



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Executive Summary Historic Resource Survey Findings HEARING DATE: JULY 21, 2010

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*Date:* July 14, 2010  
*Case No.:* **2010.0484U**  
*Project:* Market and Octavia Augmentation Survey and  
Hayes Valley District Update  
*Staff Contact:* Moses Corrette – (415) 558-6295  
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*Reviewed By* Tim Frye – (415) 575-6822  
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*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 Market and Octavia Augmentation Survey as recommended by the Planning Department, consisting of:

- All 198 DPR 523B forms, and
- DPR 523L: Hayes Valley Residential Historic District *Update#2*

### PROJECT DESCRIPTION

Beginning in 2006, the Planning Department (Department) contracted for a survey of 1,563 buildings within the Market and Octavia Area Plan (Area Plan) built in or before 1961, and not previously surveyed. Of those, 1,031 buildings were more fully researched and evaluated for historic designation as part of the original Area Plan survey. That research included individual evaluations for 155 buildings on DPR 523B forms, as well as 736 buildings evaluated as part of a group or district on DPR 523D forms. At the conclusion of the Area Plan survey, 732 buildings that were documented with only a DPR 523A form remained without an evaluation. With this Augmentation survey, and recognizing the contraction of the adopted Market and Octavia Area Plan boundaries, as well as the adoption of the Mission Dolores neighborhood survey and Van Ness Automotive Support Structures survey, there are now fewer than 40 buildings without an assessment within the Area Plan.

Copies of the survey materials for this Market and Octavia Augmentation Survey and Hayes Valley District Update were posted to the Department's website on June 17, 2010, and can be found from this link: <http://sfplanning.org/index.aspx?page=2383>

### SITE DESCRIPTION

The Area Plan boundaries encompass roughly eighty blocks spanning both sides of Market Street, from Noe and Scott streets on the west to Ninth and Larkin streets to the east. The southernmost boundary of

the Area Plan is Sixteenth Street in Eureka Valley and the northernmost street is Turk Street in the Western Addition.

## **PROJECT BACKGROUND**

The San Francisco Planning Department conducts historic resource surveys that serve as a planning tool to gather data and to identify historic buildings, structures, sites, objects, and historic districts. The Planning Department's survey activities are reported to the State Office of Historic Preservation (<http://ohp.parks.ca.gov>) through the Federal Certified Local Government Program, and conform to State and Federal standards. The survey uses the State's ranking system for historic resources called the California Historical Resource Status Code System (CHRSC). A list of commonly used codes is provided at the end of this case report to assist reviewers. The status code assigned by the survey to each property is found in the top right corner of either the DPR 523A or DPR 523B survey form. National Register and California Register criteria are utilized to make evaluations of the buildings in each survey. These Registers are lists of buildings, sites, structures, districts and objects important in history, and significant to San Francisco and its neighborhoods.

## **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."

## **HEARING NOTIFICATION**

On June 18, 2010, the Planning Department sent notice of this hearing to owners of property included within the survey area, including a link (see project description above) to the Planning Department's website where the context and DPR forms. On June 24<sup>th</sup>, an invitation to participate in a community meeting was also mailed to owners within the survey area.

The Department hosted a public meeting on July 13, 2010 that included a presentation by Planning Staff, followed by a breakout session where the public was able to discuss their particular questions on specific sites with staff. There are no regulations, policies or procedures for public notification for endorsement or adoption of historic resource surveys beyond standard hearing notice.

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	N/A	N/A	N/A	0 days
Posted Notice	N/A	N/A	N/A	0 days
Mailed Notice	N/A	N/A	June 18, 2010	33 days

## PUBLIC COMMENT

- Following the Department's notice to property owners, several owners responded by telephone and email. Most people who made contact were seeking more detailed information on the survey, and sought to clarify the status of their property within the survey. No corrections were requested.
- About 10 community members were in attendance for this survey at the July 13<sup>th</sup> community meeting. The Department did not receive any corrections.

## ISSUES AND OTHER CONSIDERATIONS

- The context statement dated December 20, 2007 was adopted by the Landmarks Preservation Advisory Board (LPAB), and is not subject to revision at this time.
- **Hayes Valley Residential Historic District Update** – The purpose of this second update to the original district is to clarify the status of 273 buildings within the Hayes Valley Residential Historic District (District). The District was first identified in a Federal (Section 106) environmental review in 1996. That study concluded that there is a National Register eligible district in Hayes Valley, and by statute, the district was automatically listed in the California Register. The area of potential effect (APE) in 1996 did not cover the full extent of the District. As part of the Market and Octavia Area Plan survey, the Planning Department commissioned the first update to the District to determine the extent of the District. That first update, completed by Page & Turnbull and adopted by the LPAB and Planning Commission, and transmitted to OHP lacked evaluations for 273 buildings within the District. The DPR 523 form proposed for adoption, titled: *Hayes Valley Residential Historic District Update#2* does not change the boundaries or period of significance of the District, but does evaluate 273 buildings using a consistent methodology as established in the first update. Additional verification may be needed for the portion of the district that is located to the west, outside of the Area Plan.
- The Mission Dolores Neighborhood Survey, adopted by the Historic Preservation Commission found a National Register Eligible district in the area. There are 26 individual assessments conducted by Kelley and VerPlanck that overlap the Market and Octavia Augmentation survey and the Mission Dolores National Register eligible district.
  - Of those 26, there are 10 that were also found to be individually eligible for the California Register. There is no conflict with the findings of a National Register eligible district (Carey & Co. assigned CHRSC 3D) and an individual assessment of California Register eligible (Kelley and VerPlanck assigned CHRSC 3CS).
  - Six (6) were found to be outside the period of significance (Carey & Co. CHRSC of 6) of the Mission Dolores National Register eligible district, but were found by Kelley and VerPlanck to be individually California Register eligible (3CS).
  - Four (4) were found by Carey & Co. to be outside of the period of significance, and upon individual assessment were determined not to be resources, (Kelley and VerPlanck CHRSC of 6Z).
  - Three (3) were found by Carey & Co. to be non-contributory to the National Register eligible district, and upon individual assessment were determined not to be resources, (Kelley and VerPlanck CHRSC 6Z).

- There are three (3) Augmentation Survey assessments that conflict with adopted assessments resulting from the Mission Dolores Neighborhood survey. The first two are the property located at 300-308 and 310-312 Church Street, which were assessed together as one building by Carey & Co as contributory, and assigned a CHRSC of 3D. Kelley and VerPlanck noted that the original building has since been physically separated into two buildings, and thereby has lost integrity, assigning a CHRSC of 6L. The last building is 3489 16th Street, with a Carey & Co. CHRSC of 3D, but again, due to loss of integrity, in this case re-cladding, and a changed storefront, Kelley and VerPlanck assigned a CHRSC of 6Z.

## REQUIRED COMMISSION ACTION

The Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove a Motion to adopt the Market and Octavia Augmentation Survey as recommended by the Planning Department, consisting of:

- All 198 DPR 523B forms, and
- Hayes Valley Residential Historic District *Update#2*

## BASIS FOR RECOMMENDATION

- Planning Department has reviewed the findings internally, and concurs with said findings.
- Public notice has not yielded, as of this writing, corrections to either the context, or individual property assessments.

<b>RECOMMENDATION:</b> Adoption of survey findings
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## ATTACHMENTS:

Draft Motion

California Historical Resource Status Code System (CHRSC): list of commonly used codes

Map showing the distribution of the Augmentation DPR 523B forms

Map showing the buildings assessed by: Hayes Valley Residential Historic District *Update#2*

CD ROM containing Survey forms for this survey *and* the Automotive Support Structures Survey



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## Historic Preservation Commission Motion xxxx

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*Staff Contact:* N. Moses Corrette - (415) 558-6295  
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### **ADOPTION OF: Market Octavia Augmentation & Hayes Valley District Update Historic 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 *Market Octavia Augmentation & Hayes Valley District Update Historic Survey* consists of several elements including:

- 198 DPR 523B forms, and
- Hayes Valley Residential Historic District *Update#2*

WHEREAS, that the *Market & Octavia Historic Context Statement* 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 in 2009 by the previous San Francisco Landmarks Preservation Advisory Board.

WHEREAS, that the *Market & Octavia Historic Context Statement* served as the basis for the evaluations of the Market and Octavia Augmentation survey.

WHEREAS, that 198 individual assessments were documented on State of California DPR 523 forms, and the update to the Hayes Valley district was documented on State of California DPR 523 form in accordance with the requirements of the California Office of Historic Preservation's *Instructions for Recording Historic Resources*.

WHEREAS, that the *Market Octavia Augmentation & Hayes Valley District Update Historic Survey* was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy and is

**Motion No.: xxxx**  
**Hearing Date: July 21, 2010**

**CASE NO. 2010.0484U**  
**Market Octavia Augmentation**  
**& Hayes Valley District Update**  
**Historic Survey**

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 *Market Octavia Augmentation & Hayes Valley District Update Historic Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

**THEREFORE BE IT RESOLVED**, that the Historic Preservation Commission hereby adopts the *Augmentation survey, including:*

- 198 DPR 523B forms, and
- Hayes Valley Residential Historic District *Update#2*

**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. xxxx, 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 July 21, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED

**California Historical Resource Status Code System (CHRSC): list of commonly used codes**

**1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

**2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

**3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

**Properties Recognized as Historically Significant by Local Government**

- 5S1 Individual property listed or designated for local listing under local ordinance.
- 5S2 Individual property eligible for local listing or designation under local ordinance.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- 5D1 Contributor to a district that is designated or listed locally under local ordinance.
- 5D2 Contributor to a district that is eligible for local listing or designation under local ordinance.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing / designation through survey evaluation
- 5B1 Individually listed or designated locally and is a contributor to a district that is listed or designated locally.
- 5B2 Eligible individually and as a contributor to a district that is eligible for local listing or designation.
- 5B3 Appears to be individually eligible and a contributor to a district that appears to be eligible for local listing / designation through a survey evaluation.

**6 Not Eligible for Listing or Designation as specified**

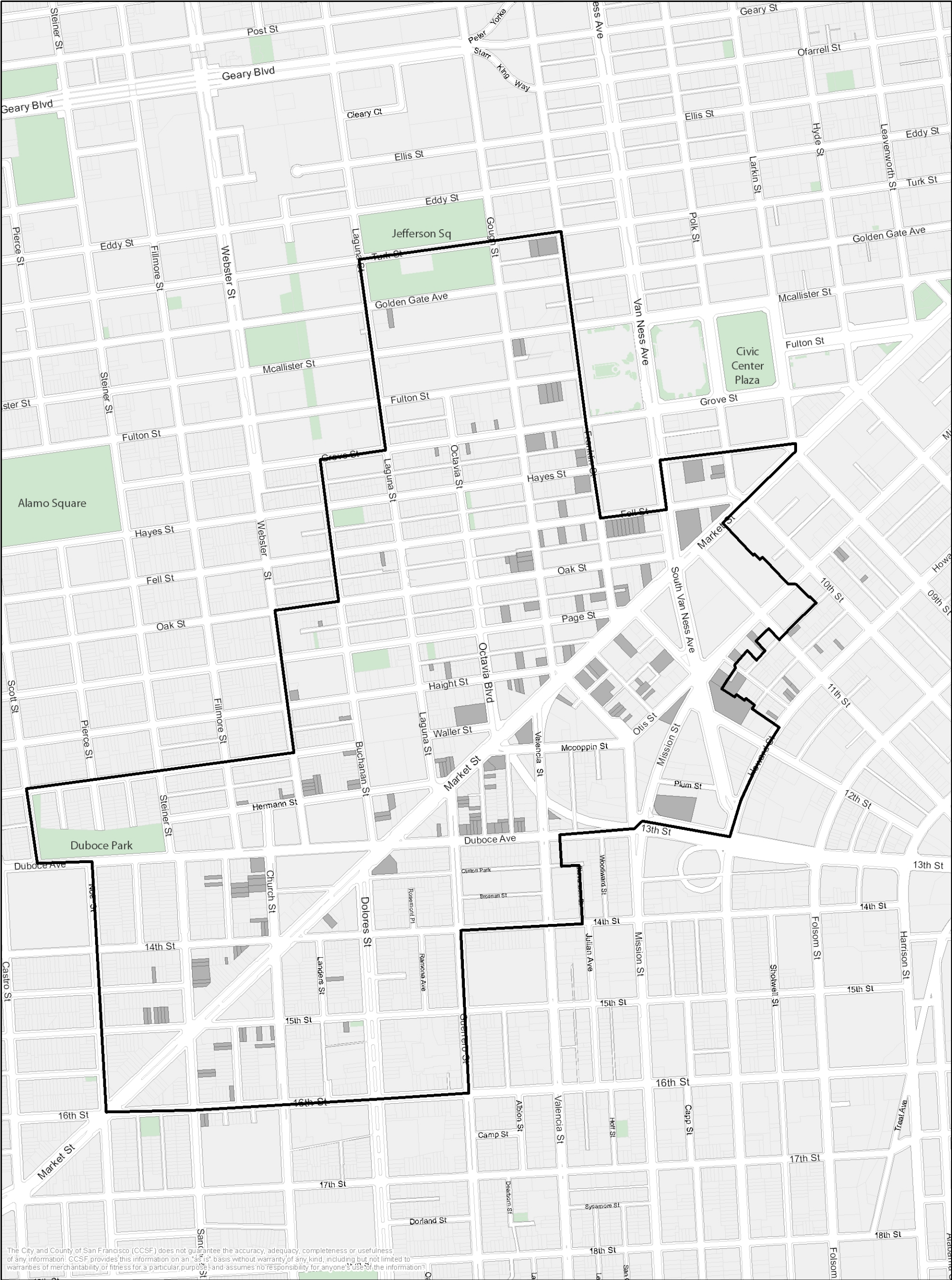
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

**7 Not Evaluated for National Register (NR) or California Register(CR) Listing or Designation or Needs Revaluation**

- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7R Identified in Reconnaissance Level Survey: Not evaluated.



Market Octavia Augmentation

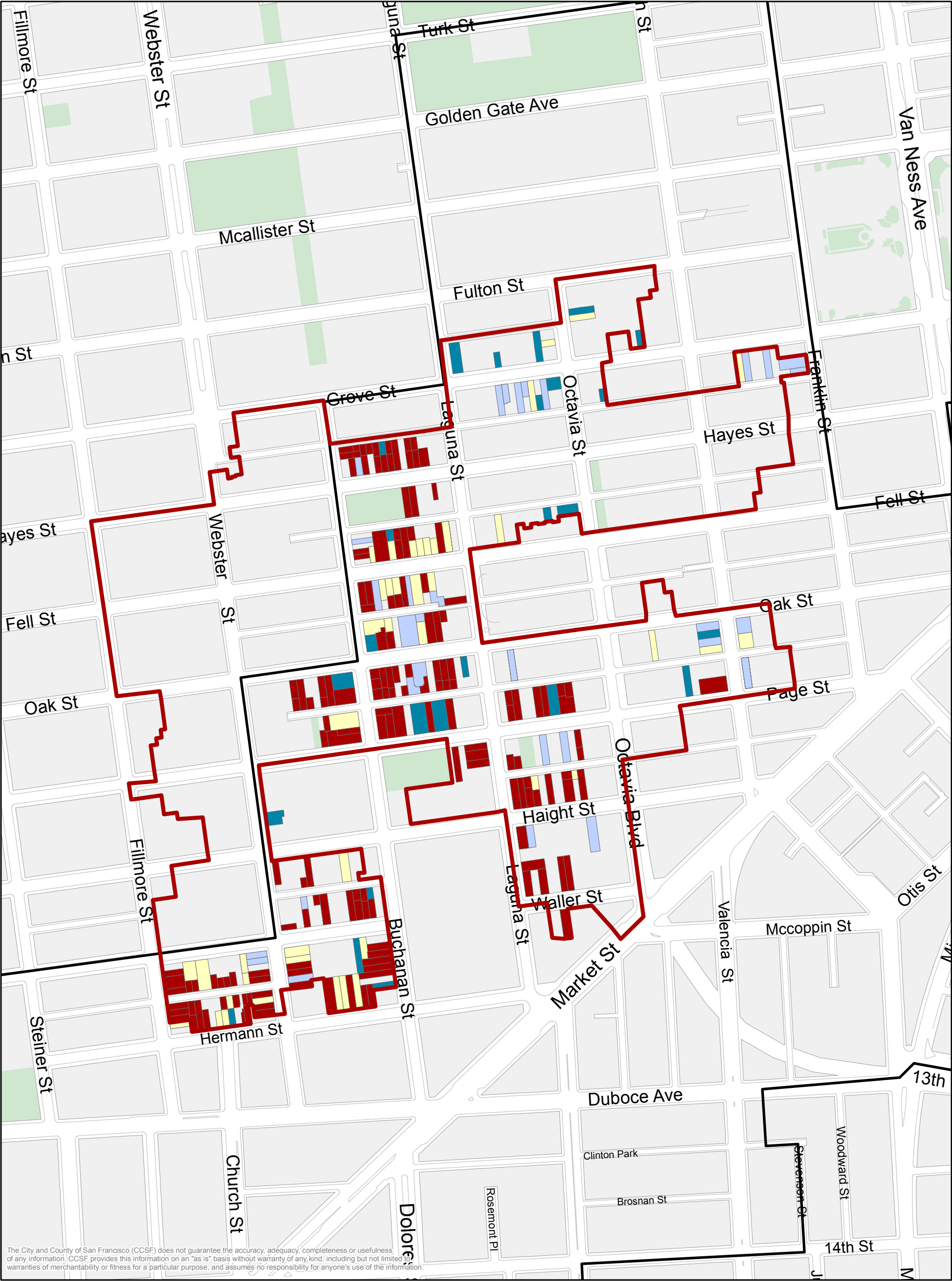


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- Market Octavia Boundary
- MKT OCT Augmentation







Hayes Valley Historic District

Market Octavia Boundary

CHRS

2D2

3D

6L

6Z