



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Historic Preservation Commission

HEARING DATE: APRIL 16, 2014

**DATE:** April 9, 2014  
**TO:** Historic Preservation Commission  
**FROM:** Mary Brown, Preservation Planner  
**RE:** Quarterly Report: Landmark Designation Work Program

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### QUARTERLY REPORT: JANUARY – MARCH 2014

The third quarterly report for fiscal year 2013/2014 includes hours and tasks undertaken by Planning Department (Department) staff in support of projects included on the Historic Preservation Commission's current Landmark Designation Work Program as well as completed landmark nominations submitted by property owners. The Department re-formatted the report to better reflect progress and active projects. New sections include:

- Active Cases: Historic Preservation Commission Nominations
- Active Cases: Owner-Initiated Articles 10 & 11 Nominations
- Pending Cases: Historic Preservation Commission Nominations
- Recently Designated: Landmarks, Landmark Districts, and Article 11 Change of Designation

Milestones for this quarter include the formal designation of an Article 10 Landmark and an Article 11 Change of Designation. In February, Mayor Edwin Lee signed legislation designating 1712-1716 Fillmore Street, the building historically known as Marcus Books and Jimbo's Bop City, as the City's 266<sup>th</sup> Landmark. Historic Preservation Commissioners Karl Hasz, Diane Matsuda, and Jonathan Pearlman and Department staff attended the signing ceremony for this community-initiated Landmark designation. In addition, the Old St. Mary's Church Rectory at 660 California Street was formally designated as a Category III Contributory building pursuant to Article 11 of the Planning Code. Designed by Skidmore, Owings, and Merrill and constructed in 1965, the rectory is one of a handful of Modern buildings to receive formal designation and protection through either Articles 10 or 11.

### Active Cases: Historic Preservation Commission Nominations

In addition to the Articles 10 and 11 properties designated this quarter, Department staff prioritized work on the following active cases. Activities were focused primarily on property owner engagement, research and writing, and report development.



**Swedish American Hall**

2168 Market Street

Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	34
<b>Total Hours:</b>	56
<b>Completed Tasks:</b>	Owner notification, case tracking, website content, site visit and photography. Draft Landmark Designation Report and research in progress. The Swedish Society of San Francisco has recently provided a letter in support of landmark designation, and the new owners of Café Du Nord are similarly supportive of landmark designation.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014



**New Era Hall**

2117 Market Street

Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	32
<b>Total Hours:</b>	206
<b>Completed Tasks:</b>	Case tracking, website content, and owner notification. Wrote hearing-related supporting documents, and developed an informational packet for the new property owner. Revised Landmark Designation Report is complete. Discussions continue with the property owner regarding support for the designation and future alterations to the property.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014



**Cowell House (Morrow + Morrow)**

171 San Marcos Avenue

Staff: Mary Brown

<b>FY 13/14 Hours:</b>	52
<b>Total Hours:</b>	67

<b>Completed Tasks:</b>	Owner notification, case tracking, website content, building permit research, site visit and photography. Significant research and writing activity, including the near-completion of a draft Landmark Designation Report.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014



**Sailors' Union of the Pacific**

45 Harrison Street

Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	8
<b>Total Hours:</b>	13
<b>Completed Tasks:</b>	Owner notification, case tracking, website content, organized files for property owner review, initial photography. Met with property owner's representative in February 2014, at which time they indicated that there is general support for the landmark designation.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014



**Sunshine School**

2728 Bryant Street

Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	26
<b>Total Hours:</b>	53
<b>Completed Tasks:</b>	Owner notification, case tracking, website content, stakeholder communication, coordination with pro-bono consultant, arrange site visit, and archival research. Draft Landmark Designation Report in progress.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014

**Active Cases: Owner-Initiated Article 10 & Article 11 Nominations**

A significant amount of staff time this quarter was spent reviewing submitted reports and preparing hearing-related reports and presentations for owner-initiated Article 10 and Article 11 nominations. These submitted nominations consist of a Landmark Designation Report or Change of Designation Report prepared by a consultant who meets the Secretary of the Interior’s professional qualification standards. In addition to the recently designated Old St. Mary’s Church Rectory, several of the following owner-initiated Article 10 and Article 11 nominations are currently scheduled for hearings at the Historic Preservation Commission or the Board of Supervisors. Others are dependent upon submittal of final reports by the project applicant.



**Dunham, Carrigan, & Hayden Co. Building**  
 2 Henry Adams

Article 10 Landmark (Owner-initiated)  
 Staff: Susan Parks

<b>FY 13/14 Hours:</b>	89
<b>Total Hours:</b>	89
<b>Completed Tasks:</b>	Reviewed submitted report and provided comments to consultant. Prepared Case Reports, ordinance, materials, and analysis for the HPC Initiation and Recommendation hearings.
<b>Last Action:</b>	HPC hearing: Recommendation, March 5, 2014
<b>Next Anticipated Hearing:</b>	Board of Supervisors’ Land Use hearing: Spring 2014



**1007 Market Street**

Article 11 Change of Designation (Owner-initiated)  
 Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	38
<b>Total Hours:</b>	38
<b>Completed Tasks:</b>	Review and comment on change of designation report prepared by consultant. Completion of case report and associated materials for HPC hearing.
<b>Last Action:</b>	HPC hearing: Article 11 Change of Designation, April 2, 2014
<b>Next Anticipated Hearing:</b>	Board of Supervisors’ Land Use hearing: Spring 2014



**149 9<sup>th</sup> Street**

Article 11 Change of Designation (Owner-initiated)  
Staff: Rich Sucre

<b>FY 13/14 Hours:</b>	3
<b>Total Hours:</b>	3
<b>Completed Tasks:</b>	Application review and site visit. Waiting for submittal of revised Change of Designation Report from project applicant.
<b>Last Action:</b>	n/a
<b>Next Anticipated Hearing:</b>	HPC hearing: Article 11 Change of Designation, 2014



**Great Cloud of Witnesses**

Ingleside Presbyterian Church Building, 1345 Ocean Avenue

Pro-bono consultant w/SF Heritage to produce Article 10 nomination report.  
Staff: Susan Parks

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	0
<b>Completed Tasks:</b>	Site visit. Waiting for submittal of Landmark Designation Report from SF Heritage
<b>Last Action:</b>	n/a
<b>Next Anticipated Hearing:</b>	HPC hearing: Article 10 Nomination & Initiation, 2014



**Strand Theater**

1127 Market Street

Article 11 Change of Designation (Owner-initiated)  
Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	10
<b>Completed Tasks:</b>	Reviewed draft, submitted comments, and reviewed final draft. Waiting for submittal of final documents from project applicant.
<b>Last Action:</b>	n/a
<b>Next Anticipated Hearing:</b>	HPC hearing: Article 11 Change of Designation, 2014

<b>Hearing:</b>	
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**Pending Cases: Historic Preservation Commission Nominations**

Some properties on the Work Program are in the queue as pending cases; work on these properties is dependent upon staff availability. In some cases, progress is dependent upon outside factors such as completion of the Department of Recreations and Parks' Conditions and Seismic Assessment Report for the Mothers' Building. These projects will move to the active queue once the currently active nominations have completed the formal designation process.



**Wolski House (William Wurster)**

3655 Clay Street

Staff: Mary Brown

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	3
<b>Completed Tasks:</b>	Owner notification, case tracking, website content, building permit research, and scheduling of site visit.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation, 2014



**Mothers' Building**

San Francisco Zoo

Staff: TBD

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	3
<b>Completed Tasks:</b>	Owner notification, case tracking, and website content. Coordination with Recreation and Parks Department and Arts Commission. Review existing historic structure report for extant Mothers' Building and site visit coordination. On January 9, 2013, the Recreation and Parks Department submitted a grant application for a conditions assessment of the murals and building to the Historic Preservation Fund Committee. Department staff will begin work on the Landmark Designation Report once the conditions assessment is completed.
<b>Last Action:</b>	Planning staff presented informational update to HPC, 2013
<b>Next Anticipated</b>	HPC hearing: Landmark Initiation, TBD

<b>Hearing:</b>	TBD
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**Russell House (Erich Mendelsohn)**

3778 Washington Street

Staff: Mary Brown

**FY 13/14 Hours:** 0

**Total Hours:** 4

**Completed Tasks:** Owner notification, case tracking, website content, contact with property owner's representative, and document review.

**Last Action:** Added to Work Program June 15, 2011

**Next Anticipated Hearing:** HPC hearing: Landmark Initiation, TBD



**2 Clarendon (Anshen + Allen)**

Staff: Mary Brown

**FY 13/14 Hours:** 0

**Total Hours:** 2

**Completed Tasks:** Owner notification, case tracking, website content, and building permit research.

**Last Action:** Added to Work Program June 15, 2011

**Next Anticipated Hearing:** HPC hearing: Landmark Initiation TBD



**2173 15<sup>th</sup> Street**

Staff: TBD

**FY 13/14 Hours:** 0

**Total Hours:** 7

**Completed Tasks:** Case tracking, website content, and owner notification. Researched and revised draft Landmark Designation Report (in-progress).

**Last Action:** Added to Work Program June 15, 2011

**Next Anticipated Hearing:** HPC hearing: Landmark Initiation TBD



**Congregation Emanuel School Buildings**

1335 & 1337 Sutter Street

Staff: TBD

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	2
<b>Completed Tasks:</b>	Case tracking, website content, and owner notification.
<b>Last Action:</b>	Added to Work Program June 15, 2011
<b>Next Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Planters Hotel**

606 Folsom Street

Staff: Jonathan Lammers

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	0
<b>Completed Tasks:</b>	Owner notification and website content.
<b>Last Action:</b>	Added to Work Program May 12, 2012
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Phillips and Van Orden Building**

234 First Street

Staff: TBD

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	0
<b>Completed Tasks:</b>	Owner notification and website content.
<b>Last Action:</b>	Added to Work Program May 12, 2012
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Burdette Building**

90 Second Street

Staff: TBD

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	0
<b>Completed Tasks:</b>	Owner notification and website content.
<b>Last Action:</b>	Added to Work Program May 12, 2012
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Marine Firemen's Union Headquarters Building**

240 Second Street

Staff: TBD

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	0
<b>Completed Tasks:</b>	Owner notification and website content.
<b>Last Action:</b>	Added to Work Program May 12, 2012
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Peace Pagoda**

Japantown

Staff: TBD

<b>Last Action:</b>	Added to Work Program September 18, 2013 as part of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS) planning process.
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Japantown YWCA**

1830 Sutter Street

Staff: TBD

<b>Last Action:</b>	Added to Work Program September 18, 2013 as part of the JCHESS planning process.
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD



**Kinman Gakuen**

2031 Bush Street

Staff: TBD

<b>Last Action:</b>	Added to Work Program September 18, 2013 as part of the JCHESS planning process.
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD

**Golden Gate Park Landmark District**

Staff: Mary Brown

<b>FY 13/14 Hours:</b>	0
<b>Total Hours:</b>	372
<b>Completed Tasks:</b>	<p>Meetings and discussions with Recreation &amp; Parks Department; contact with stakeholders; internal policy meetings; field visits and photography; review of building permits and architectural plans; research and document review; development of recommendations; creation of inventory spreadsheet; volunteer oversight; GIS mapping; presentation to PROSAC; development of levels of review; development of terminology FAQs; monthly updates to HPC; administrative assistance; tennis clubhouse HRE review and comment; site visits; development of landscape site evaluations; historic and archival research; and documentation of buildings and sites.</p> <p><i>Stow Lake Boat House</i>  Field visits; photography; DPR 523-A and DPR 523-B form production; historic photograph search; architect research; style research; boat house research; editing; meeting with Rec &amp; Park staff; Department review; Case Report development; Motion and Exhibit A development; packet preparation; respond to media; contact with stakeholders; contact with Commissioners; presentation preparation; HPC hearing; and post-hearing review.</p> <p>The HPC tabled initiation of Stow Lake Boat House until the full Golden Gate Park Landmark District Designation Report is complete.</p>
<b>Last Action:</b>	HPC Landmark Initiation hearing, February 3, 2011, tabled.
<b>Next Anticipated Hearing:</b>	HPC hearing: Landmark Initiation TBD

## Removed from Work Program

<b>Fleishhacker Pool Building</b> San Francisco Zoo	The Fleishhacker Pool Building was badly damaged in a fire on December 3, 2012. Department staff reviewed Emergency Order 104886E from Tom Hui, Acting Director of DBI, to allow demolition of the Fleishhacker Pool Building because it constitutes "imminent danger to pedestrians in the vicinity and potential squatters within the building." Given that the subject building has been identified as a life/safety hazard, the associated demolition permit was approved on December 7, 2012. (Note: HABS documentation prior to demolition.)
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**Recently Designated: Landmarks, Landmark Districts, and Article 11 Change of Designation**

In the past two years, 99 buildings were designated as individual landmarks or as landmark district properties. An additional 31 buildings were designated as significant or contributory under Article 11. An analysis of designations over time is found in the appendix (see attached).



**Marcus Books / Jimbo's Bop City**

1712-1716 Fillmore Street

**Landmark No. 266**

Effective March 15, 2014

Total Hours: 114

Staff: Mary Brown

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**Old St. Mary's Church Rectory**

660 California St.

**Article 11 Change of Designation**

Effective April 14, 2014

Total Hours: 43

Staff: Mary Brown

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**Doelger Bldg., 320-326 Judah Street**

**Landmark No. 265**

Effective May 10, 2013

Total Hours: 123

Staff: Mary Brown

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**Twin Peaks Tavern, 401 Castro Street**

**Landmark No. 264**

Effective February 6, 2013

Total Hours: 200

Staff: Moses Corrette

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**Sam Jordan's Bar, 4004 Third Street**

**Landmark No. 263**

Effective February 6, 2013

Total Hours: 126

Staff: Mary Brown

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**Duboce Park  
Landmark District**

San Francisco's 13<sup>th</sup>  
Landmark District  
(87 Buildings)  
Effective July 12, 2013

Total Hours: 897  
Staff: Mary Brown

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**Market St. Masonry  
Landmark District**

San Francisco's 12<sup>th</sup>  
Landmark District  
(8 Buildings)  
Effective May 17, 2013

Total Hours: 353  
Staff: Moses Corrette

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**Article 11 Change of Designations**

The following 30 buildings—located within the Transit Center study area—were designated as individual properties and/or as district contributors under Article 11 of the Planning Code. The Change of Designation was effective on September 7, 2012.

*Article 11, Category I (Significant)*

700-706 Mission Street (86 Third Street), 145 Natoma Street, and 133 Second Street.

*Article 11, Category III (Contributory)*

240 Second Street, 572 Folsom Street, 606 Folsom Street, 608 Folsom Street, 527 Howard Street, 531 Howard Street, 577 Howard Street, 589 Howard Street, 440 Mission Street, 79 Stevenson Street, 74 Tehama Street, 78 Tehama Street, and 90 Tehama Street.

*Article 11, Category IV (Contributory)*

125 Third Street (693 Mission Street), 606 Howard Street, 651 Howard Street, 657 Howard Street, 667 Howard Street, 163 Jessie Street, 602 Mission Street, 611 Mission Street, 641 Mission Street, 657 Mission Street, 663 Mission Street, 666 Mission Street, 161 Natoma Street, and 90 Tehama Street.

# **Appendix**

## **Designations & Staffing**

## Article 10 Landmark and Landmark District Designations

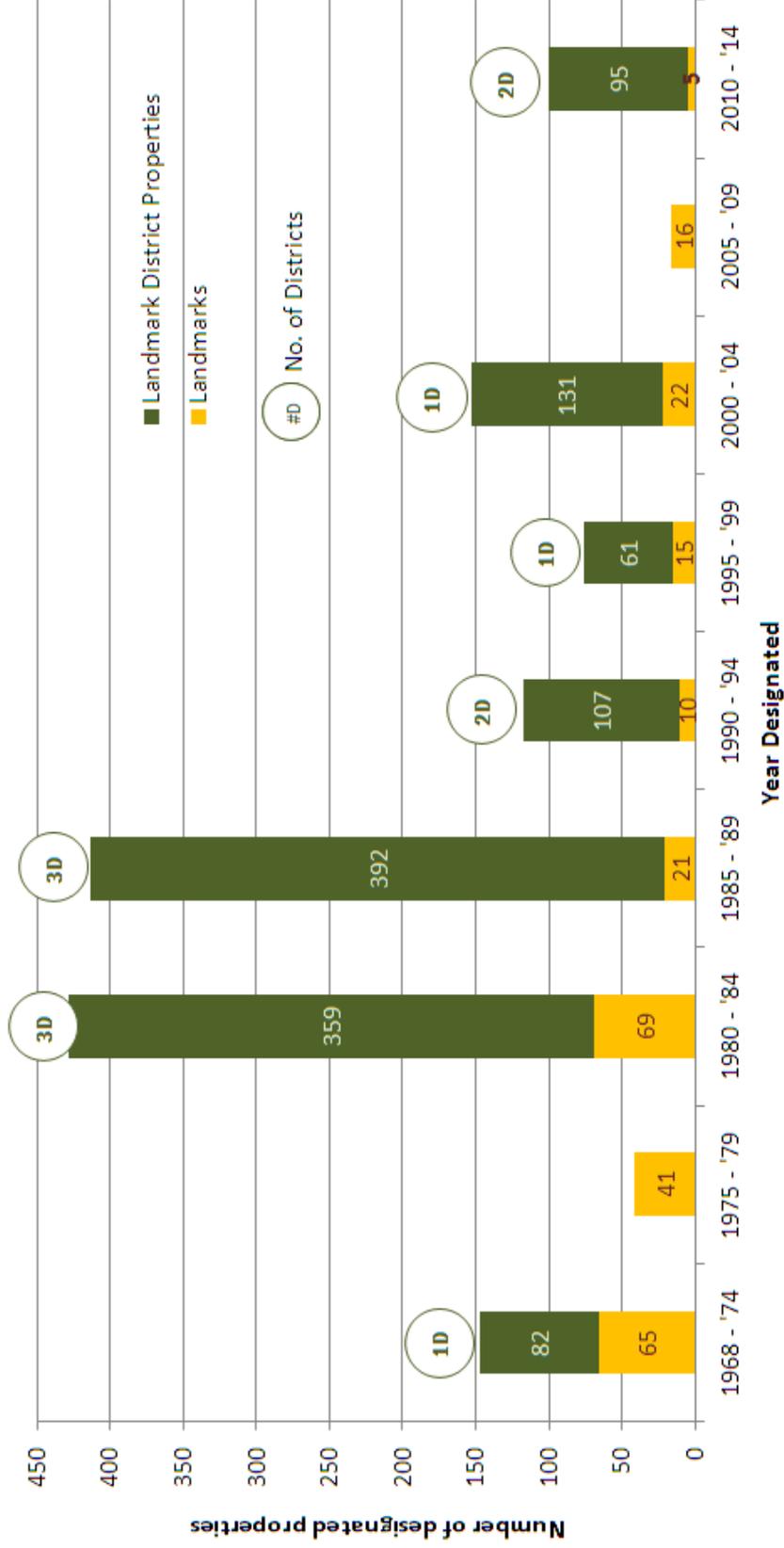


Chart showing the distribution of Landmark and Landmark District designations since the adoption of Article 10 of the Planning Code in 1967. The Historic Preservation Commission adopted its current Landmark Designation Work Program in June 2011. The Department anticipates that by the end of 2014, approximately 10 properties will have been considered or initiated by the Historic Preservation Commission.

**Preservation Team Staffing:**

The Preservation Team is staffed by Tim Frye, Mary Brown, Jonathan Lammers (.5FTE), and Susan Parks (on leave from April to December 2014). The team is tasked with implementing the Landmark Designation Work Program, as well as projects related to the development or review of historic context statements and historic resource surveys.

The Preservation Team is currently developing and managing several in-house historic resource surveys and historic context statements including: *Neighborhood Commercial Buildings, 1865-1965 Historic Context Statement*; Neighborhood Commercial Buildings Historic Resource Survey; and the Balboa Park Area Plan survey focused on Ocean Avenue. It is anticipated that these projects will be presented to the Historic Preservation Commission (HPC) for adoption in 2014.

The Preservation Team also reviews scopes of work, methodologies, historic context statements and historic resource surveys produced by qualified consultants and funded by the Historic Preservation Fund Committee and/or community groups. Projects currently under review or in the pipeline include: African-American Historic Context Statement, LGBTQ Historic Context Statement, Latino Historic Context Statement, Residence Parks Historic Context Statement, Corbett Heights Historic Context Statement, and the North Beach Historic Context Statement. Following review and comment, Preservation Team staff will present the completed historic context statements to the HPC for adoption. It is anticipated that several of these consultant-produced historic context statements will be considered by the HPC in 2014.

The Preservation Team is also tasked with reviewing and commenting on National Register nominations submitted to the California Office of Historic Preservation. Upcoming National Register nominations include the Burr Mansion.