Historical Resource Evaluation

147 South Park

San Francisco,

California

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Revision: January 2011

After consideration of the original HRE from October 2010 to January 2011, the Planning Department requested a further search to determine the date of significant alterations to this property, done without permits at an unknown date. The further search revealed two alteration permits had been cancelled in 1951 because the Building Code did not allow "any person to alter, enlarge, or build upon" the property. This suggests the alterations, thought to date from 1923, actually date from circa 1951 and were done in violation of the Building Inspectors' ruling. The original text of the HRE has been edited in January 2011 to reflect this new information. Deleted text is stricken through, while added text is underlined and italicized[1].

I. Introduction

Tim Kelley Consulting (TKC) was engaged by MT Development, LLC to conduct an Historical Resource Evaluation (HRE) of 147 South Park, a 1906 one-story-over-basement vernacular single-family residence, in connection with the proposed project of demolishing the building and replacing it with a modern four story residential over commercial structure. This report examines whether the property is eligible for listing in the California Register; and evaluates the impact of the proposed project on the potential South Park Historic District.

II. Summary

TKC has determined that 147 South Park is not individually eligible for listing in the California Register. Nor should it be considered a contributor to the potential South Park Historic District. Thus, the proposed project does not negatively impact the historical environment.

III. Current Historic Status

The Planning Department database was searched to determine whether the properties were identified in any recognized register of historical resources. The specific registers included are listed below.

[1] Altered text is on pp. 10-13, 16, & 17

A. Here Today

Here Today: San Francisco's Architectural Heritage is one of San Francisco's first architectural surveys. Undertaken by the Junior League of San Francisco and published in 1968, the survey did not assign ratings to buildings. However, the survey does provide brief historical and biographical information for what the authors believed to be significant buildings. The Board of Supervisors adopted the survey in 1970. The survey files, on file at the San Francisco Public Library's San Francisco History Room, contain information on approximately 2,500 properties. This property is not included in either the published book or the survey files.

B. Department of City Planning Architectural Quality Survey

The Department of City Planning's Architectural Quality Survey, or 1976 Survey, was a reconnaissance survey that examined the entire City of San Francisco to identify and rate, on a scale of "0" (contextual) to "5" (extraordinary), architecturally significant buildings and structures. No historic research was performed and the potential historical significance of a resource was not considered when assigning ratings. According to the authors, the 10,000 rated buildings comprise only around 10 percent of the city's building stock. Due to its age and its lack of historical documentation, the 1976 Survey has *not* been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for CEQA purposes, although it is still used on a consultative basis. This property is not included in the 1976 Survey.

C. San Francisco Architectural Heritage

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of and advocating for the preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, including Downtown, the South of Market, the Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "A" (highest importance) to "D" (minor or no importance) and are based on both architectural and historical significance. This property was surveyed by San Francisco Architectural Heritage and given a "C" rating. Thus, Planning Department guidelines require further

consultation and review to determine if it should be considered an Historical Resource. This report provides that review.

D. California Historical Resource Status Code

Properties listed in the California Historic Resources Information System (CHRIS) or under review by the California Office of Historic Preservation (OHP) are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated. On a DPR 523D form completed by Page & Turnbull, Inc. on June 30, 2009, a status code of "5D3" has been assigned to this property, indicating it appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation. This rating is discussed later in this report.

IV. Description

A. Site

147 South Park is located on the south curve of South Park between Third Street and Central Place on a 2,439 sq ft lot that extends through to Varney Place. The building sits slightly further back from the sidewalk than is characteristic of other buildings within the South Park neighborhood. A detached wood-frame, one-story garage that extends the width of the lot can be accessed from the rear alley, Varney Place (Figure 1). An ancillary building abuts the north façade of the subject building, while the two-story building on the south is separated by less than a foot.

B. Exterior

This building is one-story-over-basement, wood-frame vernacular single-family residence clad in rustic and false beveled wood-siding and capped with a hip roof. The ground level features

dog-leg wooden stairs with rustic sided cheek walls on the left accessing the upper story main entrance, and a wooden double-door garage entrance on the right. Left of the garage doors is a window opening infilled with plywood and ornamented with quarter and half-round molding to give the appearance of panel work. This same decorative treatment can be found on the garage doors, primary entrance door, and window surrounds. The upper-story is clad in false beveled wood siding and features a wood-paneled door and transom on the left and a chamfered bay window on the right overhanging the garage. The bay window is punctuated with three one-over-one, double-hung, wood-sash windows. The main entrance is framed by full height vertical trim boards and above the transom window the wall is composed of rustic siding rather than false beveled. The building terminates with overhanging eaves and dentil molding.

Figure 1. Garage & rear of 147 South Park from Varney Place. Arrow indicates main building.

C. Interior

The interior was not examined for this report.

V. Historic Context

A. Neighborhood

South Park is an internally focused neighborhood with Second Street defining its eastern edge and Third Street its west edge, Bryant Street to the north and Brannan Street to the south. An ovoid green landscaped space divides South Park Street, creating one of the few parks in the industrial South End district. In 1854, George Gordon developed South Park as a residential district for the wealthy, modeled on English residential squares. Substantial two-story brick row houses soon surrounded a landscaped park with iron railings and a cast iron fountain.[2] South Park became "the social center of San Francisco during the (eighteen) fifties and early sixties."[3] The position of South Park as a high-class residential area, however, ended with the 1864 opening of Second Street through Rincon Hill and the consequent growth of the South of Market district as a commercial transport center. The wealthy moved to Nob Hill and the grand South Park homes became more profitably divided into apartments for working families. In time, purpose-built apartment buildings replaced many of the row houses, but the 1906 Earthquake and Fire ravaged the area, destroying most of the structures. Two-story, timber-framed refugee apartments were constructed within the footprint of South Park itself following the catastrophe. Slow to recover, the area eventually became a mixed-use district of apartments, industrial buildings and warehouses.[4] The park landscape and decorative concrete and iron fence were removed after the 1906 Earthquake and Fire to make room for the refugee camp. The trees and shrubbery seen in the Park today were planted over a period of several decades and do not follow the landscape design ideas of the founder George Gordon. The children's play structures are modern as well as the park benches. The built environment operates today as a diverse collection of offices and light industrial structures, the buildings that surround South Park remain largely low scale, two-to three story buildings built on the old, narrow residential lots, tightly packed around the perimeter of the park. The original designed landscape and wealthy residential neighborhood modeled from English residential crescents has long since disappeared, the post-earthquake rebuilt environment continues to

[2] *San Francisco Alta*, December 25, 1854, 2/2.
[3] Horatio F. Stoll "The Romantic Story of South Park," *San Francisco Daily Call*, February 24, 1907, 4/1.
[4] Ibid., see also the Sanborn Fire Insurance Maps of the district, 1899, 1913-15, 1950.

focus on the ovoid park however the park and built environment no longer share similar design concepts.

B. Project Site History

The first Sanborn Map showing South Park was published in 1887 (Figure 2). At this period, the neighborhood was populated with larger residential buildings on the east side and more modest residential buildings on the west side. The subject property contained a two-story dwelling similar to the adjacent buildings on the west side of the park. Commercial buildings were concentrated on Second Street and the alleys.

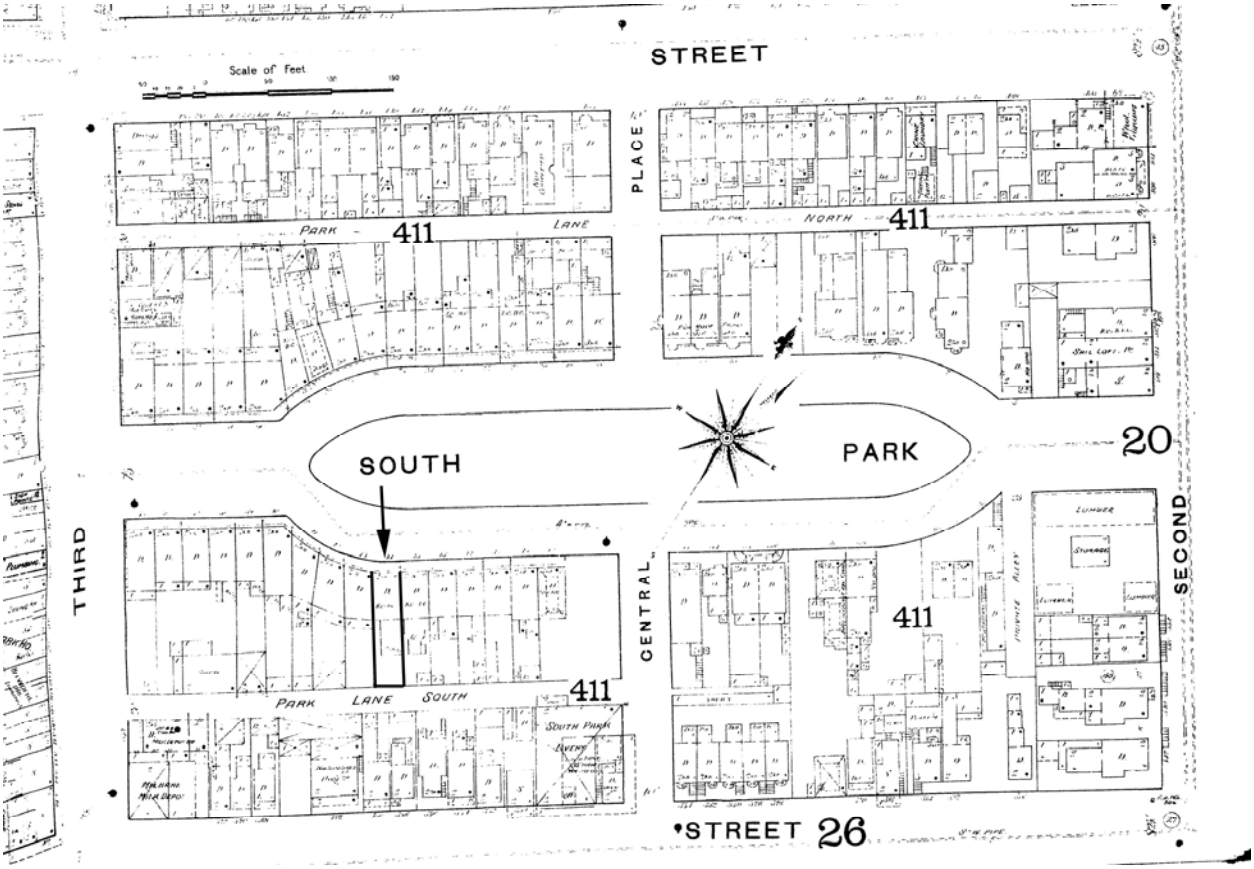

Figure 2 - 1887 Sanborn Map showing 147 South Park predecessor building noted with arrow

The 1899 Sanborn Map (Figure 3) illustrates the social changes that began transforming this elite park beginning in 1864. The wealthy residents moved out the neighborhood and were replaced by the working class residents who converted the single-family residences into

apartments and flats. The building shown on the 1886 Sanborn map has been converted to flats.

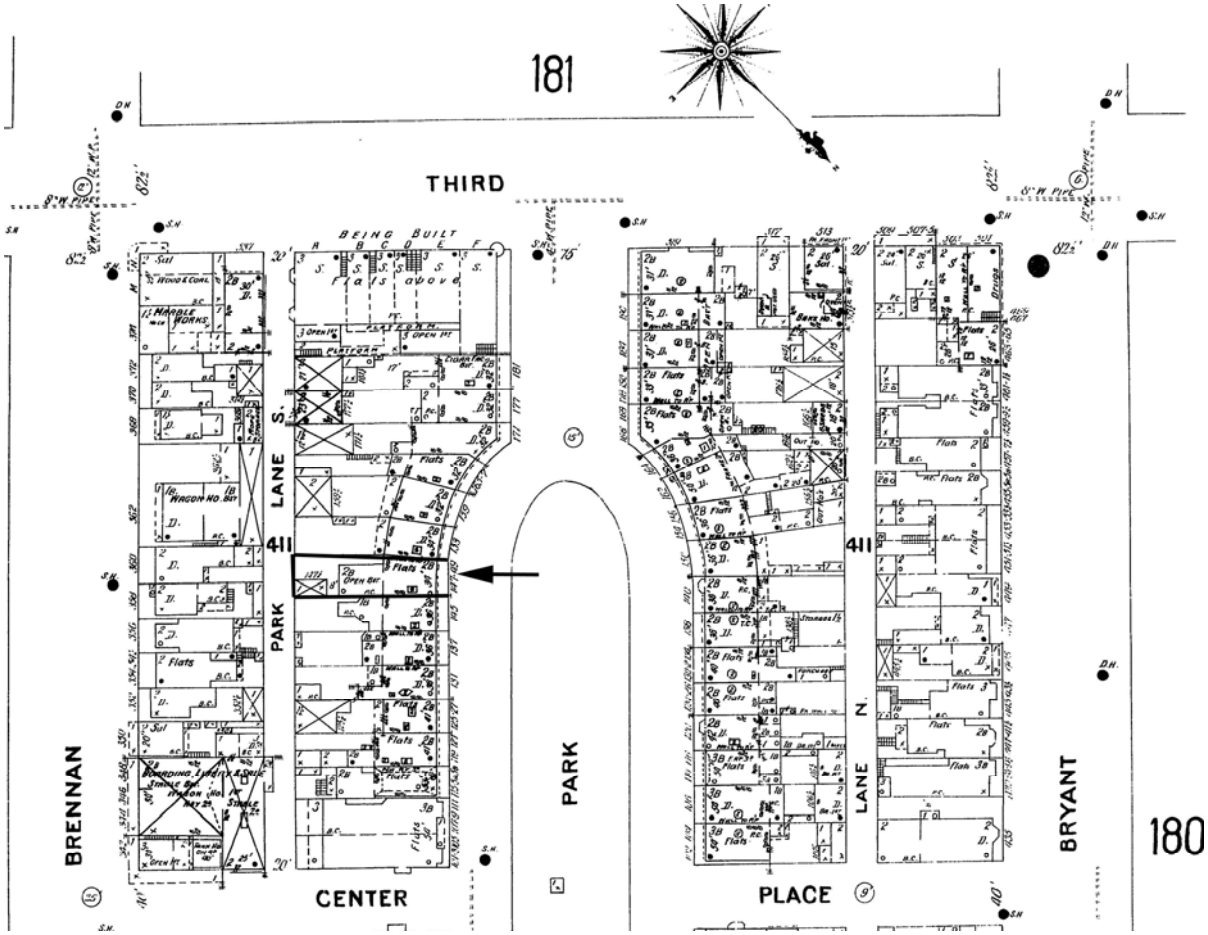

Figure 3 - 1899 Sanborn Map showing 147 South Park predecessor building noted with arrow

The South Park neighborhood was completely destroyed in the 1906 Earthquake and Fire. The park itself became Camp #28 and contained nineteen temporary structures for earthquake refugees. The 1913 Sanborn Map illustrates the slower pace at which the South of Market area rebuilt after the fire due to complication of insurance claims and fear of rebuilding wood-frame structures within the fire zone (Figure 4). The 1913 Sanborn Map shows the subject property containing a one-story wood-frame structure and two smaller wood-frame structures in the rear of the lot. The building illustrated on the 1913 map has the dimensions (20' x 40') described in the original 1906 building permit. The surrounding block is sparsely developed with a mix of one and two-story industrial and multiple-family buildings.

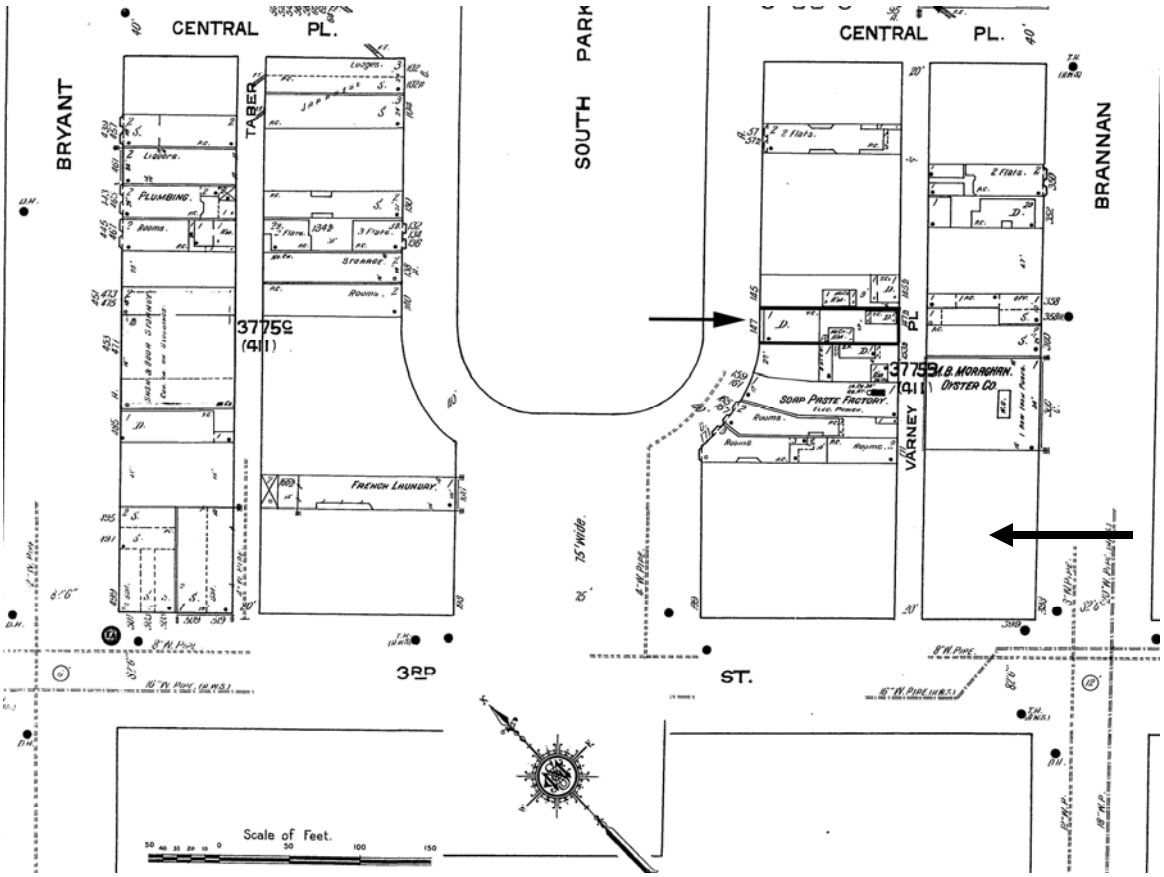

Figure 4 - 1913 Sanborn Map showing 147 South Park noted with arrow.

The 1950 Sanborn map illustrates a neighborhood much like the neighborhood seen today, a mix of industrial, commercial, and residential buildings with similar scale and massing (Figure 5). The subject property contains a one-story-over-basement dwelling and a one-story outbuilding in the rear much smaller than the existing garage. The front building illustrated on the 1950 map is 10 ft longer than the building shown on the 1913 map, is set back further from the sidewalk, and is described as one story over basement. It appears the building shown on the 1950 map and extant today is the 1913 building raised to insert a garage and set further back from the sidewalk to accommodate a necessary reconfiguration of the front stairs. It is likely the rear extension of the building dates from the same time. ~~The otherwise unsubstantiated Assessor's date of construction (1923) is probably related to this work. No permit exists for a 1923 building. However, the property changed hands in that year and appears to have been substantially reconfigured.~~

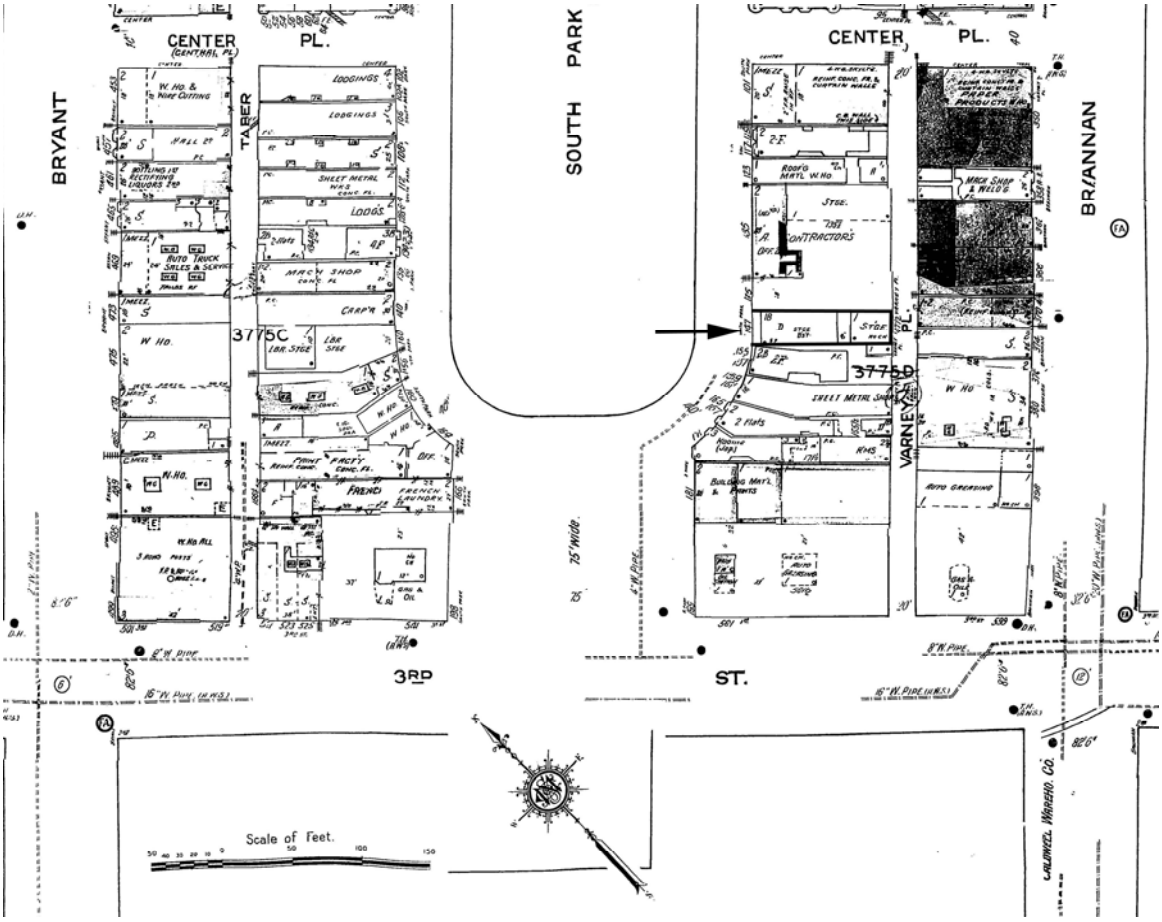

Figure 5 - 1950 Sanborn Map showing 147 South Park noted with arrow.

C. Construction Chronology

The subject building was constructed in November,1906 by local builder William Kreling for owner Catherine J Carrick.[5] ~~The San Francisco County Recorder records a construction date of 1923; this date apparently corresponds to the year the building was raised in order to insert a garage at ground level. No documentation regarding alterations to this property was located at the Department of Building inspection or in the historic San Francisco newspapers or trade magazines.~~ The building ***was*** raised and a garage inserted, ***circa 1951***. The dog-leg stairs are not original to the structure as this is a stair configuration that usually appears after a structure has been raised. The original stairs were most likely three to five steps high with a straight run to the primary entrance. The dog-leg configuration makes it possible to reach the newly

[5] Permit # 5944, filed November 15, 1906.

elevated entry porch without the stairs blocking the public right of way. The different siding on upper and lower stories, dog-leg stair configuration and detailing of the main entrance, transom and façade above all substantiate the present building is the 1906 building substantially altered ***circa 1951.*** ~~, probably in 1923.~~ Although no visual evidence can be seen from the outside, it is likely the original building was extended to the rear at the same time. Finally, the decorative window-surrounds and transom window do not appear original.

Figure 6: Façade detail showing reconstructed entrance, added ornament, & differences in siding

D. Permit Record

Only one permit was found in Department of Building Inspection files for the subject property:

- Permit # 5944 November 15, 1906– To build a one-story wood-frame dwelling, 20' x 40' x 16' with rustic exterior walls.

At the request of the Planning Department, permit files were re-examined in January 2011 and yielded two permits from 1951 both of which had been cancelled by the Building Inspectors, with an explanation noted to file:

> *"Not approved, 3/8/51; Violation of SFBC sec 4.02*
> *It shall be unlawful for any person to alter, enlarge, or build upon any type*
> *5 building or structure now existing within the fire limits."*

Thus, it appears the building was raised and altered circa 1951, without permits and in violation of the Building Code of the day.

E. Owners and Occupants

The original owner and occupant of the current building was Catherine J Carrick, a widower with one son, who lived there in 1907. She subsequently moved in with her brother and his family on Capp Street, and sold the property to local real estate broker E. W. Lick in 1916. Lick held the property as investment rental property and sold it to Reeder Construction Co., a Berkeley area grading contractor, in 1923. Reeder Construction Company transferred ownership to Lillian A. Reeder in 1924. Lillian A. Reeder occupied the property from 1923-1925, when she sold it to Arthur and Annie M. Mullan. The Mullan family as well as the subsequent owners did not occupy the subject building, rather maintaining it as rental property. The Mullan's sold the property to Luigi and Margherita Imberti in 1942. Imberti sold it to Joseph and Lora L Bruno in 1968. The current owner inherited the property in 1998.

VI. Evaluation of Historic Status

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private

organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

> *Criterion 1 (Event):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> *Criterion 2 (Person):* Resources that are associated with the lives of persons important to local, California, or national history.
>
> *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

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

A. Individual Eligibility

- Criterion 1 (Events)

147 South Park does not appear eligible for listing in the California Register under Criterion 1. The subject building is not associated with any significant event in the history of San Francisco or the State of California. The development pattern of this property does not follow any significant development patterns in the South Park neighborhood as this neighborhood was not rebuilt as a single-family residential neighborhood. This building is not eligible for listing in the California Register under this criterion.

- Criterion 2 (Persons)

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

- Criterion 3 (Architecture)

This modest vernacular building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value. This building does not appear eligible for listing in the California Register under Criterion 3.

- Criterion 4 (Information Potential)

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

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

The subject building is currently identified as a contributor to a potential South Park Historic District. This district was recorded by Page & Turnbull, Inc. on a DPR 523(D) form dated June 30, 2009 in conjunction with the South of Market Survey conducted in 2009. This form and associated historic survey have not currently been adopted by city boards and commissions nor have they been recorded at the Office of Historic Preservation for the State of California.

TKC does not concur with the findings of South Park Historic District Record regarding 147 South Park. The District Record assumes a building date of 1923 and assesses integrity from

that period.[6] However, the best interpretation of the available evidence, as discussed above, indicates the present structure is in fact a ~~greatly altered~~ one story 1906 building ***that was raised and altered circa 1951.***

VII. Integrity

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

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

[6] Dikas, Christina. South Park Historic District 523D Form, June 30, 2009, p 4 of 47

According to *California Office of Historic Preservation Technical Assistance Series #6, "California Register and National Register: A Comparison:"*

> It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Thus, the California Register may include properties that have suffered a greater degree of damage to their integrity than would be acceptable for listing in the National Register.

~~Although still within the period of significance specified in the District Record (1854 to 1935), the lack of integrity to its 1906 form means the building should not be considered a contributor to the potential district.~~ *This building was significantly altered from its original 1906 form, probably circa 1951.* As stated in the above section, the subject building does not retain its integrity due to the several alterations that diminish the ability for the building to convey its significance as a modest, one-story, wood-frame, single-family dwelling built soon after the 1906 Earthquake and Fire. Specifically, it has lost integrity of design, materials, workmanship and feeling. *In addition, the alterations that resulted in its present form appear to date from circa 1951, outside the period of significance specified in the District Record (1854 to 1935).*[7] *Thus, the building should not be considered a contributor to the proposed South Park Historical District.*

VIII. Evaluation of Project Specific Impacts under CEQA

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

[7] Dikas, Christina. South Park Historic District 523D Form, June 30, 2009

A. Proposed Project

The proposed project would demolish the subject building and replace it with a four story residential over commercial building.

B. Status of Existing Building as a Historical Resource

As reported above, the subject building has been identified as a potential contributor to a potential South Park Historic District. However, the research conducted for this report indicates the building has lost substantial integrity and should not be considered a district contributor. Nor is it individually eligible for listing on the National Register, the California Register, or any local register.

C. Determination of Significant Adverse Change under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."[8] Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."[9] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.[10]

The proposed demolition project would not have a significant negative effect on the resource as TKC has determined the building is neither individually eligible for listing in the California Register nor a contributor to a historic district.

If the proposed South Park Historic District is ultimately adopted, the replacement building would have the potential to create a substantial adverse change in that district. However, the proposed design, a modern mixed use building, three residential stories over a commercial

[8] CEQA Guidelines subsection 15064.5(b).
[9] CEQA Guidelines subsection 15064.5(b)(1).
[10] CEQA Guidelines subsection 15064.5(b)(2).

base, generally conforms to existing building forms in the potential district. The 523D form for the proposed district states:

> *Mixed-Use Buildings*
> Five commercial spaces in South Park are located on the ground floor of mixed-use buildings. The upper stories contain residential hotels or flats. The buildings are two to four stories in height and feature wood-frame construction.[11]

.Thus, it does not appear the replacement building would have a substantial negative effect on the potential district.

D. Analysis of Cumulative Impacts under CEQA

Since the subject building is the only small scale single family residential structure in the proposed district, there is little potential for cumulative impacts to the district from its replacement by a structure that would actually be more in conformance to the overall character of the district.

IX. Conclusion

147 South Park is not individually eligible for listing in the California Register, nor should it be considered a contributor to the potential South Park Historic District. Thus, the proposed project would not have a negative impact on any historic resource or historic district.

X. Bibliography

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[11] Dikas, Christina. South Park Historic District 523D Form, June 30, 2009, p 5 of 47

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San Francisco Bureau of Building Inspection, Records Management.

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XI. Appendix

South Park