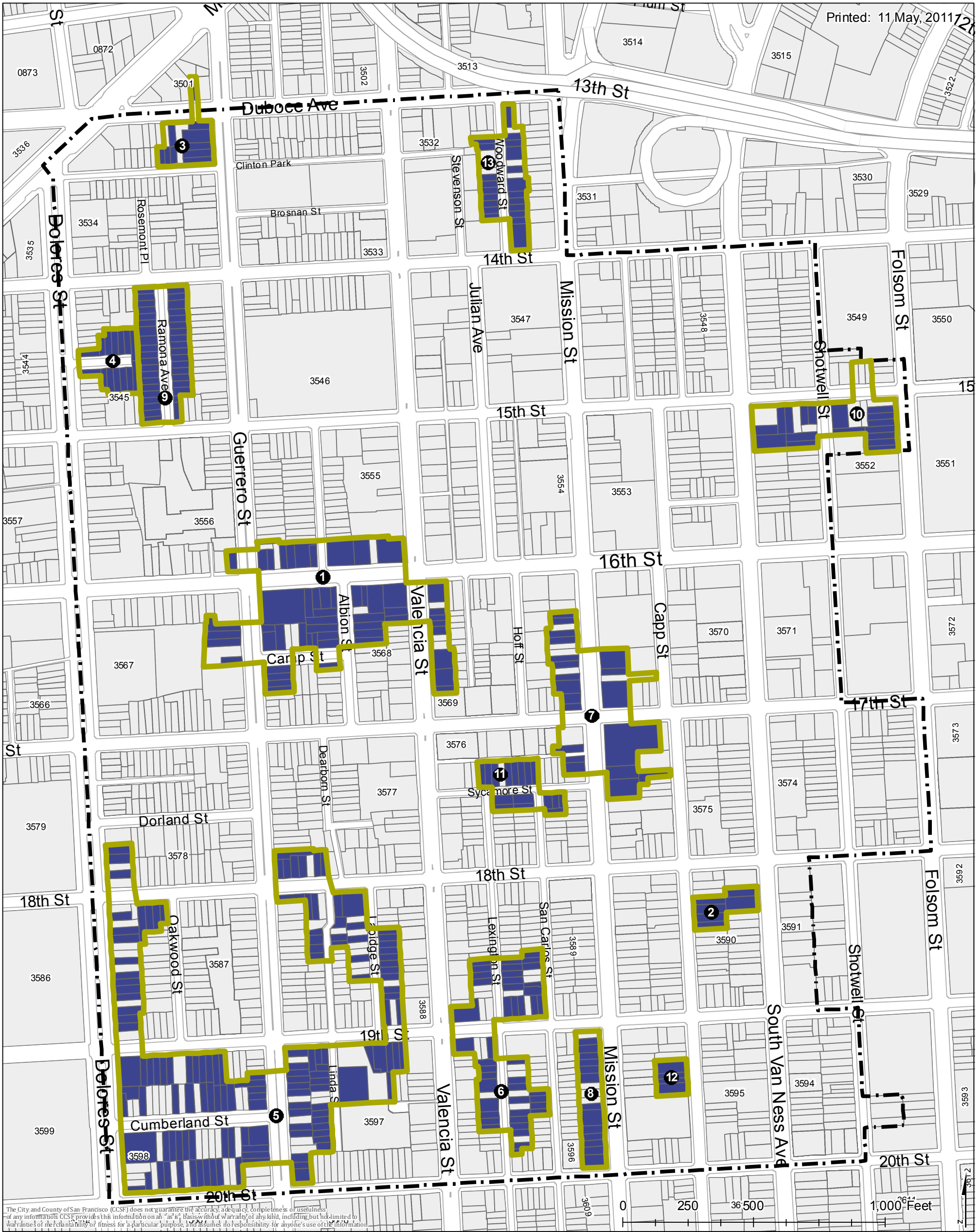


Mission Dolores Neighborhood Survey Area

Inner Mission North Survey Findings

Historic Districts

Printed: 11 May, 2011 12:28



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

- Survey Area Boundary (Inner Mission North)
- Historic District Boundary
- Historic District Contributor

Historic Districts (listed in alphabetical order)

- | | |
|--|---|
| <ul style="list-style-type: none"> ➊ 16th and Valencia Streets Post-Fire ➋ Capp and Howard Streets Mid-Block Fire Line ➌ Guerrero Street Fire Line ➍ Hidalgo Terrace | <ul style="list-style-type: none"> ➎ Inner Mission North Boulevards and Alleys Reconstruction ➏ Lexington and San Carlos Streets Reconstruction ➐ Mission Miracle Mile at 17th Street ➑ Mission Miracle Mile 19th to 20th Streets ➒ Ramona Street ➓ South Van Ness Avenue-Shotwell-Folsom Streets ➔ Sycamore Street Reconstruction ➕ Wilhelm's Reconstruction Bungalows ➖ Woodward Street Romeo Flats Reconstruction |
|--|---|



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Executive Summary Historic Resource Survey Findings INFORMATIONAL PRESENTATION: MAY 4, 2011 ADOPTION HEARING: MAY 18, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 27, 2011
Case No.: **2011.0401U**
Project: Inner Mission North Historic Resource Survey
Staff Contact: Matt Weintraub – (415) 575-6812
matt.weintraub@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org
Recommendation: **Adoption of survey findings**

REQUESTED COMMISSION ACTION

The Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove a Motion to adopt the Inner Mission North Historic Resource Survey as recommended by the Planning Department, consisting of:

- California Department of Parks and Recreation Primary Records (DPR 523A forms) and similar field survey documentation for approximately 2,009 individual properties;
- California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) for approximately 682 individual properties, and Continuation Update Sheets (DPR 523L forms) for approximately 471 individual properties;
- Individual property evaluations that are consistent with the previously adopted *Historic Neighborhoods of the Mission District, San Francisco, California*, National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) for approximately 836 individual properties; and
- California Department of Parks and Recreation District Records (DPR 523D forms) for thirteen (13) historic districts containing a total of approximately 404 contributing properties (as well as Continuation Update Sheets for 2 previously adopted DPR 523D forms).

Survey materials and findings are attached on DVD and can also be found on the Inner Mission North Historic Resource Survey webpage at <http://imns.sfplanning.org> and at the Department office.

PROJECT BACKGROUND

The Inner Mission North Historic Resource Survey was conducted in order to provide information regarding the location and distribution of historic resources within Area Plans. Historic resources are buildings, structures, sites, objects, and districts that appear eligible for listing in the California Register

of Historical Resources (California Register), which also includes properties that appear eligible for listing in the National Register of Historic Places (National Register). In conducting surveys, the Department gathers information and develops findings using the California Register and National Register criteria, and State and federal standards and guidelines for identifying and evaluating historic properties.

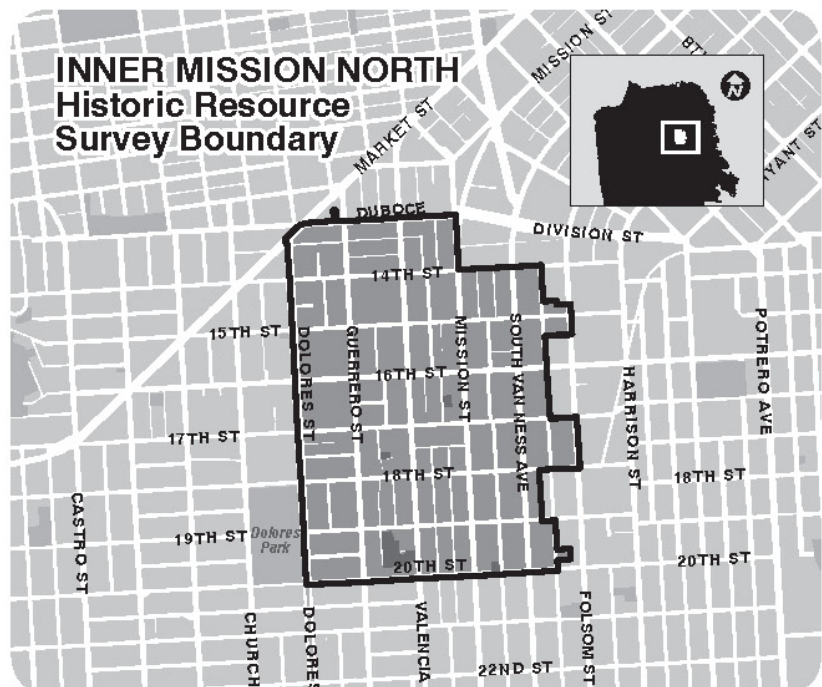
As a result of the completion of survey activities and the development of survey findings, and as recommended by the State Office of Historic Preservation (OHP), the Department assigns codes that are consistent with the California Historic Resource Status Code (CHRSC) system in order to indicate the apparent eligibility of properties for listing in the California Register and National Register. CHRSC codes indicate assessments that are based on information available at the time of assessment, and CHRSC codes may be changed and/or updated if new or additional information regarding properties becomes available. The Department's survey activities, and the assignment of CHRSC codes, do not result in any official designations, or listings in historic registers, or changes in zoning or allowable uses, or changes in property taxes or property values.

Completion of the Inner Mission North Survey is consistent with the policies and objectives of Area Plans that call for the identification of historic resources. Specifically, the Inner Mission North Survey provides information on properties that are located primarily within the northwest portion of the Mission Area Plan, and within a small portion of the Market & Octavia Area Plan. (The Inner Mission North Survey does not include any previously unidentified historic districts located within the Market & Octavia Area Plan.) Previously completed and adopted Department surveys related to Area Plans include: Central Waterfront; Market & Octavia; Market & Octavia Augmentation; Van Ness Avenue Automotive Support Structures; South Mission; and South of Market. In addition, the Department's Showplace Square/Northeast Mission survey is currently in the process of being completed.

PROJECT DESCRIPTION

Study Area

The Inner Mission North Survey covers approximately 30 square blocks. The survey's study area is generally bounded by: Duboce Avenue and Market Street to the north; 20th Street to the south; Folsom Street and Shotwell Street to the east; and Dolores Street to the west. The Inner Mission North is generally characterized as a medium-density residential area. The Inner Mission North also contains major transportation thoroughfares and mixed-use commercial corridors on Mission Street, Valencia Street, and 16th Street.



The Inner Mission North Survey study area was designed to encompass the portion of the Mission District that was directly affected by the 1906 Earthquake and Fires and that was physically rebuilt in the decades that followed the disaster. The Inner Mission North Survey study area was also designed to be contiguous with the study areas for other nearby surveys that have been completed or are in the process of being completed.

Summary of Survey Findings

The survey documented approximately 2,009 individual properties that are located within the survey area, and included assessments of historic/non-historic statuses for approximately 1,745 individual properties that are at least 50 years of age and that are located within the survey area. The survey identified a total of 824 properties as eligible for listing in the California Register and/or National Register (including individually eligible properties and/or contributors to eligible historic districts). The survey also identified a total of 921 properties as not eligible for listing in the California Register and/or National Register. The survey included identification and assessment of groupings of thematically related historic properties that appear to comprise thirteen (13) eligible historic districts. The Map of Inner Mission North Survey Findings is attached.

The following table summarizes the findings of the Inner Mission North Survey:

Total approximate number of properties surveyed	2,009
Total approximate number of structures identified as historic resources (including individual historic properties and historic district contributors)	824
Total approximate number of structures identified as non-historic	921
Total approximate number of structures that require more research	6
Total approximate number of properties that were not evaluated (including: 196 buildings that are less than 50 years of age; and 62 open space/undeveloped properties)	258

Components of the Survey

The components of the Inner Mission North Survey include:

- Historic context statements. Historic context statements are research documents that identify historic periods, themes, patterns of development, and property types that have occurred within a study area. Historic context statements also include specific eligibility requirements for use in evaluating potential historic resources, including historic districts, that are located within a study area.
- Field survey information. Field survey information consists of basic property data recorded on State survey forms and in reports that follow formats approved by OHP. Field survey information includes: photographs of properties (exteriors only) from public rights-of-way; construction dates of properties (known and/or estimated); sources of construction dates (which may include, but may not be limited to, records of the Assessor, the Department of Building Inspection (DBI), the San Francisco Public Utilities Commission (SFPUC), and the San Francisco Public Library (SFPL)); and identification of building types and architectural styles, using generally available references and the professional expertise of architectural historians.

- Historic resource evaluations. Historic resource evaluations (including historic district evaluations) are technical assessments of individual properties that are recorded on State survey forms and in reports that follow formats approved by OHP. Historic resource evaluations were conducted using the California Register and the National Register criteria, and State and federal standards and guidelines for identifying and evaluating historic properties. Historic resource evaluations were also conducted using specific information regarding the Inner Mission North's historic periods, themes, and patterns of development, as well as specific evaluative criteria for historic resources and historic districts, that were established by previously adopted historic context statements.

The components of the survey are further described in the following sections.

Historic Context Statements

Three historic context statements were previously completed and adopted in order to inform the identification and evaluation of potential historic resources within the Inner Mission North. Each historic context statement was developed by the Department for a particular phase of the survey (or surveys), and each historic context statement included updates and clarifications to previously completed documents based on research that was conducted and information that became available during various phases of the survey (or surveys). These updates and clarifications relate to historic periods, themes, and patterns of development, as well as specific evaluative criteria for historic resources, including historic districts. The historic context statements include:

- *Inner Mission North 1853-1943 Context Statement, 2005*, produced by the Department and adopted by the Landmarks Preservation Advisory Board on March 15, 2006.
- *City within a City: Historic Context Statement for San Francisco's Mission District*, produced by the Department and adopted by the Landmarks Preservation Advisory Board on December 5, 2007.
- "Statement of Historic Contexts" and "Associated Property Types" sections in *Historic Neighborhoods of the Mission District, San Francisco, California*, National Register Multiple Property Documentation form (NPS Form 10-900-b), produced by the Department and adopted by the Historic Preservation Commission on November 17, 2010.

These context statements are attached on DVD. In addition, the following documents also provided contextual information that was used in the Inner Mission North Survey:

- *Historic Context Statement, Market & Octavia Area Plan Historic Resource Survey*, produced by Page & Turnbull for the Department and adopted by the Historic Preservation Commission on December 19, 2007.
- "Historic Context" in *Revised Mission Dolores Neighborhood Survey*, produced by Carey & Co. for the Mission Dolores Neighborhood Association and adopted by the Historic Preservation Commission on March 17, 2010.

Field Survey Information

The Inner Mission North Survey gathered basic field survey information for all properties that are located within the survey area. The survey documented 2,009 individual properties, including photographs, construction dates, and sources for construction dates. For 1,745 structures that were determined to be at least 50 years of age, the survey also included identification of building types,

architectural styles, apparent alterations, and other notable visual features. Approximately 1,220 individual properties were recorded on DPR 523A forms. Approximately 789 properties were recorded in report/database format that is similar to DPR 523A format (except for a written architectural description).

The DPR 523A forms and the individual property information reports are attached on DVD.

Historic Resource Evaluations

The Inner Mission North Survey includes historic/non-historic evaluations of 1,745 structures that are located within the survey area and that were determined to be at least 50 years of age. The results of historic/non-historic evaluations were summarized by assignment of CHRSC codes in order to indicate the apparent eligibility of properties for listing in the California Register and National Register.

The historic/non-historic evaluations of structures are recorded on three types of survey forms and reports:

- (1) Approximately 574 individual structures were evaluated and recorded on DPR 523B forms that were previously adopted. Of these, approximately 471 were updated with DPR 523L forms that are proposed for adoption. (For more information, see section *Updates to Previous Survey Findings*.)
- (2) Approximately 404 individual structures (including some structures that were also recorded on DPR 523B forms) were evaluated and recorded as contributors/non-contributors to historic districts on DPR 523D forms.
- (3) Approximately 836 individual structures (that were not recorded on DPR 523B forms or DPR 523D forms) were evaluated and recorded in Multiple Property Documentation report/database format, which streamlines the method of organizing survey information for preservation planning purposes.

The DPR forms and the Multiple Property Documentation Form evaluation reports are attached on DVD.

Historic Districts

The Inner Mission North Survey identified a total of thirteen (13) historic districts containing a total of 404 contributing properties.

Four (4) historic districts were previously evaluated and adopted and are not proposed to be updated. These previously completed and adopted historic districts are:

- Guerrero Street Fire Line
- Hidalgo Terrace
- Ramona Street
- South Van Ness Avenue-Shotwell-Folsom Streets

Two (2) historic districts that were previously adopted are proposed to be updated and replaced with new documentation. (For more information, see section *Updates to Previous Survey Findings*.) These previously adopted historic districts that are proposed to be replaced with new documentation are:

- Mission Reconstruction
- Inner Mission Commercial Corridor

Nine (9) historic districts were identified and evaluated as replacements for previously adopted historic districts. (For more information, see section *Updates to Previous Survey Findings*.) These newly identified historic districts are:

- 16th and Valencia Streets Post-Fire
- Capp and Howard Streets Mid-Block Fire Line
- Inner Mission North Boulevards and Alleys Reconstruction
- Lexington and San Carlos Streets Reconstruction
- Mission Miracle Mile at 17th Street
- Mission Miracle Mile 19th to 20th Streets
- Sycamore Street Reconstruction
- Wilhelm's Reconstruction Bungalows
- Woodward Street Romeo Flats Reconstruction

The DPR 523D forms and property information for contributors are attached on DVD. Also, a Summary of Historic Districts in the Inner Mission North is attached.

Updates to Previous Survey Findings

This report and the attached survey materials contain the complete findings of the Inner Mission North Survey. These complete findings provide updates to the partial findings and materials that were included within a previous phase of the survey. The previous phase of the survey included information for some, but not all, properties that are located within the survey area. As recommended by OHP at the time, the previous phase of the survey was endorsed by the Landmarks Preservation Advisory Board and adopted by the Planning Commission in 2006.

Since that time, and as recommended by OHP, additional research and information-gathering has been conducted that provides a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status. Consequently, the previously adopted findings of the Inner Mission North Survey have been revised in the following ways:

- The areas that were previously designated as the Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District were reevaluated as thematic geographic areas, which contain individual historic buildings and historic districts that are related to the thematic contexts, but that do not constitute historic districts in and of themselves.
- Historic district boundaries were redrawn to encompass only those groupings of qualified contributors that constitute historic districts that meet federal and State eligibility requirements, which resulted in replacement of the previously adopted Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District with several finitely bound and well-defined historic districts. Specifically, the redrawn historic districts conform to State and federal guidelines that address requirements for thematic and visual connectivity between elements of historic districts, and requirements for retention of all or most aspects of integrity for the overall historic district and for the majority of individual contributing properties.

- Properties that were previously identified as contributors to the Mission Reconstruction Historic District and/or the Inner Mission Commercial Corridor Historic District, and that are located outside of the redrawn boundaries of the historic districts, were reevaluated as potential individual historic resources. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Inner Mission North.
- Some properties that were previously identified as individual historic resources, and some properties that were previously identified as non-resources, were reevaluated, based on additional research and information-gathering that was conducted. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Inner Mission North.
- Previously adopted CHRSC ratings that indicate eligibility for local listing or designation through survey evaluation were converted to CHRSC ratings that reference eligibility for listing in the California Register of Historical Resources and/or the National Register of Historic Places. Determination of eligibility for local Landmark and Historic District designations under Article 10 of the Planning Code was beyond the scope of the survey and was not performed.

For more information, see the survey materials and findings that are attached on DVD.

Survey Advisors Group

In January and February, 2011, the Department distributed preliminary survey materials and findings, and convened meetings of the Survey Advisors Group, in order to conduct a peer review and to receive comments on the preliminary findings of the Inner Mission North Survey. The Survey Advisors Group is an ad hoc group that consists of: members and former members of the Historic Preservation Commission and the Landmarks Preservation Advisory Board; preservation professionals; and members of preservation organizations such as San Francisco Architectural Heritage.

The Department's Survey Advisors Group reviewed the findings of the Inner Mission North Survey and provided comments. Generally, the Survey Advisors Group approved of the survey findings. The Survey Advisors Group provided suggestions for minor revisions, which the Department has incorporated into the complete survey findings that are presented in this report and in the attached survey materials. The Survey Advisors Group provided the following specific comments:

- Two mixed-use buildings that were originally constructed in the 1860s appear to be eligible as individual historic resources, primarily because of the rarity of the property type and the levels of retention of historic character, and in acknowledgment of cumulative material alterations that have occurred. The subject buildings are located at 800-806 South Van Ness Avenue and 808 South Van Ness Avenue. The Department implemented the suggestion of the Survey Advisors Group and assigned CHRSC status codes indicating eligibility of the subject buildings for listing in the California Register.
- An area that was developed as a residential housing tract between 1939 and 1941, and that was identified as an area to be studied as a potential historic district, appears to be ineligible for consideration as a historic district, primarily because it is comprised of a grouping of structures that are stylistically eclectic and that lack an overall cohesive development pattern, which are important considerations in evaluating the significance of 20th century housing tracts. The subject area is located at and around the intersection of Linda Street and 19th Street. The Department

implemented the suggestion of the Survey Advisors Group and assigned CHRSC status codes indicating that properties in the area are not eligible for listing in the California Register (with the exception of a single structure that appears to be individually eligible for listing in the California Register), and that the area does not appear to be eligible as a historic district.

State Office of Historic Preservation

In March, 2011, the Department sent preliminary materials and findings of the Inner Mission North Survey to OHP staff for review and comment. Previously, OHP provided grant funding to the Department through the Certified Local Government (CLG) program to complete an earlier phase of the Inner Mission North Survey. As recommended by OHP at the time, the previous phase of the survey was endorsed by the Landmarks Preservation Advisory Board and adopted by the Planning Commission in 2006.

OHP staff reviewed the findings of the Inner Mission North Survey and provided comments. Generally, OHP staff approved of the survey findings and materials. OHP staff provided the following specific comments:

- The complete findings of the Inner Mission North Survey, including the updates to previous survey findings, appear to be consistent with guidelines and standards at federal and State levels that pertain to: the identification and evaluation of individual historic/non-historic properties; the determination of historic district boundaries; and the identification and evaluation of historic district contributors/non-contributors. In general, OHP encourages updates to previous survey findings, based on new or additional research, as part of the survey process.
- The field survey report/database format that is similar to DPR 523A format is sufficient recordation of information for survey purposes.
- The historic resource evaluations that were conducted according to the adopted Multiple Property Documentation Form, and that were recorded in Multiple Property Documentation report/database format, appear to have resulted in accurate assignment of CHRSC codes. In most cases, basic field survey information and contextual/comparative analysis to other similar properties provides a basis for evaluation. In specific cases, such as with rare and/or unusual property types, individual property research was conducted and recorded in order to make determinations of historic/non-historic statuses.

ENVIRONMENTAL REVIEW

In 2005, the Planning Department determined the Survey Program, including this historic resources survey, exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, *Information Collection* of the CEQA Guidelines states the following: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environment resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded."

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following is a timeline of the notifications, announcements, and outreach activities that occurred for the Inner Mission North Historic Resource Survey. Please note that there are no regulations, policies or

procedures for public notification for consideration or adoption of historic resource surveys beyond standard hearing notice.

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE	NOTICE PRIOR TO ADOPTION HEARING
Survey Findings, Survey Materials, and Meeting Dates Posted on Department’s Survey Webpage (http://imns.sfplanning.org); Printed Copies Available at Department Office	April 1, 2011	47 calendar days
Notices/Announcements with Survey FAQ (in English and Spanish) Mailed to All Owners of Properties Located within the Survey Area	April 1, 2011	47 calendar days
Announcements Mailed/Emailed to City Mailing Lists: <ul style="list-style-type: none"> ▪ Supervisors Campos, Kim, and Wiener ▪ Planning Commissioners ▪ Historic Preservation Commissioners ▪ Historic Preservation Commission agenda mailing list ▪ Mission Area Plan mailing list ▪ Mission District service organizations and associations mailing list 	April 5, 2010	43 calendar days
Announcements Posted in Public Posting Areas and on Private Community Bulletin Boards (Mission Street, Valencia Street, 16 th Street)	April 15, 2010	33 calendar days
Announcements Published as Classified Advertisements (English and Spanish) in <i>El Tecolote</i> (bilingual newspaper that is distributed in the Mission District)	April 20, 2010	28 calendar days
Community Meeting (#1) held at The Women’s Building, 3543 18 th Street	April 20, 2010	28 calendar days
Community Meeting (#2) held at The Women’s Building, 3543 18 th Street	April 23, 2010	25 calendar days
Informational Presentation to the Historic Preservation Commission	May 4, 2010	14 calendar days

The Notice to Property Owners, the Announcement Poster, and the Survey FAQ in English and Spanish are attached.

PUBLIC COMMENT

The Department has received a total of ten (10) comments/inquiries (written and/or via telephone) from property owners and members of the general public regarding the Inner Mission North Survey. In addition, a total of nine (9) members of the general public attended the two community meetings. The following is a generalized summary of comments/inquiries received from property owners and the general public, as well as generalized responses (in italics) that were provided by the Department:

- What does the survey mean for me and my property? *The survey provides information to property owners that can be used to apply for preservation incentives, to nominate properties for official historic status, and to understand the potential historic significance of properties before applying for building permits or entitlements.*
- Does the survey result in increased permit fees or time required to process permits? *No. Survey information can save property owners time and money in the permit application process by providing information at the beginning of a process that property owners might otherwise be required to gather at their own expense.*
- Does the survey result in property restrictions, or change allowable uses, or affect property values or property taxes? *No.*
- Does the survey require any action of me, either at a public hearing or otherwise? *No.*
- How does a nomination for official historic status occur? *Nominations for listing in the California Register of Historical Resources, and/or the National Register of Historic Places, may be initiated by property owners. According to Section 4.135 of the City Charter, nominations for designation as City Landmarks and/or Historic Districts may be initiated by the Board of Supervisors and/or the Historic Preservation Commission. The Planning Department does not initiate or approve official nominations at any level.*
- Will I be notified and/or involved if there is a proposal to officially nominate my property as historic? *Yes.*

ISSUES AND OTHER CONSIDERATIONS

- The Department has not received any objections from property owners or the general public to the findings of the Inner Mission North Survey, or to the adoption of the Inner Mission North Survey.
- The survey findings will be used to review future projects for the purposes of the California Environmental Quality Act (CEQA) and may be used to develop and update Historic Preservation policies and objectives within the Mission Area Plan.

No action is requested of the Historic Preservation Commission at the hearing of May 4, 2011. At the hearing of May 18, 2011, the Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove a Motion to adopt the following information as accurate and complete:

- California Department of Parks and Recreation Primary Records (DPR 523A forms) and similar field survey documentation for approximately 2,009 individual properties;
- California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) for approximately 682 individual properties, and Continuation Update Sheets (DPR 523L forms) for approximately 471 individual properties;
- Individual property evaluations that are consistent with the previously adopted *Historic Neighborhoods of the Mission District, San Francisco, California*, National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) for approximately 836 individual properties; and
- California Department of Parks and Recreation District Records (DPR 523D forms) for thirteen (13) historic districts containing a total of approximately 404 contributing properties (as well as Continuation Update Sheets for 2 previously adopted DPR 523D forms).

BASIS FOR RECOMMENDATION

- Planning Department has reviewed the findings internally, and concurs with said findings.
- Public notice has not yielded, as of this writing, definitive corrections to resource assessments.

RECOMMENDATION: Adoption of survey findings
--

ATTACHMENTS:

Draft Motion

Map of Inner Mission North Survey Findings (proposed)

Summary of Historic Districts in the Inner Mission North (proposed)

Notification Materials:

- Notice to Property Owners
- Announcement Poster
- Survey FAQ (English and Spanish)

Survey Materials on DVD (also located at <http://imns.sfplanning.org>):

- Historic Context Statements
- District Records (DPR 523D forms) and forms/lists of Contributors/Non-Contributors
- Primary Records (DPR 523A forms) and Building, Structure, and Object Records (DPR 523B forms), arranged by Assessor Block Number (with summary lists)
- Multiple Property Documentation reports, arranged by Street Address



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 00##

HEARING DATE: MAY 18, 2011

Hearing Date: May 18, 2011
Case Number: 2011.0401U
Staff Contact: Matt Weintraub – (415) 575-6812
matt.weintraub@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTION OF: **Inner Mission North Historic Resource Survey**

PREAMBLE

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

WHEREAS, that the *Inner Mission North Historic Resource Survey* consists of several elements including:

- California Department of Parks and Recreation Primary Records (DPR 523A forms) and similar field survey documentation for approximately 2,009 individual properties,
- California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) for approximately 682 individual properties, and Continuation Update Sheets (DPR 523L forms) for approximately 471 individual properties,
- Individual property evaluations that are consistent with the previously adopted *Historic Neighborhoods of the Mission District, San Francisco, California*, National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) for approximately 836 individual properties, and
- California Department of Parks and Recreation District Records (DPR 523D forms) for thirteen (13) historic districts containing a total of approximately 404 contributing properties (as well as Continuation Update Sheets for 2 previously adopted DPR 523D forms).

WHEREAS, that previously adopted materials and findings of the *Inner Mission North Historic Resource Survey* are revised, updated, and/or modified according to the final and complete materials and findings of the *Inner Mission North Historic Resource Survey*, based on additional research and information-gathering.

WHEREAS, that the *Inner Mission North Historic Resource Survey* was prepared by a qualified historian in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board; and in accordance with the National Park Service's

National Register Bulletin, *How to Complete the National Register Multiple Property Documentation Form* (1999).

WHEREAS, that the *Inner Mission North Historic Resource Survey* was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy and is adopted by the San Francisco Historic Preservation Commission at a public meeting agendized for this purpose.

WHEREAS, that a copy of the duly adopted the *Inner Mission North Historic Resource Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that future Landmark and Historic District Designation Reports and Nominations and Structures of Merit Nominations may demonstrate historic significance by reference to the *Inner Mission North Historic Resource Survey*.

WHEREAS, that in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the *Inner Mission North Historic Resource Survey*.

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby adopts the *Inner Mission North Historic Resource Survey*, including:

- **California Department of Parks and Recreation Primary Records (DPR 523A forms) and similar field survey documentation for approximately 2,009 individual properties,**
- **California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) for approximately 682 individual properties, and Continuation Update Sheets (DPR 523L forms) for approximately 471 individual properties,**
- **Individual property evaluations that are consistent with the previously adopted *Historic Neighborhoods of the Mission District, San Francisco, California*, National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) for approximately 836 individual properties, and**
- **California Department of Parks and Recreation District Records (DPR 523D forms) for thirteen (13) historic districts containing a total of approximately 404 contributing properties (as well as Continuation Update Sheets for 2 previously adopted DPR 523D forms).**

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted survey materials and this Motion No. 00##, to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 18, 2011.

Linda D. Avery
Commission Secretary

Motion No. 00##
Hearing Date: May 18, 2011

CASE NO. 2011.0401U
Inner Mission North Historic Resource Survey

AYES:

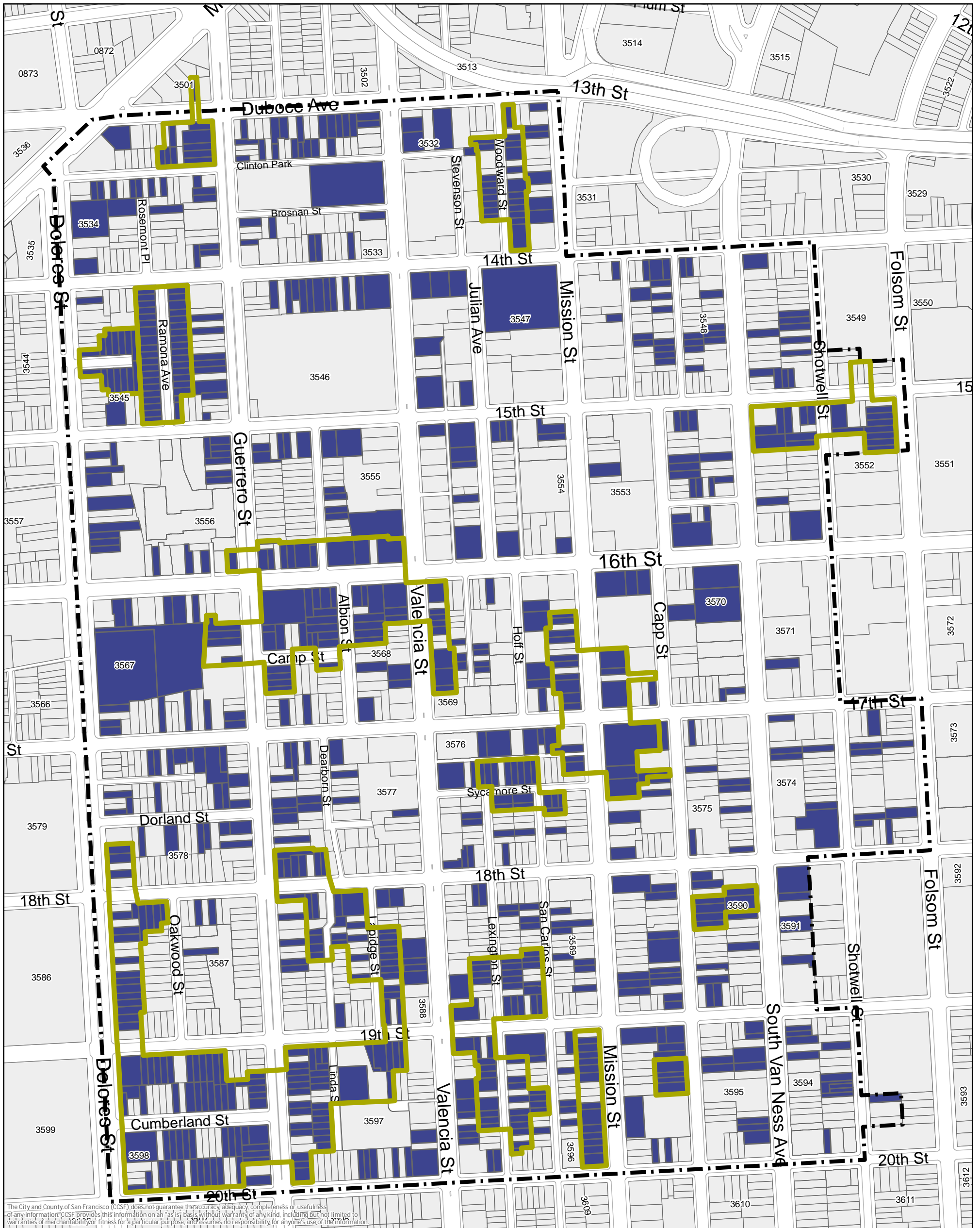
NAYS:




ABSENT:

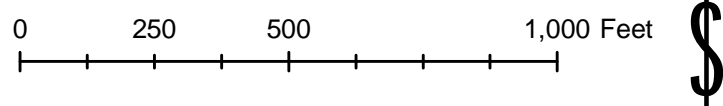
ADOPTED

Inner Mission North Survey Findings

Historic Resources and Historic Districts



-  Survey Area Boundary (Inner Mission North)
-  Historic District Boundary
-  Historic Resource (Individual Resource and/or District Contributor)



Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
16 th and Valencia Streets Post-Fire (National Register)	1906-1926	The historic district is an intact unit of urban landscape that includes a retail shopping district, residential neighborhood streets with flats and apartments, and notable institutions that are exceptionally representative of the important theme of post-fire rebuilding in San Francisco. The historic district exhibits architectural value that is particularly expressive of San Francisco's "Edwardian" era. During this period, which included the post-fire rebuilding and up-building of San Francisco, the Inner Mission North was reconstructed in mostly uniform, Beaux Arts-influenced architectural styles.	54 / 64 (84%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.
Capp and Howard Streets Mid-Block Fire Line (National Register)	1865-1909	The historic district contains buildings that are significant because they either survived the earthquake and fires of April 1906, or are the products of the major rebuilding efforts that occurred after the earthquake and fires of April 1906, and which collectively represent a rare instance of a mixed survivor/reconstruction block. The physical characteristics, locations, and distributions of the pre-fire survivors and the post-fire reconstructed properties that are located within the historic district convey the significance of these historic events.	8 / 8 (100%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.
Guerrero Street Fire Line	1870-1906	The historic district contains buildings that are significant because they are front-line survivors of the fires of April 1906. These buildings are also	9 / 11 (86%)	This historic district was previously adopted by the San Francisco

Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
(National Register)		exceptional representations of late 19 th century Victorian-era residential architecture.		Landmarks Preservation Advisory Board and the Planning Commission. No changes are proposed.
Hidalgo Terrace (California Register)	1914-1930	This historic district contains an early realtor-planned housing tract with Craftsman, Mission Revival, and Spanish Colonial architectural characteristics, and a cul-de-sac layout, that exemplify principles of early 20 th century urban/suburban residential designs.	14 / 14 (100%)	This historic district was previously adopted by the San Francisco Landmarks Preservation Advisory Board and the Planning Commission. No changes are proposed.
Inner Mission North Boulevards and Alleys Reconstruction (California Register)	1906-1917	The historic district is an intact unit of urban neighborhood landscape that includes broad residential boulevards, mid-block alley enclaves, and several notable institutions that are representative of the important theme of post-fire rebuilding in San Francisco. The historic district is the largest area of intact reconstruction-era properties located within the burned area of the Inner Mission North. The historic district exhibits architectural value that is expressive of San Francisco's "Edwardian" era. During this period, which included the post-fire rebuilding and up-building of San Francisco, the Inner Mission North was reconstructed in mostly uniform, Beaux Arts-influenced architectural styles.	139 / 191 (73%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.

Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
Lexington and San Carlos Streets Reconstruction (California Register)	1906-1915	The historic district contains buildings that are significant because they are the products of the major rebuilding efforts that occurred within vast destroyed areas of the Inner Mission North and in San Francisco after the earthquake and fires of April 1906. The reconstruction of this residential alley enclave, located between the major streetcar and commercial corridors of Mission and Valencia Streets, is directly associated with the period of post-fire reconstruction, and it indicates the historic recovery of the working-class residential ecology in the Inner Mission North.	45 / 61 (74%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.
Mission Miracle Mile at 17 th Street (California Register)	1906-1924; circa 1925-1960	The historic district is associated with the reconstruction, growth, and development of the American retail economy on Mission Street, which became the largest and most important shopping destination in San Francisco during the first half of the 20 th century, outside of downtown's Union Square. Events include the post-fire physical rebuilding of structures and recovery of commerce that occurred in the Inner Mission North after the 1906 earthquake and fires. The historic district also demonstrates innovative uses of "Visual Front" modern materials and designs that were applied to existing commercial buildings during the early and mid-20 th century.	20 / 26 (77%)	This proposed historic district was previously included within the Inner Mission Commercial Corridor Historic District, which is proposed to be revised.

Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
Mission Miracle Mile 19 th to 20 th Streets (California Register)	1906-1927; circa 1925- 1960	The historic district is associated with the reconstruction, growth, and development of the American retail economy on Mission Street, which became the largest and most important shopping destination in San Francisco during the first half of the 20 th century, outside of downtown's Union Square. Events include the post-fire physical rebuilding of structures and recovery of commerce that occurred in the Inner Mission North after the 1906 earthquake and fires. The historic district also demonstrates innovative uses of "Visual Front" modern materials and designs that were applied to existing commercial buildings during the early and mid-20 th century.	13 / 17 (76%)	This proposed historic district was previously included within the Inner Mission Commercial Corridor Historic District, which is proposed to be revised.
Ramona Street (National Register)	1911-1923	The historic district is a unique housing tract that is comprised of structures that uniformly include automobile garages that were integrated into the primary façades of the structures, approximately two decades before this became a common practice. Includes multiple-family flats in "Edwardian", Mission Revival, and Craftsman styles.	41 / 41 (100%)	This historic district was previously adopted by the San Francisco Landmarks Preservation Advisory Board and the Planning Commission. No changes are proposed.
South Van Ness Avenue-Shotwell-Folsom Streets (California Register)	1870-1906	The historic district contains buildings that are significant because they are front-line survivors of the fires of April 1906. These buildings are also exceptional representations of Victorian-era residential architecture from the late 19 th century	17 / 24 (71%)	This historic district was previously adopted by the San Francisco Landmarks Preservation Advisory

Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
		and the turn of the 20 th century.		Board and the Planning Commission. No changes are proposed.
Sycamore Street Reconstruction (National Register)	1906-1917	The historic district contains buildings that are significant because they are the products of the major rebuilding efforts that occurred within vast destroyed areas of the Inner Mission North and in San Francisco after the earthquake and fires of April 1906. The reconstruction of this residential alley enclave, located between the major streetcar and commercial corridors of Mission and Valencia Streets, is directly associated with the period of post-fire reconstruction, and it indicates the historic recovery of the working-class residential ecology in the Inner Mission North.	18 / 19 (95%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.
Wilhelm's Reconstruction Bungalows (National Register)	1906; 1910	The historic district is associated with the post-fire rebuilding efforts of one individual, August H. Wilhelm, a contractor who lived at 426 Capp Street, before, during, and after the 1906 disaster. Within a year of the great fires that destroyed his home and the neighboring properties, Wilhelm personally reconstructed his house and two other buildings within the historic district, and he was likely involved with or influenced the reconstruction of the fourth building. The historic district exhibits architectural value that is expressive of California's Bungalows	5 / 5 (100%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.

Inner Mission North Survey Historic Districts Summary

Historic District (Eligibility)	Period of Significance	Theme / Description	No. of Contributors/ Total Properties (Percentage)	Notes
		at the turn of the 20 th century.		
Woodward Street Romeo Flats Reconstruction (California Register)	1906-1912	Reconstruction-era residential enclave located along a mid-block alley (formerly Woodward Gardens) in the northern mixed-use Inner Mission North. Includes a significant grouping of “Edwardian” Romeo flats.	21 / 26 (81%)	This proposed historic district was previously included within the Mission Reconstruction Historic District, which is proposed to be revised.



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 4, 2011**
Hearing Time: **Beginning at 12:30 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Historic Resource Survey: Inner Mission North
(Mission Area Plan)**
Hearing Body: **Historic Preservation Commission**

PROJECT DESCRIPTION

This notice is to inform you of a public hearing to be held regarding a recently completed Planning Department historic resource survey that includes a building that you may own. At the public hearing, the Department will present recommendations for adoption of individual historic properties and/or historic districts as described in the survey.

The Planning Department is providing this information to you as a courtesy. The Department welcomes your input on the survey materials, including factual corrections, and asks that you direct your comments to the Department at the contact information listed below. There are no changes to the permitted uses or base zoning of your property as a result of the survey. The survey materials, including information that may pertain to your building, are available to the public for review at the Department offices and on the Department's webpage located at: <http://imns.sfplanning.org>

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National and/or California Registers, or are eligible for local designation. Actual listing/designation is not proposed at this time and would require a separate process and notification to property owners. For information regarding how surveys can be used by the Planning Department, property owners, and the public, please see San Francisco Preservation Bulletin No. 11 on the Planning Department's webpage at: <http://www.sfplanning.org/index.aspx?page=1827>

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

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Matt Weintraub** Telephone: **(415) 575-6812** E-Mail: matt.weintraub@sfgov.org
Historic resource survey program homepage: <http://sfplanning.org/index.aspx?page=1826>

SURVEY MATERIALS AND RESULTS ONLINE: The survey materials and results, including Historic Resources and Historic District information, DPR 523-series survey forms, and Google Map-based application are available online on the Planning Department's website at: <http://imns.sfplanning.org>

中文詢問請電 415.558.6282

Para sa impormasyon sa Tagalog tumawag sa: 415.558.6251

Para información en Español llamar al: 415.558.6307



SAN FRANCISCO
PLANNING
DEPARTMENT

NOTICE OF PUBLIC HEARING

Inner Mission North HISTORIC RESOURCE SURVEY

This notice is to inform you of community meetings and a public hearing to be held regarding a recently completed Planning Department historic resource survey. At the public hearing, the Department will present recommendations for adoption of individual historic properties and/or historic districts as described in the survey.

The Planning Department is providing this information to you as a courtesy. The Department welcomes your input on the survey materials, including factual corrections, and asks that you direct your comments to the Department at the contact information listed below. There are no changes to the permitted uses or base zoning of properties as a result of the survey. The survey materials are available to the public for review at the Department offices and on the Department's webpage located at: <http://imns.sfplanning.org>

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National and/or California Registers, or are eligible for local designation. Actual listing/designation is not proposed at this time and would require a separate process and notification to property owners. For information regarding how surveys can be used by the Planning Department, property owners, and the public, please see San Francisco Preservation Bulletin No. 11 on the Planning Department's webpage at: <http://www.sfplanning.org/index.aspx?page=1827>

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

FOR MORE INFORMATION

Please contact **Matt Weintraub** at the Planning Department by phone at (415) 575-6812, fax (415) 558-6409, email matt.weintraub@sfgov.org

SURVEY MATERIALS & RESULTS ONLINE

The survey materials and results, including Historic Resources and Historic District information, DPR 523-series survey forms, and Google Map-based application are available online on the Planning Department's website at: <http://imns.sfplanning.org>

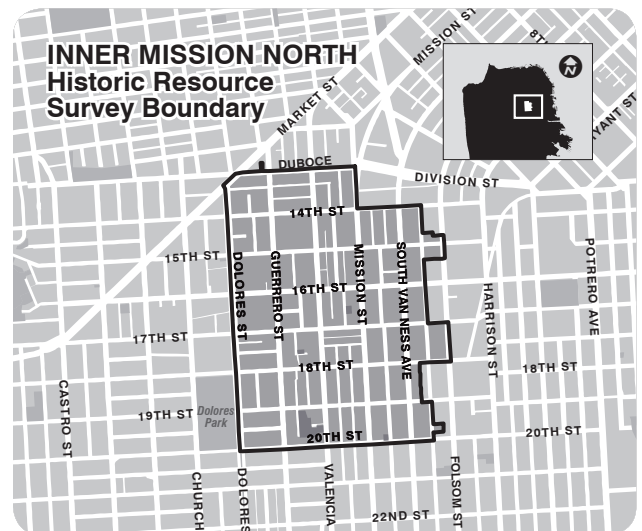
HISTORIC PRESERVATION COMMISSION HEARING

WEDNESDAY, MAY 4, 2011 (12:30 PM beginning time)
@ **CITY HALL, Room 400**
1 Dr. Carlton B. Goodlett Place

COMMUNITY MEETINGS

1. WEDNESDAY, APRIL 20, 6:00 PM - 8:00 PM
2. SATURDAY, APRIL 23, 10:00 AM - 12:00 PM

at The Women's Building (Edificio de Mujeres)
3543 18th Street (between Valencia & Guerrero Streets)



<http://imns.sfplanning.org>

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400 | SAN FRANCISCO, CA 94103

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SAN FRANCISCO **PLANNING DEPARTMENT**

Inner Mission North Survey Frequently Asked Questions

What is the purpose of this survey?

The purpose of the Inner Mission North Survey is to assemble historic information about the buildings within the study area and to determine which of those buildings have some special historic, cultural, or architectural significance. The Inner Mission North Survey is one of several informational background studies used to guide the development of the Eastern Neighborhoods Mission Area Plan. Historic surveys are only one part of the various specific studies used by the Planning Department in the development of the area plans. Other topics studied include housing, transportation, and open space.

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

Does the survey mean that my property is a Landmark?

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

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

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

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

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

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

The determination of whether a property is of historic, cultural or architectural value is based on factual documentation. While there will always be some owners or tenants that do not agree with the final determination, a survey strives to evaluate each property within the study area in a balanced and objective manner. If there is a factual error in our documentation or you have additional information regarding a property, please let us know – we want to hear from you. Contact information is listed on the survey notice.

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

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

A survey was initiated to supplement the development of the Eastern Neighborhoods Mission Area Plan, and all properties are required to be evaluated in some form to provide information on the areas of historic, cultural, or architectural significance within the plan areas. If there is a factual error in our documentation or you have additional information regarding a property, please let us know – we want to hear from you. Contact information is listed on the survey notice.

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

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

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

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

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

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

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

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

<http://www.sf-planning.org/index.aspx?page=1825>.



SAN FRANCISCO PLANNING DEPARTMENT

Preguntas y Respuestas Frecuentes del Estudio de los Recursos Históricos

¿Cual es el propósito de este estudio?

El propósito de este estudio es reunir información acerca de los edificios que se encuentran en el área designada del estudio y así determinar cuales de estos edificios tienen un valor especial histórico, cultural o arquitectónico. El estudio es solo uno de varios estudios informativos que son usados para guiar las decisiones hechas por la Ciudad, así como también por los propietarios, inquilinos y otros inversionistas de la comunidad. Los estudios de Recursos Históricos son solo una parte de varios estudios específicos usados por el Departamento de Planeación. Otros temas que son estudiados son vivienda, transporte y áreas abiertas.

De acuerdo con las guías establecidas por el Estado de California y el Gobierno Federal, este tipo de estudios pueden identificar propiedades con algún valor histórico, cultural o arquitectónico. Información asociada con personas o eventos no se podrían conocer sin conducir un análisis específico de cada propiedad, pero desafortunadamente este tipo de análisis más profundo está fuera del ámbito y presupuesto de muchos estudios. Si hay un área específica que usted cree se debe de analizar en el futuro, por favor contáctenos. Su información ayudara al Departamento de Planeación en programar futuros estudios dentro del área.

¿El estudio significa que mi propiedad queda designada como un edificio histórico?

No, los resultados del estudio no significan que su propiedad tendría automáticamente una designación histórica. El estudio es solo un medio de recopilación de información. Para designar un edificio como histórico, se requiere de un proceso completamente separado que requiere notificar los propietarios y una serie de audiencias públicas.

¿Que significa vivir dentro de un área elegible a ser un distrito histórico?

Los distritos históricos contienen edificios con características similares de historia o arquitectura. Un distrito está compuesto de edificios que contienen estas características comunes y algunos edificios que no las tienen. De acuerdo con las leyes del Estado de California, el Departamento de Planeación identifica edificios y distritos que son elegibles para esa designación. Como se menciona arriba, el estudio no es una determinación formal, pero si identifica áreas que puedan ser elegibles. El proceso para que un área sea oficialmente designada para cualquier tipo de distrito histórico requiere de un proceso completamente separado que requiere notificar los propietarios y requiere una serie de audiencias públicas.

¿Como inquilino o propietario, cuales son los beneficios de este estudio?

Propietarios, inquilinos o inversionistas generalmente ven que es una ventaja conocer el resultado del estudio ya que el saber el valor histórico de un edificio trae más seguridad antes de iniciar cualquier proceso de permisos para construir o cambiar detalles en la propiedad. Sin el estudio, la persona que solicite los respectivos permisos de construcción tendría que proveer la información histórica del edificio. Obtener esta información histórica, requiere de mucho tiempo y dinero antes que el Departamento de Planeación pueda empezar a revisar su proyecto. El estudio es beneficioso porque así el Departamento ya habría completado esta parte del proceso de revisión de sus permisos. Los estudios también identifican propiedades que pudieran ser designadas. Hay tres diferentes niveles de designación de recursos históricos. A nivel local (El Artículo 10 y 11 del Código de Planeación); a nivel estatal (California Register of Historical Resources) y a nivel Federal (National Register of Historic Places). Estos tres recursos ayudan para que los edificios califiquen para el "California's State Historical Building Code" y sean elegibles para una reducción de impuestos bajo la ley "Mills Act".

¿Como inquilino o propietario, cuales son las desventajas del estudio?

La determinación si una propiedad tiene o no tiene valor histórico, cultural, o arquitectónico está basada en documentación verídica. Aunque siempre habrá algunos propietarios o inquilinos que no estén de acuerdo con la determinación final, los resultados del estudio evalúan información dentro del área de estudio de una manera objetiva y balanceada. Si usted encontrara algún error en la documentación o si tiene alguna otra información relacionada con alguna propiedad, por favor háganos saber – queremos

saber toda la información posible para que este estudio sea lo mas preciso posible. La información para comunicarse con nosotros esta al final de este documento.

Aunque algunas personas vean este estudio como una desventaja, la verdad es que el proceso para obtener algún permiso de construcción es idéntico para todos los edificios aunque hayan pasado por un estudio o no. Sin o con el estudio, los requisitos del Estado de California requieren que el Departamento de Planeación haga una determinación histórica si la solicitud para un permiso es sometido. Un estudio provee toda la información necesaria para completar y facilitar el proceso de revisión de permisos del Departamento.

¿No quisiera ser parte del estudio, como podría ser excluido?

Su propiedad no puede ser excluida del estudio. Para poder obtener la información mas completa, el Departamento de Planeación debe analizar todas las propiedades del área para determinar su importancia histórica, cultural o arquitectónica. Si encontrara algún error en la documentación o si se tiene alguna otra información relacionada con alguna propiedad, por favor háganos saber – queremos saber toda la información posible para que este estudio sea lo mas preciso posible. La información para comunicarse con nosotros esta al final de este documento.

¿Habrá algún cambio en los impuestos o en el valor de la propiedad?

No. Conforme a los impuestos de propiedad, ni el valor de la propiedad determinado por la oficina del Asesor ni la tasa de impuestos son afectados por este estudio. Hay beneficios específicos disponibles bajo programas de incentivos económicos del gobierno federal o local para propietarios que decidan que sus edificios sean oficialmente designados. Nuevamente, la designación es un proceso completamente separado y se requiere para ser elegible para estos incentivos. Para mayor información acerca de estos incentivos, visítenos en: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5075>.

¿El estudio hará más difícil obtener un permiso para remodelar el interior de mi propiedad, como remodelar la cocina o el baño?

No. No hay ningún cambio en la manera que el Departamento revise el permiso para remodelar el interior de un edificio residencial o comercial. No hay costos adicionales, periodos de revisión extendidos o atrasos en el proceso de solicitar permisos para remodelar las propiedades que fueron estudiadas.

¿El estudio hará más difícil que haga algún cambio al exterior de mi propiedad, como remplazar las ventanas?

Un concepto erróneo es que un edificio histórico no puede ser alterado de alguna forma u otra. Aunque el Departamento de Planeación esta generalmente interesado en cualquier trabajo en el exterior de un edificio, los resultados del estudio no prohíben que alguien haga alteraciones al exterior.

Obtener un permiso para hacer alguna alteración al exterior de una propiedad histórica puede ser obtenido tan rápido como cualquier otro permiso de construcción. El entender el significado histórico de un edificio trae más certeza para extender algún tipo de permiso y facilitara la revisión de los cambios propuestos para alterar el exterior. En relación a remplazar ventanas, el Departamento de Planeación ha establecido unas guías acerca del remplazo de ventanas que abarcan toda la ciudad de San Francisco y todas las propiedades que han sido evaluadas o no. Para mayor información, por favor visite la página en el Internet del Departamento de Planeación al:

http://www.sfplanning.org/ftp/files/publications_reports/Standards_for_Window_Replacement.pdf

o llame al centro de información al 415-558-6377 para obtener una copia de los requisitos.

Para mayor información sobre este estudio, por favor visite la sección de la página en el Internet, dedicada a preguntas y respuestas de los edificios históricos:

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

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