



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Work Program Case Report

HEARING DATE: JUNE 15, 2011

Date: June 2, 2011
Staff Contact: Mary Brown – (415) 575-9074
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Preliminary Recommendation: Adoption

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PROJECT BACKGROUND

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

The Department also presented recommendations for 23 potential individual Landmark designations related to the Market and Octavia Area Plan in accordance with Ordinance 72-08, "Planning Code Amendments to implement the Market and Octavia Area Plan," which directs the Department to present recommendations for potential Article 10 Landmark designations to the HPC for consideration. Community outreach and additional researched related to proposed Market/Octavia Area Plan individual Landmarks and Landmark Districts are funded through a Preserve America grant.

At the regularly scheduled March 2, 2011 hearing, the Department provided additional information, as requested by the HPC, to assist in the prioritization of the Work Program. This additional information included the status of Department review of community sponsored historic and cultural surveys and a compilation of previous documentation related to past Landmarks Preservation Advisory Board's Work Programs. The Department also provided additional information based on its previous analysis of underrepresented Article 10 property types and styles. At the March 2nd hearing, the HPC also identified 15 potential Landmark properties and one potential Landmark District for Market / Octavia designations related to the Preserve America grant.

At the regularly scheduled April 6, 2011 hearing, the Department presented a draft Work Program that reflected comments made at the March 2nd hearing. The draft Work Program included specific properties called out by the HPC at the March 2nd hearing and additional properties recommended by the Department in order to include underrepresented property types, such as buildings of Modern design. It included five individual properties and two potential Landmark Districts in the Market / Octavia area. At the April 6th hearing, the HPC directed staff to modify the draft Work Program to include the Doelger Homes sales office at 326 Judah Street and the residential building at 3655 Clay Street designed by

William Wurster. The HPC also directed staff to remove two properties from the draft Work Program, the Forest Hills Club House designed by Bernard Maybeck and the Roos House designed by John Dinwiddie.

At the April 6th hearing, the HPC directed Department staff to notify the owners of properties under consideration for the Work Program, neighborhood groups, and the preservation community of future hearings related to the draft Work Program.

PROJECT DESCRIPTION

The current draft of the Work Program includes 16 proposed individual Landmarks and three proposed Landmark Districts. See Attachment A.

Included on the Work Program are properties that address underrepresented Landmark property types including buildings of Modern design, buildings located in geographically underrepresented areas, and properties with strong cultural associations. Proposed Landmarks and Landmark Districts located within the Market and Octavia Area Plan were also selected in order to fulfill requirements of a Preserve America grant.

The Department notified owners of all properties under consideration for inclusion on the Work Program of the June 15, 2011 HPC hearing. In addition, the Department notified residential tenants of buildings located within the proposed Duboce Park Landmark District and commercial tenants of all mixed-use and commercial properties. The Department also conducted door-to-door outreach to many of commercial tenants of the eight buildings that comprise the proposed discontinuous Market Street Masonry Landmark District. Department staff discussed the proposed Work Program with commercial tenants and provided the following outreach materials:

- Notice of Public Hearing
- Landmark Designation FAQ
- Existing Landmark Districts
- Department of Parks & Recreation (DPR)-523B form for each individual building

Additional notifications were mailed to the Board of Supervisors, Planning Commission, neighborhood groups and individuals on the neighborhood 311 notification lists, and the preservation community notification list. The Department received several emails in response to these mailings (see Issues and Considerations below).

REQUIRED HISTORIC PRESERVATION COMMISSION ACTION

The Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove the proposed Landmark Designation Work Program. The Historic Preservation Commission has the option to adopt the proposed Work Program in its current form; to adopt the Work Program with modifications such as the removal or addition of properties to the Work Program; or to disapprove the Work Program.

ISSUES AND OTHER CONSIDERATIONS

- Department staff gave a presentation focused on the proposed Duboce Park Landmark District and proposed individual Landmarks located within the Market and Octavia Area Plan at the April 12, 2011 meeting of the Duboce Triangle Neighborhood Association. Several attendees expressed concern that the proposed Duboce Park Landmark District could be rejected because of Supervisor Scott Weiner's opposition to the inclusion of parks in historic districts. Other attendees requested that the proposed Duboce Park Landmark District be expanded beyond the blocks identified in the survey.
- In a April 20, 2011 email to Department staff, Dennis Turner of 22 Scott Street requested that the west side of Scott Street – and all other blocks that directly face the park – be considered for inclusion in the proposed Duboce Park Landmark District.
- At the May 2, 2011 Board of Supervisors' Land Use Committee hearing, concerns were raised regarding the lack of designated landmarks related to African-Americans in San Francisco. These concerns were reiterated at meetings with community members on May 25, 2011 and June 2, 2011 attended by Director John Rahaim and Department preservation staff. Ruth Jordan expressed interest in Landmark designation for her building, Sam Jordan's Bar at 4004 Third Street, due to the building's association with Sam Jordan, a prominent African-American businessman and community leader in the Bayview / Hunter's Point neighborhood. Gregory Johnson, owner of 1712 Fillmore Street likewise expressed interest in Landmark designation for his property due to its association with the significant African American businesses Marcus Books and Jimbo's Bop City.
- In a May 20, 2011 email, Andy Ross of the Recreation and Parks Department requested a description of the proposed Duboce Park Landmark District and Duboce Park as it pertains to the Landmark designation.
- In a May 27, 2011 email to Department staff, Supervisor Scott Weiner stated that he does not support including Duboce Park in the proposed Duboce Park Landmark District or in any other historic district. Supervisor Weiner stated that he has significant concerns about including parks in historic districts as doing so "could undermine the ability of the Recreation and Park Department to effectively manage our parks in an era of extremely limited budgets." Supervisor Weiner further requested that his position on this issue be conveyed to preservation staff and the HPC.

RECCOMENDATION

The Department recommends that the HPC adopt or modify the Work Program for the following reasons:

- The proposed Work Program reflects direction given to staff at previous HPC hearings.
- Input from the public at the June 15, 2011 hearing may warrant modification of the Work Program.
- Interest related to 1712 Fillmore Street and Sam Jordan's Bar at 4004 Third Street may warrant consideration for inclusion on the Work Program.
- To meet the requirements of the Preserve America grant, the Department would like to expeditiously proceed with public outreach and documentation related to the Market and Octavia area properties.

Attachments:

- Attachment A *Draft Landmark Designation Work Program*
- Attachment B *Landmark Designation FAQ*
- Attachment C *Existing Landmark Districts*
- Attachment D *Notice of Public Hearing*
- Attachment E *Proposed Individual Landmarks*
- Attachment F *Proposed Discontiguous Market Street Landmark District*

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Attachment A

DRAFT

Landmark Designation Work Program

Draft Landmark Designation Work Program

Building or District Name	Address	Notes
Golden Gate Park Landmark District		In-progress
Discontiguous Market Street Landmark District	8 contributing properties	Preserve America grant
Duboce Park Landmark District	89 contributing properties	Preserve America grant
Mothers Building	S.F. Zoo	
Fleishhacker Pool Building	S.F. Zoo	
Cowell House (Morrow & Morrow)	171 San Marcos St.	
Russell House (Mendelsohn)	3778 Washington St.	
Sailors' Union of the Pacific	434-450 Harrison St.	
Religious School for Congregation Emanu-El	1337 Sutter St.	
Religious School Annex for Congregation Emanu-El	1335 Sutter St.	
Sunshine School	2728 Bryant St.	
Samuel Gompers Trade School	106 Bartlett St.	
(Residence)	2 Clarendon Ave.	
Doelger Sales Office	326 Judah St.	
(Residence)	3655 Clay St.	
Swedish American Hall	2168 Market	Preserve America grant
Twin Peaks Tavern	401 Castro	Preserve America grant
New Era Hall	2117 Market	Preserve America grant
(Residence)	2173 15th St.	Preserve America grant
Stow Lake Boat House		Tabled

Attachment B

Landmark Designation FAQ



SAN FRANCISCO PLANNING DEPARTMENT

Frequently Asked Questions Local Landmarks and Landmark Districts

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Why are buildings designated as local Landmarks or Landmark Districts?

The purpose of landmark and local landmark district designation is two-fold: to bestow distinction upon and foster appreciation of San Francisco's representative buildings, structures, and objects, and to ensure compatible future exterior alterations.

Over the past 40 years, the City and County of San Francisco has designated 260 landmarks and 11 local landmark districts. San Francisco's landmarks and local landmark districts feature iconic buildings and high-style designs as well as residential, commercial and industrial buildings that reflect the experience and landscapes of everyday San Franciscans. Designating landmarks and local landmark districts of iconic buildings, exceptionally cohesive architecture, and buildings with strong cultural associations, helps retain a tangible connection to our collective past. Property owners benefit from the official commitment to historic preservation and the security of knowing that their property will not be negatively affected by future development trends in the neighborhood.

What are the potential benefits to Local Landmark or Landmark District Designation?

Several local, state and federal preservation incentive programs encourage property owners to repair, restore, or rehabilitate historic properties. See the relevant Preservation Bulletins listed on the Planning Department's website for more details on the **Mills Act** (which can provide up to a 50% reduction in property taxes in exchange for the rehabilitation, preservation, and long-term maintenance of historic properties), **Federal Tax Credits** (which can provide a 20% Rehabilitation Tax Credit for the rehabilitation of income-producing historic properties) and the **California Historical Building Code** (which allows for a more flexible alternative building code for the preservation or rehabilitation of buildings designated as "historic").

The designation process for local landmark districts can also help build community. Working together to create and maintain a landmark district can bring neighbors together, build a sense of community, and foster civic pride. Designation can provide certainty to the community by maintaining the scale and visual characteristics of the built environment through the discouragement of speculative tear-downs or incompatible alterations.

What are the potential drawbacks to Local Landmark or Landmark District Designation?

In order to ensure that proposals to alter designated landmarks and local landmark districts are compatible with the existing historic fabric, an additional level of review is required for proposed exterior alterations. Proposals to demolish a landmark or building within a landmark district – though not impossible – would likewise require additional review. While some welcome this extra review, others might be concerned about fees or the additional time required for permit processing.

This review comes in the form of a Certificate of Appropriateness, which for smaller projects (such as window replacements or a new deck) can be reviewed administratively by Planning

Department staff or for larger projects (such as an addition) by the Historic Preservation Commission (HPC). There is fee associated with a Certificate of Appropriateness, which is scaled relative to the total construction cost of a proposed alteration. The majority of Certificates of Appropriateness are approved administratively by staff without an HPC hearing. HPC hearings for larger projects can occur concurrently with other standard neighborhood notification requirements, thereby minimizing the extra time required for review.

What is a Certificate of Appropriateness?

A Certificate of Appropriateness (C of A) is the entitlement required for exterior alterations requiring a permit for local landmarks and properties located within a local landmark district. C's of A are reviewed by the HPC or administratively by Planning Department staff to ensure that the character-defining features are preserved and that alterations, demolitions and new construction are compatible with existing historic fabric.

It is important to note that a C of A is not required for any interior alterations including kitchen or bathroom remodels, nor is it required for ordinary maintenance and repairs – i.e., work done solely to correct deterioration, decay, or damage – if the replacement materials and details are in-kind. Examples of ordinary maintenance and repair include roof replacement, repair of dry rot, and the replacement of front stairs or railings.

As part of the collaborative landmark district designation process, the Department will work with the community to specify in the designation report the scopes of work that would require a C of A in order to preserve important architectural features. The community is encouraged to participate in this collaborative effort.

Does Landmark designation affect the interior of my house?

No. Landmark designation of residential buildings applies to the exterior only, including roof lines. Occasionally, designation covers the lobby or interior of public or publically accessible buildings such as government buildings or theaters.

What impact does historic designation have on property value?

Independent studies across the country have examined the impact of property values in landmark districts. These studies have shown no indication that property values in landmark districts go down simply because of their landmark status. Rather, the studies indicate that the value of properties in landmark districts appreciate at a slightly higher rate than similar building stock outside the district.

Visit the Planning Department website to access outside studies that have assessed the link between historic preservation and property value in small and large cities.

What is the process to designate a historic district?

The first step is listing a property on the HPC's Landmark Designation Work Program (Work Program). The Work Program is comprised of individual buildings and districts that the HPC has prioritized for listing in Article 10 as a landmark or landmark district. Once a property is listed on the Work Program, the Planning Department will proceed with additional research, documentation and outreach to stakeholder groups including property owners, residents, commercial tenants, and the wider community.

Community buy-in is essential in the creation of a successful landmark designation. Owner consent is not required; however, the Department favors a collaborative approach which

emphasizes extensive community outreach and participation. Through a series of meetings, stakeholder groups and the Department will define the community-supported level of review required for proposals to alter properties within the potential landmark district.

After this collaborative process, the HPC will begin the process of formally designating the proposed landmark district. This process will include numerous opportunities for public input at hearings before the HPC, Planning Commission, and ultimately the Board of Supervisors. Final approval of a landmark or landmark district requires a majority vote at the Board of Supervisors. Public comment opportunities are available at all of these public hearings.

What can we expect to read in a landmark designation report once it is completed?

Once completed, the report will include a history of the landmark or local landmark district including cultural associations, significant persons, and the architectural development of a building or area; a list of contributing and non-contributing properties; a list of character-defining features; a technical document that outlines the entitlement and review process for those features; and a draft ordinance and recommendation by the Planning Department. A short description of some of the technical terms that will be included in the report is provided below.

Contributing and Non-Contributing: Contributors to a landmark district are those buildings, structures, sites, or objects that were constructed during the Period of Significance and retain their physical integrity. When a landmark district is created, qualified historians identify a Period of Significance for the district. For example, in one district, the Period of Significance may be 1884-1929. Buildings or features that were constructed outside that period would be considered non-contributing. Buildings and features that were constructed within the period and possess a high level of integrity would be considered contributing. Also, features that were constructed within the period but were heavily altered (possessing a low level of integrity) would also be deemed to be non-contributing.

Integrity: The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s Period of Significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. When buildings, structures, objects, and sites retain integrity, they are able to convey their association with events, people, and designs from the past.

Character-Defining Features: Character-defining features are the elements of the historic resource that represent its significance. For instance, the character-defining features of a building may include roof forms, proportion, window and door openings, shape, projections, trim, setting, cladding materials, craft details, and finishes. Each building, structure, object, and site in a proposed landmark district will be identified as either contributing or non-contributing and the character-defining features of the district will be catalogued in the designation report.

Will landmark designation require me to restore my building to its original appearance?

No. You are not required to do anything to the property except maintain it to the minimum standards of the building code, something that is required of **all** property owners in the City and County of San Francisco.

Can I add a horizontal or vertical addition to my property?

Yes. The HPC and the Planning Department review proposed additions to landmarks or buildings within a landmark district for compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards) as well as requirements of the Planning Code. The Standards were developed by the National Park Service and are used nationwide for the review of proposed alterations to historic properties. Proposals to add an addition to landmark properties are reviewed on a case-by-case basis by the HPC.

Does the HPC regulate landscaping, driveways and sidewalks?

No, however any Planning Code and Department of Public Works requirements will still apply.

Can I replace my windows?

Yes. Windows that are visible from the street or other public right-of-way can be replaced with windows that are appropriate to the landmark property's Period of Significance. For example, if the building was originally constructed in 1908 with double-hung wood windows, then the replacement windows should be double-hung wood windows with similar exterior dimensions. Replacement windows may use double-panes for energy efficiency. However, only those windows visible from the public right-of-way need to conform to these standards. All others can be replaced as the owner sees fit.

Can a building owner opt-out of a landmark designation?

Individual owners, with the exception of religious properties, can not opt out of a local landmark or landmark district designation. The goal, however, is to build support for individual landmark and landmark district designation through a collaborative community process.

How can I share additional information regarding the history of my house or district?

The Planning Department welcomes additional information regarding buildings or districts proposed for landmark designation. Please contact the Department if you are interested in sharing historic photographs, water tap records, maps, architectural plans, building permit histories or other relevant information regarding your property or neighborhood.

Where can I get more information?

The Planning Department website: www.sfplanning.org contains additional information related to local landmark and landmark district designation. In the coming months the Department will develop additional content related to proposed landmarks and landmarks districts as well as more specific information related to the designation process and scheduled community meetings and hearings. Department staff is also available to answer questions; contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Attachment C

Existing Landmark Districts



**SAN FRANCISCO
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Existing Local Landmark Districts

From 1975 to 2003, the City of San Francisco designated eleven local landmark districts ranging in size from a handful of buildings to several hundred properties. Landmark districts are regulated by Article 10 of the Planning Code.



Photo by Dean Volker courtesy of Flickr

Jackson Square Landmark District

BLOCKS	PARCELS	DESIGNATED IN
8	82	1972

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

San Francisco's earliest surviving commercial area features commercial and mixed-use buildings, predominately brick, erected



Photo by nique_e_guto courtesy of Flickr

Webster Street Landmark District

BLOCKS	PARCELS	DESIGNATED IN
3	25	1981

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

This residential historic district in the Western Addition features a unified collection of builder-developed resi-



Photo by Wally Gobetz courtesy of Flickr

Northeast Waterfront Landmark District

BLOCKS	PARCELS	DESIGNATED IN
9	53	1983

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

This commercial and industrial historic district reflects waterfront storage and maritime activities, from the Gold Rush



Alamo Square Landmark District

BLOCKS	PARCELS	DESIGNATED IN
16	281	1984

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

This large residential historic district is clustered around Alamo Square in the Western Addition. It features richly ornamented



Photo by Anomalous_A courtesy of Flickr

Liberty Hill Landmark District

BLOCKS	PARCELS	DESIGNATED IN
10	298	1985

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

This Mission District historic district features Victorian-era residences designed primarily in the Italianate, Stick, and Queen Anne



Photo by David Gifford courtesy of Flickr

Telegraph Hill Landmark District

BLOCKS 6 PARCELS 90 DESIGNATED IN 1986

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



Photo courtesy of Google Maps

Blackstone Court Landmark District

BLOCKS 1 PARCELS 4 DESIGNATED IN 1987

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



Photo by Anomalous_A courtesy of Flickr

South End Landmark District

BLOCKS 6 PARCELS 84 DESIGNATED IN 1990

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



Photo by Anomalous_A courtesy of Flickr

Bush Street Cottage Row Landmark District

BLOCKS 2 PARCELS 23 DESIGNATED IN 1991

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



Photo by Anomalous_A courtesy of Flickr

Civic Center Landmark District

BLOCKS 15 PARCELS 61 DESIGNATED IN 1996

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



Photo by Anomalous_A courtesy of Flickr

Dogpatch Landmark District

BLOCKS 9 PARCELS 131 DESIGNATED IN 2003

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

Attachment D

Notice of Public Hearing



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, June 15, 2011**
Hearing Time: **Beginning at 12:30 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Landmark Designation Work Program**
Hearing Body: **Historic Preservation Commission**

PROJECT DESCRIPTION

This notice is to inform you that the Historic Preservation Commission (HPC) will consider adding 16 individual buildings and two proposed districts to its Landmark Designation Work Program (Work Program) during its regularly scheduled public hearing on Wednesday, June 15, 2011 at 12:30 P.M.

Please note that the June 15th hearing is not a vote on whether to designate the proposed buildings or districts as city landmarks. This hearing is a vote on whether to direct Planning Department staff to proceed with additional research and community outreach in order to consider formal designation at a future date.

This hearing is an opportunity to share your support, opposition, and/or interest regarding the proposal to add 16 individual buildings and two proposed districts to the HPC's Work Program. The two proposed landmark districts include Duboce Park (bounded by the south side of Waller, the west side of Steiner, the east side of Scott and north side of Duboce streets) and the discontinuous Market Street masonry district. Both districts were identified as part of the Market & Octavia Area Plan.

The individual buildings include, but are not limited to the following:

Twin Peaks Bar at 401 Castro Street, Samuel Gompers Trade School at 106 Bartlett Street, Sunshine School at 2728 Bryant Street, Russell House at 3778 Washington Street, Congregation Emanu-El School Building at 1337 Sutter Street, Grabhorn Building at 1335 Sutter Street, Sailors' Union of the Pacific at 434-450 Harrison Street, Doelger Homes Sales Office at 326 Judah Street, New Era Hall at 2117 Market Street, 2 Clarendon Avenue, 2173 15th Street, Swedish American Hall at 2168 Market Street, Cowell House at 171 San Marcos Street, 3655 Clay Street, and the Mothers Building and Fleishacker Pool Building at the San Francisco Zoo.

This hearing is not limited to the aforementioned buildings and districts. Property owners and members of the public may propose additional properties or districts for consideration for the Work Program. Your participation at this hearing is encouraged. The Department welcomes your input on the Work Program and asks that you direct your comments to the Department at the contact information listed below.

A hearing agenda and case report related to the Work Program will be available on the Department's website one week prior to the hearing: <http://www.sfplanning.org/index.aspx?page=1892>

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Mary Brown** Telephone: **(415) 575-9074** E-Mail: mary.brown@sfgov.org
Historic Preservation homepage: <http://www.sfplanning.org/index.aspx?page=1825>

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Para sa impormasyon sa Tagalog tumawag sa: 415.558.6251

Para información en Español llamar al: 415.558.6307

Attachment E

Proposed Individual Landmarks

Mothers Building at Fleishhacker Pool, San Francisco Zoo

Sunset

Built 1925

APN: 7281006

Zoning: P / OS

Property Type: Club House

Historic Status : Listed on the National Register as an individual property.

Notes: Appears to retain high integrity. Intact New Deal era murals are located on the interior. The building is located within the zoo and is currently used only for special events.

Research complete: 90% (National Register nomination)



Contemporary view



Left: Historic view (c.1940)



Right: Contemporary view

Fleishhacker Pool Bath House, San Francisco Zoo

Sunset

Built 1925

APN: 7281006

Zoning: P / OS

Property Type: Pool House

Historic Status : Determined eligible for the National Register

Notes: The vacant, boarded-up building is located in the zoo parking lot. According to recent photographs, portions of the building appear to be in poor condition; certain areas are open to the elements.

Research complete: 10%



Above and below: Contemporary views

Left: c. 1970 view, includes pool and pool house



Cowell House, 171 San Marcos Street

Forest Hill

Built 1933

APN: 2882035
Zoning: RH-1 D / 40-X
Property Type: Single-Family

Historic Status: No evaluations

Notes: First known Modern residential building in San Francisco. Architects Morrow & Morrow (designers of the Golden Gate Bridge). Early fusion of International Style, Streamline Moderne, and Second Bay Tradition.

Research Complete: 35% (Modern Context)



2010 photos

Russell House, 3778 Washington Street

Pacific Heights

Built 1950

Zoning: RH-1 40-X

Property Type Single-Family

Adopted Status code: 1976 Architectural Survey. Possibly listed as 1D.

Notes: One of two buildings in San Francisco designed by master architect Erich Mendelsohn and the only with high integrity. One of his final projects.

Research Complete: 35% (Modern Context, Docomomo fiche)



Above: View from 1956



Left: Detail view from 2010

Sailors' Union of the Pacific, 434-450 Harrison Street

SoMa

Built 1950

Zoning: RH DTR / 85/400R

Property Type: Industrial / Union Hall

Adopted Status code: None (check w/Moses)

Notes: Headquarters Building of Sailors' Union of the Pacific. Streamline Moderne Style. Architect is William Merchant.

Research Complete: 80% (Modern Context, draft Case Report)



c. 2009



c.1950s

The Religious School for Congregation Emanu-El, 1337 Sutter St. Lower Pacific Heights Built 1910

Zoning: NC-3 / 130 E

Property Type School / Church

Historic Status: 1976 Architectural Survey, Heritage survey

Notes: Interior has been altered; some interior character-defining features may remain.
Currently owned and occupied by San Francisco Lighthouse, a religious organization.

Research Complete: 90% (DPR 523-A form, DPR-523-B form,)



Recent photos

School Annex (Grabhorn Press Building) 1335 Sutter Street Lower Pacific Heights Built 1918
Zoning: NC-3 / 130-E
Property Type: School / Offices
Historic Status: 1S, 1976 Architectural Survey; Heritage Survey
Notes: Built in 1918 as an annex to the adjacent religious school. Later housed the printing presses of Grabhorn Press.
Research Complete: 90% (DPR 523-A form, DPR-523-B form, National Register nomination form)



Recent photos

Sunshine School, 2728 Bryant Street

Mission District

Built 1937

Zoning:

P / 40-X

Property Type

School / WPA project

Historic Status:

3S; 1976 Architectural Survey

Notes:

Sunshine School for Crippled Children, now used as an alternative school. WPA Project. Designed by Martin Rist, Charles F. Strothoff, Smith O'Brien, and Albert Schroeffer. Retains high integrity.

Research Complete:

40% (Golden Age of Schools context, Living New Deal Project, South Mission survey)



Above: Contemporary photos

Left: Photo c. 1937

Samuel Gompers Trade School, 106 Bartlett Street

Mission District

Built 1937

Zoning: P / 45-X / 55-X

Property Type: School

Adopted Status code: 3CS; 1976 Architectural Survey

Notes: The subject school was recently connected with a hyphen, at the west-facing elevation, to the new City College Mission Campus building. The Streamline Moderne towers are located at the rear elevation.

Research Complete: 35% (Modern Context, Golden Age of Schools Context)



Historic images, circa 1940s-1950s



2011 photos

2 Clarendon Avenue

Twin Peaks/Tank Hill

Built 1956

Zoning:

RH-A (D) / 40-X

Property Type

Single-Family

Adopted Status code:

1976 Architectural Survey.

Notes:

Rare single-family residential building by Anshen + Allen. The building retains high integrity.

Research Complete:

25% (Modern Context)



2010 photos.

Top: Rear elevation

Above: Street elevation



2009, 2010 photos
Top: Side elevations
Above: Street elevation

Doelger Homes Sales Offices, 326 Judah Street

Sunset District

Built 1933 & 1940

Zoning: Inner Sunset / 40-X
Property Type: Offices and one rear dwelling unit
Historic Status: Not evaluated
Notes: Former real estate sales office for residential tract developer Henry Doelger. Streamline Moderne style. Unknown architect.
Research Status: 35% (Modern Context)



c.2005-2009 photo

3655 Clay Street

Pacific Heights

Built 1941

APN: 1011025

Zoning: RH-1 / 40-X

Property Type: Single-family

Historic Status: Never evaluated

Notes: Designed by master architect William Wurster. Early Second Bay Tradition house.

Research Status: 30% complete (Modern Context)



2010 photos

Swedish American Hall, 2168 Market St.

Market / Octavia

Built 1907

APN: 3542-017

Zoning: UPR MKT NCT 40-X/50-X

Property Type: Fraternal Hall

Adopted Status code: 3S (3CB)

Notes: Swedish American Hall. Designed by master architect August Nordin. Recently renovated. The building is also within the Upper Market Historic District. Proposed for individual Article 10 designation.



Twin Peaks Tavern, 401 Castro St.

Market/Octavia

Built 1901

APN: 3582-071

Zoning: Castro NC 65B

Property Type: GLBT Bar

Historic Status: No evaluations

Notes: Known as the first GLBT bar in San Francisco to feature large expanse of glass. Opened as a GLBT bar 1972. Proposed for individual Article 10 designation.



Contemporary photos

2117 Market St

Market / Octavia

Built 1905

APN:

3543-012

Zoning:

UPR MKT NCT 40-X/50-X

Property Type

Fraternal Hall

Adopted Status code:

3CB

Notes:

the New Era Hall, for rental to groups without their own building - also designed by Master Architect, August Nordin. Located within the determined eligible California Register Upper Market Historic District. Proposed for individual Article 10 designation.



2011 photos

2173 15th St

APN:

Zoning:

Property Type

Adopted Status code:

Notes:

Market/ Octavia

3560-022

RH-2 40X

Single Family

3CS

Early gothic style cottage with an owner who has expressed an interest in becoming a landmark. Proposed for individual Article 10 designation.

Built 1875



Attachment F

Proposed Contributors to Discontiguous Market Street Masonry District

1693-1695 Market St.

Discontiguous Market Street District

Built 1914

APN:

3504-038

Zoning:

NCT-3 85X

Property Type

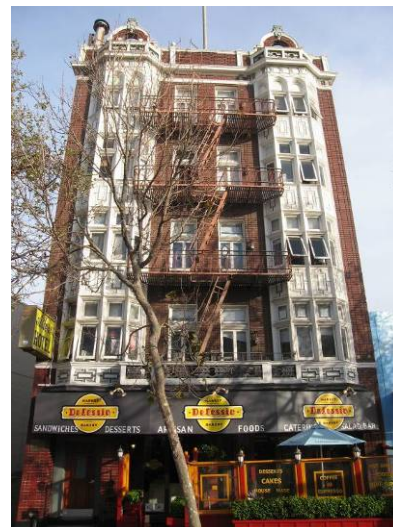
Residential Hotel

Adopted Status code:

3CS

Notes:

High-style building designed by C.A. Meussdorffer.



2011 photos

1649-1651 Market St. **Discontiguous Market Street District** **Built 1912**
APN: 3504-001
Zoning: NCT-3 85X
Property Type Apartment Building, ground story commercial
Adopted Status code: 3CS
Notes: High-style building designed by MacDonald and Applegarth.



2011 photos

1687 Market St.

Discontiguous Market Street District

Built 1925

APN:

3504-040

Zoning:

NCT-3 85-X

Property Type

Commercial/Industrial

Adopted Status code:

3CS

Notes:

This building is both a manufacturing plant and retail storefront for the original owner/builder Edward McRoskey Mattress Factory. Designed by Fabre and Hildebrand.



2011 photos

1580-1598 Market St. Discontiguous Market Street District

Built 1917

APN:

0836-010

Zoning:

C-3-G 85-R2; VNMDRUSD

Property Type

Apartment building

Adopted Status code:

3CS

Notes:

High-style apartment building designed by G. Albert Lansburgh.





2011 photos

1657 Market St.

Discontiguous Market Street District

Built 1911

APN:

3405-046

Zoning:

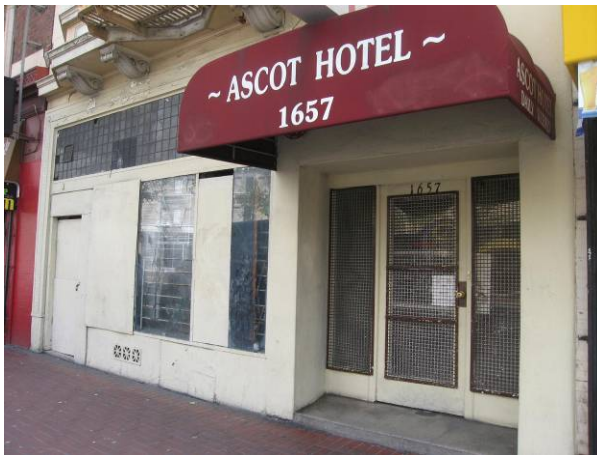
NCT-3 / 85-X

Adopted Status Code:

3CS

Notes:

High-style residential hotel designed by Hladik and Thayer.



2011 photos

1670-1680 Market St. **Discontiguous Market Street District** **Built 1923**
 APN: 0854-005
 Zoning: NCT-3 / 85-X
 Property Type: Apartment Building
 Adopted Status Code: 3CS
 Notes: High-style apartment building designed by Walter C. Falch.

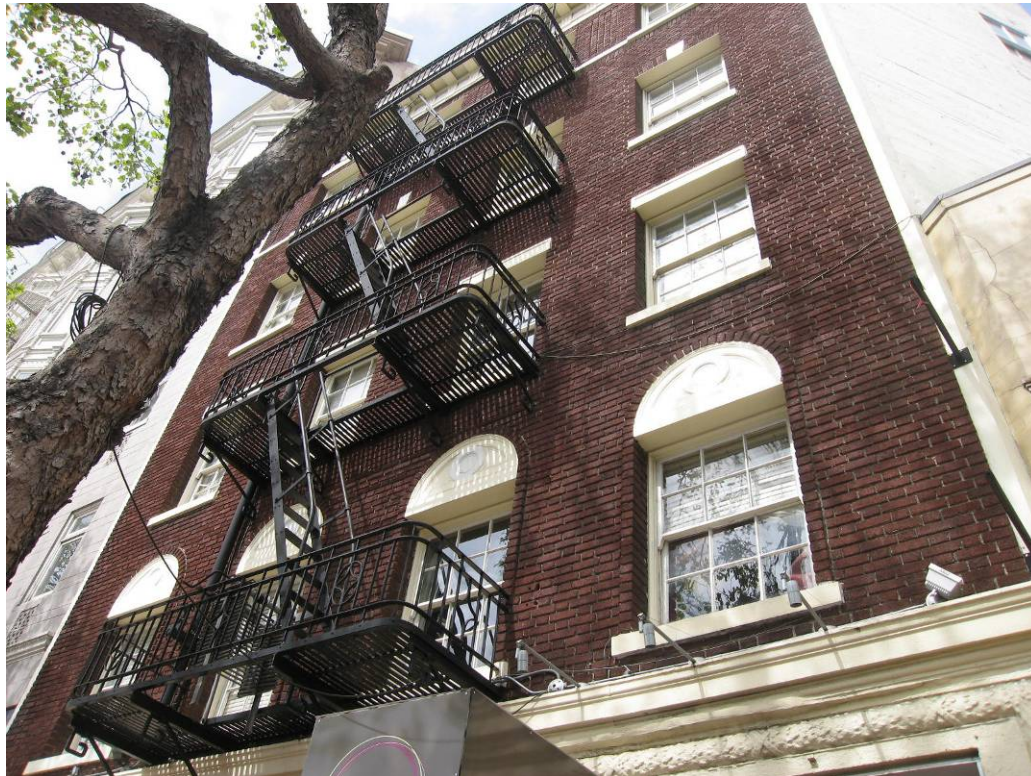


2006 photo



2011 photos

1666-1668 Market St. **Discontiguous Market Street District** **Built 1913**
APN: 0854-004
Zoning: NCT-3 / 85-X
Property Type: Tourist Hotel
Adopted Status Code: 3CS
Notes: Unusually styled Colonial Apartment building designed by William H. Crim.



2011 photos

150 Franklin St.

Discontiguous Market Street District

Built 1912

APN:

0834-012

Zoning:

C-3-G 85-R2; VNMDRUSD

Property Type

Apartment building

Adopted Status code:

3CS

Notes:

High-style building, designed by master architect August Nordin.



2011 photos