



SAN FRANCISCO PLANNING DEPARTMENT

DATE: September 26, 2011
TO: Historic Preservation Commission
FROM: Timothy Frye, Preservation Coordinator, (415) 575-6822
RE: Mission Dolores Neighborhood Survey Correspondence

This following information is provided to the Historic Preservation Commission (HPC) for its discussion of procedures related to HPC policy recommendations and actions. The following correspondence is attached: Two letters from the Mayor's Office of Economic and Workforce Development (MOEWD) to the addressed to the Historic Preservation Fund Committee (HPFC), dated July 25, 2012 and September 13, 2012, respectively.

Also attached is the Planning Department's (Department) recent transmittal letter to the California Office of Historic Preservation (OHP), dated September 26, 2012 regarding the Mission Dolores Neighborhood Survey. In speaking with Lucinda Woodward and Marie Nelson at the OHP, it appears that the Department's transmittal sent after the HPC's final action on the survey at its January 19, 2011 hearing was not received. OHP also stated that it is possible that the information was received and was misplaced during the OHP's office relocation in July. To ensure that the OHP has all documents related to the survey, the Department has resent all survey-related materials to the OHP.

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ECONOMIC AND WORKFORCE DEVELOPMENT
JENNIFER MATZ, DIRECTOR



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

July 25th, 2012

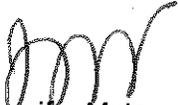
Dear Members of the Historic Preservation Fund Committee,

I am returning the application submitted by the Mission Dolores Neighborhood Association (MDNA) to you for further consideration and amendment. It is my belief that the application as currently proposed, even with amendments made at the July 23, 2012 meeting of the Historic Preservation Fund Committee (HPFC), is overly broad and would benefit from the addition of a more robust public outreach process.

I understand that the HPFC recommended including funding to allow the MDNA to notify all affected residents of a community meeting to discuss the nomination, to be held prior to submission of the nomination to the California State Parks Office of Historic Preservation. While I appreciate and acknowledge this gesture, any nomination funded by City funds that impacts properties should also include a robust public outreach component, which includes multiple community meetings and a genuine effort to incorporate neighbors' thoughts and comments, in addition to the required hearings before the Historic Preservation Commission and the State Historical Resources Commission. Furthermore, public outreach means more than just neighborhood meetings – it also includes a meaningful consultation and effort to reach consensus with the City's Planning Department and the district's elected Supervisor. It is important that a revised application explicitly describes such outreach, and can demonstrate support from the district's elected Supervisor.

I appreciate the important work of the HPFC, and I want to assure you that I take the committee's recommendations seriously. Over the last seven years, OEWD and the HPFC have established a productive working relationship which has encouraged numerous important preservation works. I look forward to continuing our work together.

Sincerely yours,


Jennifer Matz
Director



September 13, 2012

Peter Lewis
P.O. Box 460-184
San Francisco, CA 94114

Dear Mr. Lewis:

As follow-up to a letter from this Office, dated July 25, 2012, I write to provide further clarity around the decision not to fund the Mission Dolores Neighborhood Association's (MDNA) recent application to the Historic Preservation Fund Committee (HPFC). That previous communication cited concerns that MDNA's application proposed a district for the nomination that was overly broad and lacked a sufficient public outreach component, as reasons for the decision.

OEWD will consider a revised application for the National Register District Nomination work that meets the following criteria:

1. Proposed boundary. Any configuration of a potential historic district nomination for the Mission Dolores neighborhood should better reflect the recommendations of the City's preservation planning staff. Based on the research compiled in the *Mission Dolores Neighborhood Survey*, and additional staff analysis, the Planning Department found the boundary proposed at time of the survey to be overly broad. Specifically, the Department concluded that, "the identified historic district boundary encompasses too many noncontributing buildings and areas, which dilutes the overall character and cohesiveness of the historic district". As currently drafted, MDNA's application does not address this concern.

The Department's recommendations are described, in detail, in planning staff's *Historic Resource Survey Case Report*, presented to the Historic Preservation Commission on March 17, 2010. For your reference, this material can be found online at:

<http://sf-planning.org/ftp/files/Commission/HPCPackets/2010.0140U.pdf>

2. Outreach component. Any nomination that is sponsored with City funds must follow an open and inclusive public participation process. To this end, any revised application for the Mission Dolores neighborhood nomination should include a role for the Planning Department to facilitate no less than two community workshops on the project. The Department's involvement in this way will help ensure that a broad set of stakeholders is engaged throughout the process.

If you have any questions or would like to discuss further please contact Ken Rich, Director of Development at (415) 554-5194 or Jon Lau, Project Manager at (415) 554-6123.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Rufo", with a long horizontal flourish extending to the right.

Todd Rufo
Director

cc: Members of the Historic Preservation Fund Committee
Jon Lau, OEWD
Ken Rich, OEWD



SAN FRANCISCO PLANNING DEPARTMENT

September 26, 2012

Marie Nelson, State Historian
Survey/CLG Coordinator
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RE: MISSION DOLORES NEIGHBORHOOD SURVEY

Dear Ms. Nelson:

After speaking to Ms. Lucinda Woodward this morning it appears that the Planning Department's original transmittal of the Mission Dolores Neighborhood Survey either was misplaced in the Office of Historic Preservation's recent move or was never received. This letter is to formally transmit the results of a community-sponsored historic resource survey for your review and consideration. The enclosed *Mission Dolores Neighborhood Survey* was completed for the Mission Dolores Neighborhood Association (MDNA) by Carey & Co., Inc., with grant funding from the San Francisco Historic Preservation Fund Committee. The San Francisco Historic Preservation Commission (HPC) adopted the survey at a public hearing on March 17, 2010, with minor revisions and updates to be completed. (See enclosed Commission Motion No. 0056).

Prior to HPC adoption, the Planning Department conducted a thorough review and analysis of the *Mission Dolores Neighborhood Survey*. Based upon this review, the Department recommended adoption with modifications to the HPC. (See enclosed HPC Case Report dated March 11, 2010.) Specifically, the Department recommended disapproval of the District Record (which was adopted as National Register-eligible by the HPC) and disapproval of five Building, Structure, and Object Records (three of which were adopted as California Register-eligible by the HPC).

At the HPC hearing of March 17, 2010, the Commission disagreed with the Department's recommendations. Specifically, Commissioners disagreed with: the Department's analysis of historic district boundaries based on locations and distributions of contributing properties; the Department's thresholds for integrity of historic district contributors; and the Department's proposed alternative of several smaller potential historic districts. At an HPC hearing on April 7, 2010, and formally at its January 19, 2011 hearing, the Commission confirmed and clarified its previous action. (See enclosed Commission Motion No. 0097 and listen to audio recording of the March 17, 2010, April 7, 2010, and January 19, 2011 HPC hearings at <http://www.sfplanning.org/index.aspx?page=2235>).

The Planning Department requests that OHP staff review the enclosed survey materials that include evaluations of historic districts and buildings in order to ensure accurate recordation in the CHRIS. Should you determine that any proposed evaluations do not demonstrate National Register and/or California Register eligibility, please inform the Department so the staff can record accurate property information and report final determination of local eligibility only to the HPC.

Please contact me if you have any questions or comments, or to schedule a time for discussion with myself and my staff. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Frye', written in a cursive style.

Tim Frye
Preservation Coordinator

Enclosures