AGENDA

→ Introductions
→ Updates
→ Historic Preservation
→ Plan Refinements
→ Open Discussion
Neighborhood Update
Glen Canyon Park Improvement Plan
Bosworth/O’Shaughnessy
Repaving & Traffic Calming
Bicycle Plan Implementation
Plan Update
Glen Park Community Plan

ENVIRONMENTAL IMPACT REPORT (EIR)

- Public comments (June 13th)
- Comments & Response (Sept)
- EIR Certification (Oct)
- Plan vs. ‘Project’
Glen Park Community Plan

BART UPDATE

- Project has not advanced
- Postponed until EIR certification
- Community discussion (Winter 2011)
Glen Park Community Plan

NEXT STEPS

Community Plan

- Plan refinement continues (June - Sept 2011)
- EIR Comments & Responses document (Sep)
- Community Meeting / Neighborhood Association (Summer/Fall)
- EIR Certification/Plan Adoption Hearings (Fall/Winter 2011)
Historic Preservation
Study conducted under the policies and objectives of the Department’s Glen Park Area Plan

OBJECTIVE 3

RECOGNIZE THE CONTRIBUTION OF HISTORIC BUILDINGS TO NEIGHBORHOOD IDENTITY

Glen Park’s first buildings contribute to neighborhood character and provide a historical link to Glen Park’s early days, and should be protected and preserved.
Survey – What it does

- **Gathers data** on buildings, sites, and objects within the study area (at least 50 years old).
- **Identifies special significance** related to history, culture, and/or architecture.
- **Provides information about the historic / non-historic status** of properties for owners before they apply for a permit or entitlement.
- **Enables use of preservation incentives** such as State Historic Building Code.
- **Streamlines** environmental (CEQA) review and saves time and money for applicants.
Survey – What it doesn’t do

- Automatically designate a property as a City Landmark or cause it to be listed on the National Register or California Register.
- Result in delays in permit processing or review.
- Result in additional permit or planning fees.
- “Freeze” a property in time so that no changes can ever be made.
- Affect property values or property taxes.
Scoping of Survey Project
- Study area boundary, number of properties, schedule

Information Gathering
- Field work, photography, research

Internal Review
- Senior Preservation Planner review of preliminary survey findings

Evaluations
- According to National/California Register criteria

Survey materials and findings
- Context Statement Building survey forms
- District survey forms

Public Outreach
- Community meeting(s), Owner notification, Informational presentations

Hearing #1
- Informational Hearing at Historic Preservation Commission

Hearing #2
- Adoption Hearing at Historic Preservation Commission

PRESERVATION
Survey Evaluation – Criteria & Integrity

There are two parts to evaluating a property:
1. Is the property significant under any of the criteria?
2. Does the property retain integrity related to that significance?
Survey Evaluation - Criteria & Integrity

- A property may be found to be significant under any one or all three* of the National Register/California Register criteria:
  
  • “Events” – Properties that are associated with specific events and/or broad patterns of history, such as the 1906 Earthquake and Fire.
  
  • “Persons” – Properties that are associated with lives of individuals who were important in history.
  
  • “Architecture” – Properties that are examples of styles, periods, regions, methods of construction, works of masters.
  
- A property has integrity if all or most of the historic features and materials are present, and if only minor alterations have occurred.

*A fourth criteria is used primarily for archeology.
Historic Context

- 1867 Giant Powder
- 1892 first streetcar
- 1906 Earthquake
- 1922 Pavement arrives
- 1930s New Deal
- 1940s FHA houses
- 1950s-60s Crosstown Freeway
### Survey Findings:

- **161** buildings surveyed
- **9** historic buildings
- **6** areas examined; no historic districts
- **152** non-historic buildings

The Area Plan would not cause a substantial adverse change (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs) in the significance of the resource such that the significance of the resource would be materially impaired.
Historic Districts

- A historic district is a “significant concentration of buildings united historically or aesthetically by plan or physical development”.

- Glen Park contains a mix of predominantly residential and commercial buildings that were constructed between 1890 and 1970.

- Variety of architectural styles and massing and are interspersed with newer development and buildings with a low threshold of integrity.

- No local, state, or National Register-eligible historic districts were identified.
Individual Historic Resources

657 Chenery Street

- Constructed in 1872
- One of the oldest surviving structures in the neighborhood.
- Located within the neighborhood commercial district.
Individual Historic Resources

813-17 Chenery Street

- Constructed in 1907
- Associated with the early development of the Glen Park neighborhood.
- Notable features are the projecting bay window and the entry porch.
Individual Historic Resources

831 Chenery Street
- Constructed circa 1900
- One of the earliest residential structures in the neighborhood.
Individual Historic Resources

The Glen Park School

- Constructed in 1934
- Associated with San Francisco’s "Golden Age of Schools."
- New Deal Property.
- Architecturally Significant
Individual Historic Resources

601 Bosworth Street

- Constructed in 1912.
- Early mixed-use building
- Alterations to the lower storefront.
Individual Historic Resources

683 Chenery Street

- Constructed in 1929
- Commercial building
- Ornamented in a Spanish Eclectic revival style.
Individual Historic Resources

701-703 Chenery Street
- Constructed in 1904
- Eastlake architectural style.
- Saloon – oldest commercial building in Glen Park
- Storefront Alterations.
Individual Historic Resources

2784-2786 Diamond Street

- Constructed in 1916.
- European styling relates to Swiss history in Glen Park
- Few alterations
- Intact storefront
Individual Historic Resources

Glen Park BART Station

- Constructed in 1970,
- One of eight BART stations in SF.
- Distinctive butterfly roof.
- Architect Ernest Born & Corlett & Spackman
- Douglas Baylis as the landscape designer.
**Next Steps**

- **Glen Park Area Plan Historic Resource Survey**
  - **Public Notification** – Department mailing of survey forms, FAQ to owners; Planning Department to make survey available from website.
  - **Informational presentation** and **Adoption hearings** to be scheduled at the Historic Preservation Commission meetings in summer 2011.
  - **Provide support** to Citywide Planning staff as they refine Community Plan as needed
Refining the Plan
Glen Park Community Plan

Community Plan

Community Feedback

Planning Dept Analysis
Zoning Refinement
NEIGHBORHOOD COMMERCIAL ZONING

About 50 properties
NEIGHBORHOOD COMMERCIAL ZONING

GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING

- Develop customized controls (Ocean Ave, Union Street, North Beach, others)
- Support walkability, transit, and business
- Allow flexibility in commercial core (parking & housing)
- Control type of uses (chains, hours of operation, etc.)
Destinations Bakery
3121-25 Castro St
Diamond Street (across from BART)

- Residential
- Commercial

- Sunshine Nails
- Dior's Hair Salon
- Osha Thai Restaurant
- Mail Depot
- Viking Sandwich
- Glen Park Market
Building Heights
EXISTING HEIGHTS

--- Plan Boundary

40’ existing height limit
View from library
40' existing height limit

Height bonus (+ 5')
REVISED PROPOSAL

40’ existing height limit
Height reduction (30’ / 35’)
Height bonus (+5’)

[Map of the area with different color codes for height limits and bonus areas]
Feedback & Open Discussion
Glen Park Community Plan

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