



SAN FRANCISCO PLANNING DEPARTMENT

DATE: May 7, 2013
TO: Historic Preservation Commission
FROM: Susan Parks, Preservation Planner, (415) 575-9101
RE: Update on Historic Preservation Program Website

The Historic Preservation Commission (HPC) has requested an update on the status of the Historic Preservation Program's revised website, which has been funded by a grant from Preserve America.

The Department recently began to reorganize and reformat the current Historic Preservation Program website. The proposed changes to the website are intended to reflect departmental and policy changes, such as the formation of the HPC and amendments to Articles 10 & 11 of the Planning Code; promote available financial incentives as tools to encourage preservation; provide the public with improved digital access to information and departmental processes in a clear, logical and easy-to-understand format; and create opportunities for interactions that will engage community members and the public regarding historic preservation within their neighborhoods and across San Francisco.

The website is currently under construction and cannot be accessed by the public at this time. The attached packet (and the presentation to the commission) is a static representation of the website pages that have been compiled in relation to the organizational chart found on page 3 of the packet. The Historic Preservation Program homepage will provide an overview of the program and its objectives, pose questions that provide opportunities for discussions and contact with staff, links back to the larger Planning Department website and links forward to one of six preservation sections. The attached website pages and sub-pages have been color coded to coordinate with that section of the organizational chart.

The website is currently in draft form and the Department welcomes suggestions regarding the content, organization and layout of the website. The presentation at the hearing will address the navigation of the website, page designs that are under construction, alternative outreach and community interaction methods, and next steps.

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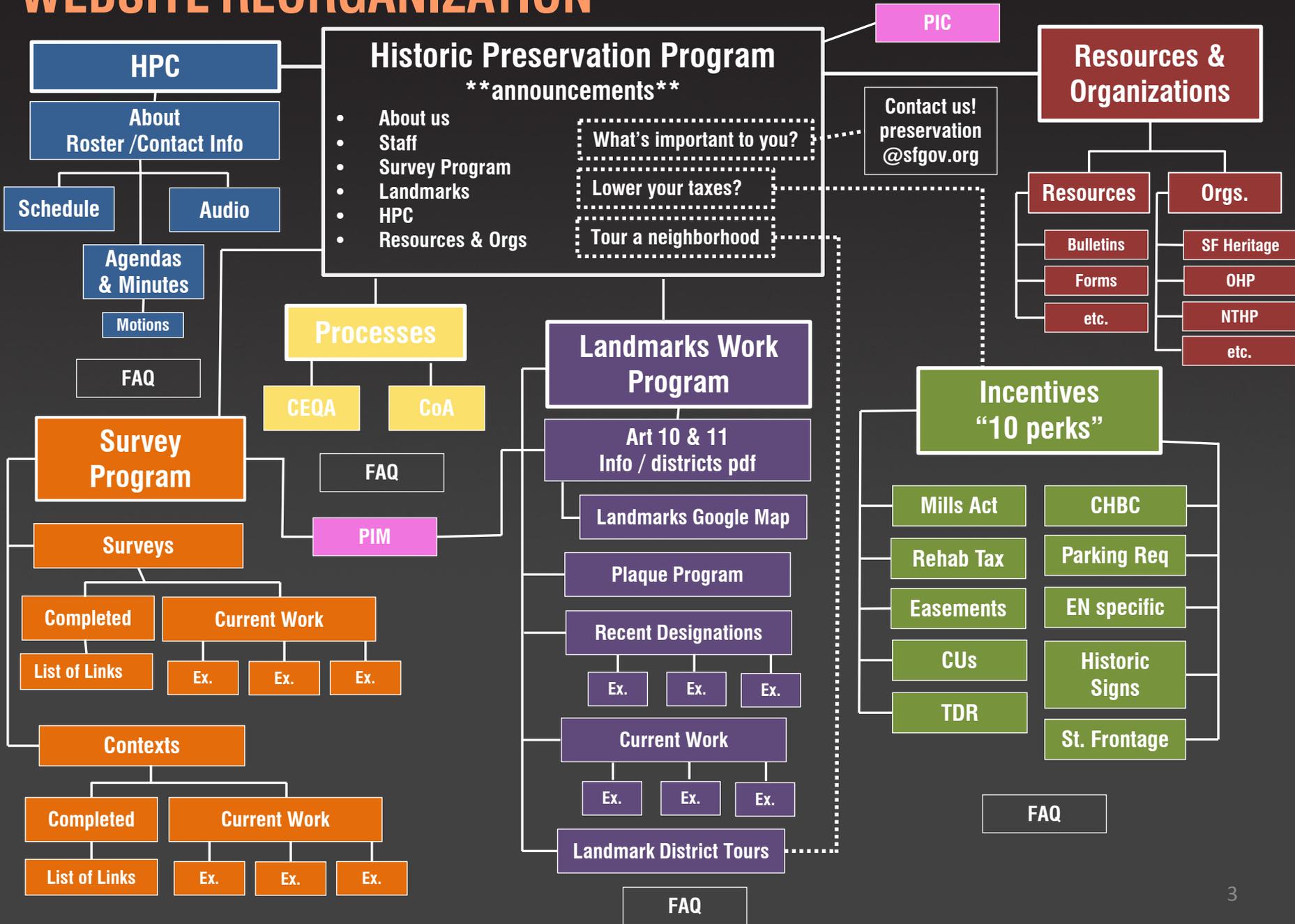
UPDATE: HISTORIC PRESERVATION PROGRAM WEBSITE

Historic Preservation Commission | May 15th, 2013

OBJECTIVES

- I. Update the website to reflect and document changes to the program through the creation of the HPC and amendments to Articles 10 & 11.
- II. Promote incentives as tools to encourage preservation.
- III. Provide better access to information and processes in a logical, easy-to-understand format.
 - a. Landmarks Designation information
 - b. Entitlements Processes
- IV. Create opportunities to engage communities and the public regarding historic preservation in their neighborhoods and San Francisco.

WEBSITE REORGANIZATION





Home / Plans & Programs / Historic Preservation NEW / Historic Preservation Program

Historic Preservation Program

TEXT FONT SIZE A- A+

	Take a walking tour of one of our 12 Landmark Districts.		Learn about financial incentives available for your historic home.	
		Tell us about important places in your neighborhood!		Current Community event?
View our map of City Landmarks			Which places in San Francisco are your favorite?	

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- [General Advertising Sign Program](#)
- [Historic Preservation NEW](#)
- [Historic Preservation Program](#)**
 - [Landmarks Designation Work Program](#)
 - [Survey Program](#)
 - [Incentives](#)
 - [Frequently Asked Questions](#)
 - [Resources](#)
 - [Historic Preservation Commission](#)

Historic Preservation benefits us all. San Francisco's historic fabric is comprised of unique architecture and beautiful landscapes that provide a tangible glimpse into our past and an unpatrolled cultural richness.

Architecturally and culturally significant properties and landscapes are an important part of city-wide and neighborhood-scale planning . The preservation, maintenance, and re-use of aging buildings is an inherently "green" building strategy that allows property owners to save money, materials, energy, and time. In so doing, preservation reinforces our connection to our past, while ensuring a sustainable future.



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The Planning Department's Historic Preservation Program is proud to play a vital role in the ongoing economic, environmental, and cultural development of the City of San Francisco.



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The Historic Preservation Team

The preservation team collaborates with city departments, property owners and the general public to promote the preservation of city resources through public outreach, financial incentive programs and with technical assistance at the [Public Information Counter](#).

As staff to the Historic Preservation Commission, the team's Preservation Planners conduct historic and cultural resource surveys and prepare landmark designation reports; while Preservation Technical Specialists, representing quadrants of the city, conduct environmental reviews for [CEQA](#) purposes and review permits for Article 10 Landmarks and Landmark Districts and Article 11 Conservation Districts.

As a [Certified Local Government](#), the Planning Department demonstrates its commitment to meeting the standards set forth by the [California Office of Historic Preservation](#).



[Historic Resource Survey Program »](#)



[Landmark Designation Program »](#)



[Historic Preservation Commission »](#)

Last updated: 3/21/2013 10:00:23 AM

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Historic Preservation Program

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 Take a walking tour of one of our 12 Landmark Districts.

 Learn about financial incentives available for your historic home.

 Tell us about important places in your neighborhood!

 Current Community event?

 View our map of City Landmarks

 Which places in San Francisco are your favorite?

Plans & Programs

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- The City's General Plan
- Planning for the City
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- Data, Maps
- Special Projects
- General Advertising Sign Program

Historic Preservation related links

- Historic Preservation NEW
- Historic Preservation Program
- Landmarks Designation Work Program
- Survey Program
- Incentives
- Frequently Asked Questions
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Link to District Walking Tours

Historic Preservation Program

Link to Incentives



Take a walking tour of one of our 12 Landmark Districts.



Learn about financial incentives available for your historic home.



Links to email us at preservation@sfgov.org

Tell us about important places in your neighborhood!



Current Community event?

Current event, workshop, clinic

View our map of City Landmarks



Which places in San Francisco are your favorite?



Link to Landmarks Google Map

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Link to CEQA



Historic Resource Survey Program »



Landmark Designation Program »



Historic Preservation Commission »

Link to Survey Program

Link to Landmarks Work Program

Link to HPC

Last update

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Entitlements & Processes

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Certificate of Appropriateness

CofA info

CofA Process Chart

	Weeks prior to HPC hearing								Hearing Day	Weeks after HPC hearing				
	8	7	6	5	4	3	2	1		1	2	3	4	5
Initial														
Authorized Project Sponsor schedules Application Intake to submit application														
Preservation Planner reviews project														
Preservation Planner determines project is complete and schedules hearing date														
All CoA Applications require a 20-day public notice									20 day public notice					
Planning														
Authorized Project Sponsor submits draft hearing materials to Preservation Planner														
Preservation Planner prepares Draft Staff Report														
Preservation Planner delivers materials and report to Commission Secretary														
HPC														
Commission may approve, modify, or deny the proposed work														
Appeals may be made to the Board of Appeals or the Board of Supervisors within 30 days of decision														
Planning Department issues final Certificate of Appropriateness														
Permitting														
Preservation Planner reviews permit application for conformance w/ CoA and routes permit to DBI														
DBI														
Dept. of Building Inspection issues Permit associated with CoA														

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Minor Permit to Alter Info

Process chart

Conditional Use

CU Info

Process Chart

CEQA

New CEQA Materials (In progress)

HRE Information (In Progress)

HRE Process Chart

Landmarks Designation

Info

Process Chart

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Entitlements & Processes (Draft Process Chart CoFA)

The Planning Department's Historic Preservation Program is proud to play a vital role in the ongoing economic, environmental, and cultural development of the City of San Francisco.

		Weeks prior to HPC hearing								Hearing Day	Weeks after HPC hearing				
		8	7	6	5	4	3	2	1		1	2	3	4	5
Intake	Authorized Project Sponsor schedules Application Intake to submit application														
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	Preservation Planner reviews permit application for conformance w/ CoFA and routes permit to DBI														
DBI	Dept. of Building Inspection issues Permit associated with CoA														

Historic Preservation Commission

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About the Commission

The Historic Preservation Commission (HPC) is a seven-member body that advises the Mayor, City Council and City departments on San Francisco's historic preservation goals, policies and programs. All members are nominated by the Mayor and subject to the approval of the Board of Supervisors.

Members are required by the City Charter to fill the following seats that represent associated disciplines; Seats 1 & 2: licensed architects; Seat 3: architectural historian; Seat 4: historian; Seat 5: historic preservation professional or professional in a field such as law, land use, community planning or urban design; Seat 6: one of the aforementioned professions or an archeologist, engineer or conservator; and Seat 7: member at large.

The HPC recommends buildings and places that are important San Francisco's architectural and cultural heritage for landmark designation to the Board of Supervisors. With approval from the Board, the HPC regulates the permit review and entitlement processes of these resources. This, in turn, protects our heritage and ensures that preservation is used to promote growth, revitalization, and an appreciation for our diverse neighborhoods.

In 2008, with the adoption of Proposition J, the City Charter was amended to establish the Historic Preservation Commission and dissolve the Landmarks Preservation Advisory Board (LPAB). From 1967-2008, the LPAB was a nine-member body appointed by the Mayor to serve as an advisory board to the Planning Commission and Planning Department.

The Architectural Review Committee (ARC) is a three-member sub-committee of the Historic Preservation Commission (HPC) that generally meets on the first and third Wednesday of every month, or on an as-needed basis when complex design issues require discussion and approval. The ARC forwards a copy of its comments and recommendations to the full HPC at a subsequent hearing.

- Andrew Wolfram, *Chair*
- Aaron Hyland
- Jonathan Pearlman
- Karl Hasz (ex-officio)

NEXT HEARING

Historic Preservation Commission Hearing

Wed, May 1, 2013 from 12:30am - 4:30pm @ City Hall, Commission Chambers - Room 400

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Link to hearing schedule

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Historic Preservation Commission

Historic Preservation Commission Roster

photo	Seat: NAME <i>Commissioner</i>	<i>(Contact info)</i> <i>(Contact info)</i>
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Hearing Schedule

The Historic Preservation Commission holds a public hearing (also known as a "Commission Meeting") twice each month.

Every 1st and 3rd Wednesday of the month

Landmarks Designation Work Program

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Our [Current and Recent Landmarks Designations](#) include a variety of individual properties and districts being consideration for Article 10 landmark designation.

Designation is reserved for buildings, districts, structures, objects and places with either historic, cultural, architectural, or aesthetic interest or value. The current work program's priority is to recognize and protect components of the City's history that are underrepresented in existing landmark properties. These include;

- ▶ historic landscapes,
- ▶ buildings of modern design,
- ▶ properties in communities with no or few designated landmarks, and
- ▶ properties with strong social or cultural associations.

The designation process begins with research on the proposed landmark and community outreach. The proposal then goes through a series of public hearings at the Historic Preservation Commission, the Planning Commission and the Board of Supervisors. The Board of Supervisors has final approval on whether to grant the property as a designated historic landmark or landmark district.

Article 10 Designated Landmarks & Historic Districts

Since 1967, the Historic Preservation Program has identified and protected the history of San Francisco through buildings, districts, places, structures, and objects.

Article 10 of the Planning Code designates and protects a wide range of important historic and cultural resources. Our current list of designated City Landmarks and Landmark Districts includes iconic architectural masterpieces, the works of important builders, monuments to historic events, and places associated with the cultural legacies and social movements that define our city.

LANDMARKS

View our interactive Google Map of San Francisco's Landmarks.

LANDMARK DISTRICTS

Take a walking tour of San Francisco's Landmark Districts.

Plans & Programs

- [Complete List of Plans and Projects](#)
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- [Map \(or Locally Designated Properties\)](#)
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However, there are still many more untold stories to celebrate through landmark designation. The Landmarks Designation Work Program continues to identify and prioritize buildings for future landmarks designation, so that we may continue to encourage the preservation, rehabilitation and adaptive re-use of these irreplaceable pieces of history.

Article 11 Designated Conservation Districts

In 1985, the Downtown Area Plan determined that in order to maintain the high concentration of commercial, office, restaurant and retail uses in the area, the area must retain its historic intimacy, compactness, and walkability. Historic preservation was an essential component of the plan which identified 6 Conservation Districts.

During the survey process, buildings were documented as either significant or contributory and further classified into one of five categories according to architectural design, age and its overall relationship Downtown. Much of downtown was constructed between 1906 to 1930, in complementary architectural styles. In order to maintain this unified and coherent appearance, the Downtown Area Plan created design guidelines to better gauge the compatibility of a new construction project against its neighboring buildings and the existing historic context.

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Landmarks Designation Work Program

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Link to current work

Link to Landmarks Google Map

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LANDMARK DISTRICTS Take a walking tour of San Francisco's Landmark Districts.

Link to District Walking Tours

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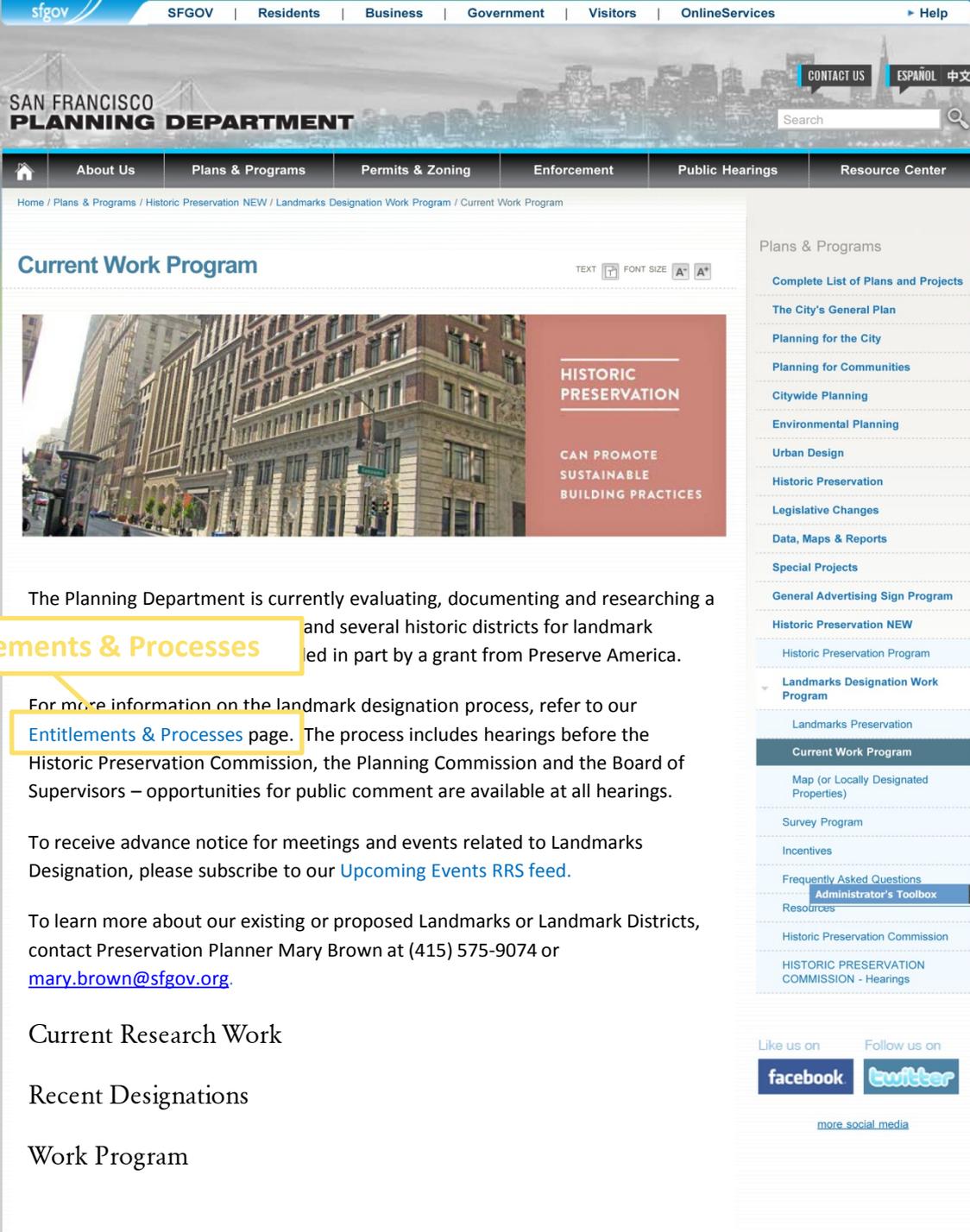
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Link to Entitlements & Processes

The Planning Department is currently evaluating, documenting and researching a and several historic districts for landmark ed in part by a grant from Preserve America.

For more information on the landmark designation process, refer to our Entitlements & Processes page. The process includes hearings before the Historic Preservation Commission, the Planning Commission and the Board of Supervisors – opportunities for public comment are available at all hearings.

To receive advance notice for meetings and events related to Landmarks Designation, please subscribe to our Upcoming Events RRS feed.

To learn more about our existing or proposed Landmarks or Landmark Districts, contact Preservation Planner Mary Brown at (415) 575-9074 or mary.brown@sfgov.org.

Current Research Work

Recent Designations

Work Program

- › Sam Jordan's Bar
- › Russell House
- › Sailors' Union of the Pacific
- › Religious School Buildings of Congregation Emanu-El
- › Sunshine School
- › Samuel Gompers Trade School
- › 2 Clarendon Avenue
- › Doelger Homes Sales Office
- › 3655 Clay Street
- › Swedish American Hall
- › Twin Peaks Tavern
- › New Era Hall
- › 2173 Fifteenth Street
- › Marcus Books / Jimbo's Bop City
- › Fleishhacker Pool Buildings
- › Planters Hotel
- › Phillips & Van Orden Building
- › Burdette Building
- › Marine Firemen's Union Headquarters



Cowell House, 171 San Marcos Avenue

Built in 1933, the Cowell House is the first known Modern residential building in San Francisco. It was designed by the architects Morrow (Irving) & Morrow (Gertrude), the designers of the Golden Gate Bridge. It reflects an early fusion of International Style, Streamline Moderne, and Second Bay Tradition.

Contact: Mary Brown, *Preservation Planner*, San Francisco Planning

Department (415) 575-9074 or mary.brown@sfgov.org



Sam Jordan's Bar, 4004 Third Street

Sam Jordan's Bar is significant due to its association with the late Sam Jordan, a prominent African American community leader, Golden Gloves champion, pioneering African American business owner along the Third Street corridor in the Bayview District, and the first African American candidate for Mayor of San Francisco (1963). In 1959, Mr. Jordan opened Sam Jordan's Bar in a c.1880's building that was originally

constructed adjacent to the corrals, slaughterhouses, and tanneries associated with "Butchertown."

The bar is still in operation and is one of the oldest continuously operating African American businesses along the Third Street corridor. Sam Jordan's Bar was known as an organizing space and catalyst for community-based initiatives and was part of network of African American bars and restaurants that served dual roles as neighborhood-serving charitable and social organizations.

Contact: Mary Brown, *Preservation Planner*, San Francisco Planning Department (415) 575-9074 or mary.brown@sfgov.org



Russell House, 3778 Washington Street

Built in 1950, 3778 Washington Street is one of only two buildings in San Francisco designed by internally renowned master architect Erich Mendelsohn. It retains high integrity and reflects the influence of International Style and the Second Bay Tradition. It is one of Mendelsohn's final designs.

Contact: Mary Brown, *Preservation Planner*, San Francisco Planning

Department (415) 575-9074 or mary.brown@sfgov.org



Sailors' Union of the Pacific, 434-450 Harrison Street

Built in 1950, the Sailors' Union of the Pacific Building was designed as the headquarters for the Sailors Union of the Pacific, as a center of community life, and as a monument to sailors. No other structure in San Francisco so effectively represents the status of seafaring and waterfront labor than the Sailors Union building. The building is significant due to its striking Moderne style and its cultural association with San

Francisco's labor movement.

Contact: Mary Brown, *Preservation Planner*, San Francisco Planning Department (415) 575-9074 or mary.brown@sfgov.org



Congregation Emanu-El School Buildings

Two of the former school buildings associated with Congregation Emanu-El are under consideration for Landmark designation. The original school building at 1337 Sutter Street was constructed in 1910, while the adjacent school annex at 1335 Sutter Street was built in 1918. The annex later housed the Grabhorn Press, a significant printing house. Both buildings are significant for exceptional architecture and for strong cultural

associations.

Contact: Matt Weintraub, *Preservation Planner*, San Francisco Planning Department (415) 575-6812 or matt.weintraub@sfgov.org



Sunshine School, 2728 Bryant Street

Built in 1937 as a Works Progress Administration project (WPA), the Sunshine School was originally constructed as a school for disabled children. It was designed by architects Martin Rist, Charles F. Strothoff, Smith O'Brien, and Albert Schroepper in a Moorish-Byzantine inspired style. The school is significant for its architecture, its association with the WPA, and its association with Franklin Delano Roosevelt's schools

for disabled children.

San Francisco Landmarks Google Map

TEXT [T] FONT SIZE [A-] [A+]

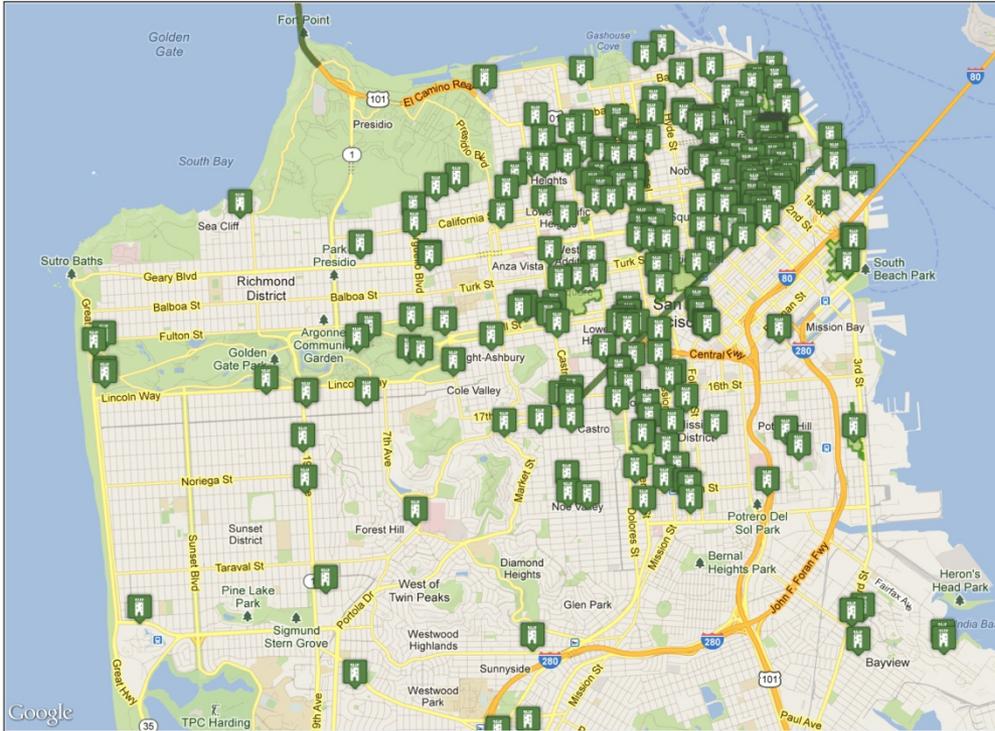
Instructions

This map displays Landmarks and Historic Districts in San Francisco as defined in [Article 10](#) of the [San Francisco Planning Code](#)

Click on any Landmark or Historic District to get more information. Type an address and click 'Search' to move the map to that address.

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Map Legend

-  Landmark
-  Historic District

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San Francisco Landmarks Google Map

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Instructions

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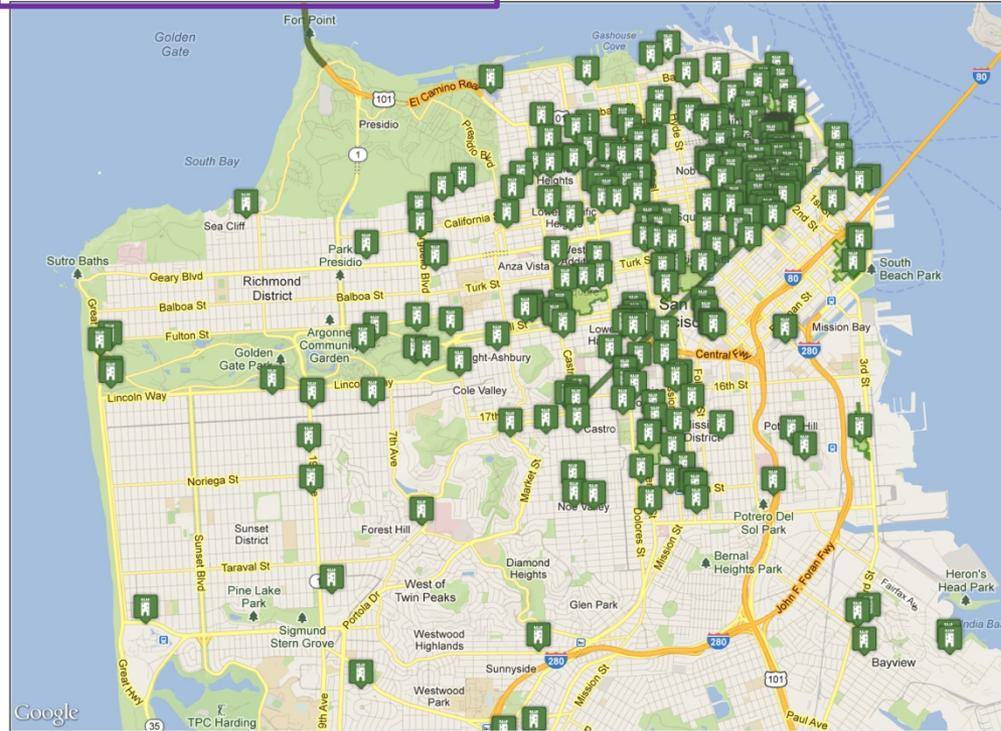
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Search by Address

400 Van Ness Ave

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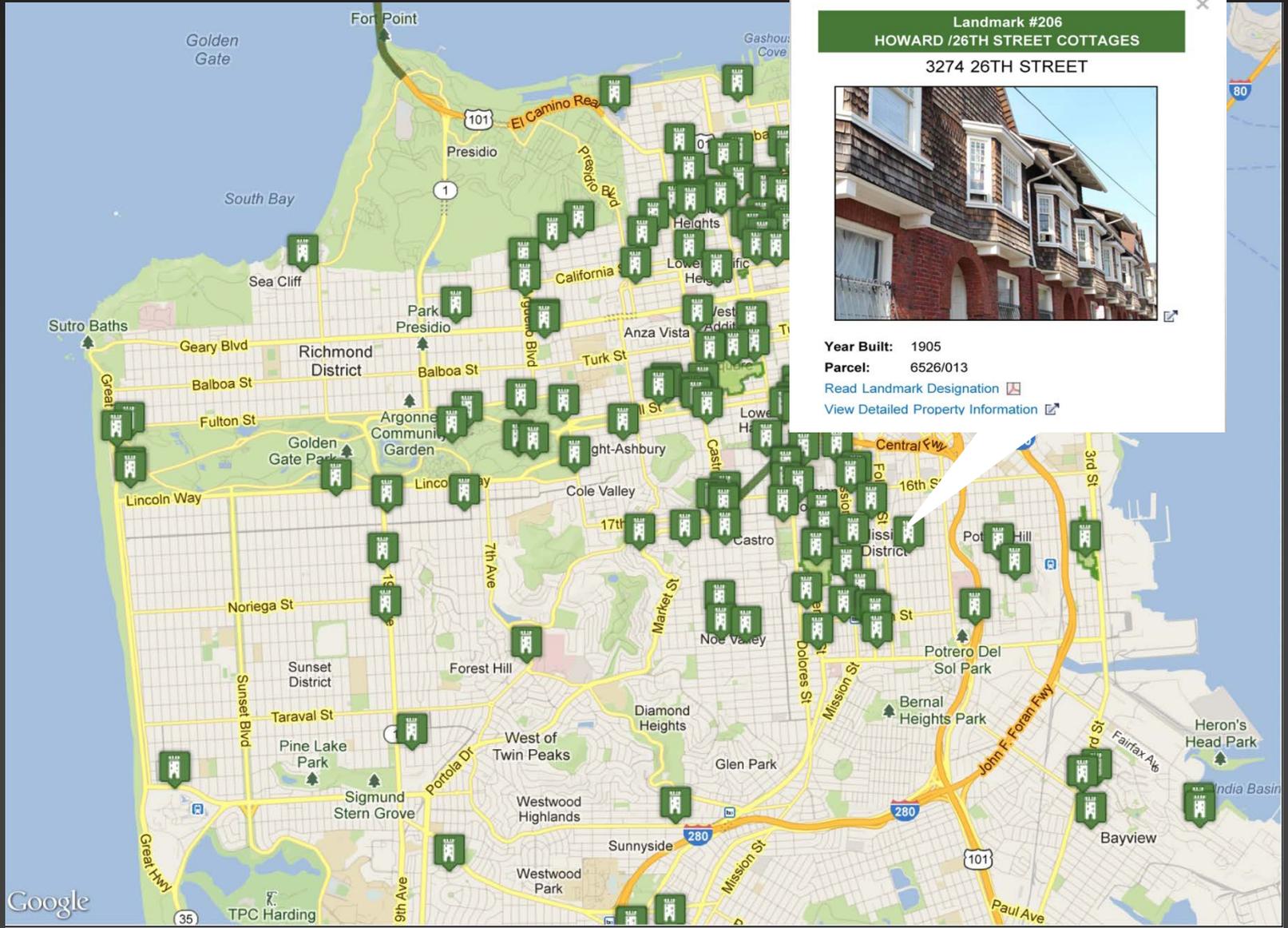
Map Legend

- Landmark
- Historic District

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Landmarks Designation Work Program > Landmarks Map





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Landmark District Tour Guides

TEXT FONT SIZE A A*

- ▶ Dogpatch
- ▶ Liberty Hill
- ▶ Blackstone Court
- ▶ Bush Street Cottage Row
- ▶ Civic Center
- ▶ Jackson Square
- ▶ Northeast Waterfront
- ▶ South End
- ▶ Telegraph Hill
- ▶ Webster Street

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HISTORICAL DEVELOPMENT OF LIBERTY HILL

The Liberty-Hill Landmark District is a significant architectural representation of nineteenth century middle class housing and is one of the earliest residential “suburbs” in San Francisco. This district developed along San Francisco’s oldest road, Valencia Street, which roughly aligns to the old “San Jose Mission Road” that connected Mission Dolores (founded in 1776) to Mission San Jose. After the Gold Rush of 1849, San Francisco grew rapidly as evidenced by the construction of the City’s first street railroad, which began service on Valencia Street in 1860. In 1864, local citizens pooled their money to form the San Francisco Homestead Union, which allowed them to buy and subdivide a large tract of land, including the future Liberty-Hill Landmark District. Some excess lands were sold to developers. The Real Estate Associates (TREA), the largest builder of speculative housing in San Francisco in the 1870s, developed Lexington and San Carlos Streets, as well as a number of other streets in the district. A mostly Victorian-era district, architectural styles include Italianate, Stick, and Queen Anne. Houses range in size from the small workingman’s rowhouses on Lexington and San Carlos Streets, which feature uniform facades and setbacks, to the architect-designed houses on Liberty and Fair Oaks Streets, designed by well-known Bay Area architects, including Albert Pissis and the Newsom Brothers.

HISTORIC PRESERVATION PROGRAM

The preservation of significant historic and cultural properties is a vital component of planning and managing the built and natural environment in San Francisco. Landmarks and landmark districts are unique and irreplaceable assets to the City and its neighborhoods. Landmark districts are regulated by Article 10 of the Planning Code. Since 1967 San Francisco’s Historic Preservation Program has identified and protected a wide range of the City’s rich history as depicted in its buildings, districts, places, structures, or objects.

As staff to the Historic Preservation Commission, the Planning Department’s preservation planners work with property owners, City departments, and the general public to promote the preservation of these resources through incentives, long-range preservation planning efforts, public outreach, and technical assistance.



The locator map above shows the Landmark Districts found throughout the City of San Francisco.

中文詢問請電 (415) 558-6282
 Para información en Español llamar al: (415) 558-6307

This guide highlights a small selection of the area’s historical buildings. To learn more about landmark districts and historical buildings, visit sfplanning.org.

SAN FRANCISCO PLANNING DEPARTMENT
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

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HISTORIC WALKING TOUR GUIDE

LIBERTY-HILL LANDMARK DISTRICT

10 BLOCKS 298 PARCELS DESIGNATED IN 1985

The Liberty Hill historic district features Victorian-era residences designed primarily in the Italianate, Stick, and Queen Anne styles. It contains a mix of uniform developer-built tracts for the working class and larger, custom-designed residences for middle-income home buyers. It includes mixed-use buildings, primarily along Valencia Street, that feature ground-level retail spaces.

1 20th Street

The 1906 earthquake resulted in extensive fires across the City. In an attempt to control the spread of the fire, houses on the north side of 20th Street were demolished. The fires were extinguished on 20th Street between Valencia and Dolores Streets. The blocks remain as a physical reminder of the disaster. The south side depicts a variety of residential properties designed prior to 1906 that were spared from destruction, while the north side represents the styles that became popular during reconstruction efforts.



6 3333-3345 21st Street
 These three houses were designed between 1885 and 1890 in the Stick style. They feature elaborate milled ornament, such as spindles, buttons, columns.



7 MIXED-USE BUILDINGS

956-988 Valencia Street
 From the 1860s to 1950s, a rail line ran on Valencia Street connecting the Mission to downtown. These mixed-use ground floor commercial storefronts with apartments above were built between 1875 and 1912 in the Italianate, Edwardian, and Tudor styles.



2 3755 20th Street
 This Italianate house, designed by architect Charles Shaner, was built in 1889. A beautiful high style example, it features characteristic details such as a heavy bracketed cornice, narrow framed arched windows and a single-story entry portico.



4 3765 20th St.
 This small flat front Italianate, with Greek Revival characteristics was built in 1876. It features a gabled roof with an Italianate cornice and Classical paneling designs. The inset front entry is flanked by fluted Corinthian columns and a classical pediment.



3 3733-35 20th St.
 This Stick style residence, built in 1880, features a gabled bay, board and batten detailing and decorative truss within the gable. It is a two-story version of its neighbor to the east. Before electricity was common, homeowners relied on the large windows for natural light and cross ventilation.



5 900 Guerrero Street
 This Queen Anne mansion was constructed in 1895 for John Daly, an established dairy farmer. Daly owned 250 acres of land just outside the county line, but moved to San Francisco for better schools for his children. His former farm land is now known as Daly City.



8 929-945 Valencia Street
 This collection of four Italianate residences was built in 1876, by TREA as part of a much larger row of similar houses. Unified by common Italianate characteristics, each one has unique decorative elements including different column capitals, window hoods, and paneling designs.



9 10 ITALIANATE ROW HOUSES
Lexington & San Carlos Streets

These two streets exhibit the most impressive and intact examples of 1870s spec-built housing in San Francisco. Built by TREA between 1875 and 1877 as an affordable working-class housing option, these Italianate row houses were built in one of two styles – either the flat front Italianate found on Lexington Street or the single bay Italianate found on San Carlos Street.

Survey Program

TEXT FONT SIZE A A*



A historic resources survey identifies, evaluates and documents properties and places that reflect important themes in the City's history. Surveys are an important tool that allow communities to better plan for preservation, adaptive re-use, and new development.

Since the late 1960s, community-initiated and Planning Department-sponsored historic resources surveys have provided essential information for the City's Historic Preservation Program. Dozens of surveys have been completed, yet this details and documents only a fraction of the City's overall history.

Our current surveys and [completed surveys](#) are linked below. If there is a neighborhood that you would like considered for future survey work, [let us know](#).



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Survey Program

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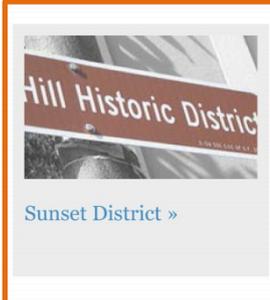
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Link to completed surveys

Link to email us



Central Corridor »



Sunset District »



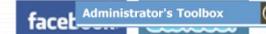
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Links to current and recently completed surveys

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Incentives

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HISTORIC PRESERVATION

IS ESSENTIAL TO THE CHARACTER OF SAN FRANCISCO

10 Perks of Owning a Historic Property

Maintaining your historic property increases its value and provides you with local, state and federal incentives. By taking advantage of these programs you may be able to:

Reduce your property taxes

A **Mills Act** contract can reduce your property taxes, allowing you to spend your savings on the restoration and maintenance of your historic home.

[Learn more »](#)

Receive federal tax credits

Through the **Federal Historic Preservation Tax Incentives** program, businesses operating in historic landmarks receive a **20% rehabilitation tax credit** for restoring their property.

[Learn more »](#)

Receive a tax deduction with an easement

One of the oldest preservation strategies is a **preservation easement**, which allows the property owner a one-time tax deduction.

[Learn more »](#)

Transfer your development rights

Consider selling your unused development potential through a **Transferable Development Rights (TDR)** transaction.

[Learn more »](#)

Apply the Historic Building Code

The **California State Historical Building Code (CHBC)** considers the construction of older buildings when it comes to meeting health, safety and welfare requirements, allowing for flexibility in meeting building

Waive your parking requirements

Have your off-street parking and loading zone requirements waived.

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Links to each incentive

Incentives

code requirements. Most building owners enjoy significant cost savings by using the CHBC.

[Learn more >](#)

Receive code exemption in the Eastern Neighborhoods

If you live in one of the [Eastern Neighborhoods Plan Areas](#), you may be exempt from certain code requirements including your rear yard, off-street parking, and off-street loading.

Waive your street frontage requirements

Depending on where you live, you may be able to have your street frontage requirements waived. This includes parking, entrances, gates and code requirements.

Use your building as a business

Live and work in your landmark. If you receive a Conditional Use permit, you may operate a business where it may not have been allowed otherwise.

Restore your oversized historic signage

Historic theater signs are typically larger than the allowable size for signs in the city. If you plan to restore or reconstruct your existing theater sign, you may be granted a Conditional Use permit to return it to its original glory.

Last updated: 3/21/2013 2:11:41 PM

FIND OUT IF YOU'RE ELIGIBLE.

Contact the *Planning Information Center* for more information:

1660 Mission Street

Email: pic@sfgov.org

Phone: (415) 558-6377

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2. Call our [Planning Information Center \(PIC\)](#) at **(415) 558-6378**



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Incentives > Mills Act (Process Chart)

		YEAR												YEAR											
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Planning Department	Application submitted to the Planning Department	Deadline: May 1																							
	Pre-Contract Inspections						June 1 through September 30																		
	Planning Department Review						June 1 through September 30																		
Assessor/Recorder	Assessor-Recorder's Office Review						June 1 through August 31																		
	Preliminary estimated provided to Historic Preservation Commission, Land Use Committee, Board of Supervisors						June 1 through August 31																		
	City Approval Process: Including Historic Preservation Commission, Land Use Committee, Board of Supervisors hearings								September 1 through December 31																
Mills Act Contract Approval	Mills Act Contract approved Must be approved by December 31 to meet ensuing lien date																								
	Lien Date: January 1 The next lien date would be the following year: January 1																								
	Contract is recorded and Assessor is notified no later than January 31																								
	Assessor-Recorders Office Reappraisal period Final Value Determined																								
	Reassessed Property Tax Bill mailed in late October																								

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Rehabilitation Tax Credit

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Federal Rehabilitation Tax Credit Program

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs, saving over 38,000 historic properties since 1976. The National Park Service and the Internal Revenue Service administer the program in partnership with State Historic Preservation Offices.

20% Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing, non-owner occupied buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." Meaning, buildings designated as either National Historic Landmarks, listed in the National Register of Historic Places, or listed as a contributor to a Historic District in the National Register of Historic Places. The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary of Interior's Standards for Rehabilitation. The Internal Revenue Service provides a definition for qualified rehabilitation expenses. Learn more about this credit before you apply.

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Preservation Easements

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A preservation easement is a voluntary legal agreement, typically in the form of a deed, that is tied to the property and permanently protects it. Through the easement, a property owner may place restrictions on the development of, or changes to, the historic property. The contract is then transferred to a non-profit preservation or conservation organization.

Property owners who donate their property for an easement may be eligible for tax benefits, such as a federal income tax deduction. Easement rules are complex, and property owners who are interested in the potential tax benefits from an easement should consult with their accountant or tax attorney.

By creating an easement on your property:

- 1. you can guarantee its permanent maintenance and protection.
2. you may list the value of your property as a one-time charitable donation on your federal income tax.

For more information on preservation easements refer to Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits. If you are interested in donating your historic San Francisco property, learn more at San Francisco Architectural Heritage.

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Transferable Development Rights

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Transferable Development Rights (TDR) allow for the transfer of unused development potential from one parcel to another. In order to maintain development potential while protecting buildings of merit by incentivizing the upkeep of historic buildings, buildings of merit must be one of the following to sell TDR:

- ▶ an Article 10 landmark
- ▶ an Article 10 contributor;
- ▶ an Article 11 Category I-IV; or
- ▶ listed on the National Register or California Register.

A portion of the sale's proceeds must be used to finance the maintenance, rehabilitation and restoration of the building of merit.

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Resources

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- ▶ [Historic Preservation Fund Committee](#)
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- ▶ [Planning Dept. Fee Schedule](#)
- ▶ [California Office of Historic Preservation](#)
- ▶ [National Register Bulletins](#)
- ▶ [National Register of Historic Places](#)
- ▶ [Secretary of the Interior's Standards for the Treatment of Historic Properties](#)
- ▶ [California Preservation Foundation](#)
- ▶ [National Trust for Historic Preservation](#)
- ▶ [Window Weatherization Guide](#)

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- ▶ [The Friends of 1800](#)
- ▶ [Victorian Alliance](#)
- ▶ [San Francisco Historical Society](#)
- ▶ [San Francisco Public Library History Center](#)

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Resources & Organizations



Frequently Asked Questions

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Historic and Cultural Resource Surveys

- › What is a historic and cultural resource survey?
- › Does the survey mean that my property is designated as a landmark?
- › What does it mean to be located within an "eligible" historic district?
- › As a tenant or property owner, what are the benefits of a survey?
- › As a tenant or property owner, what are the disadvantages of a survey?
- › I don't want to be part of a survey. How do I opt out?
- › Will a survey impact my property's taxes or its value?
- › Will the survey make it difficult to remodel the interior of my property, such as remodel my kitchen or bathroom?
- › Will the survey make it harder to change the exterior of my property?
- › What is the process to replace windows on a surveyed property?
- › How can I share additional information regarding the history of a property or neighborhood?

Articles 10 and 11 – Local Designation

- › What is the difference between local, state, and federal level historic designations?
- › What are the potential benefits to local designation?
- › What are the potential drawbacks to local designation?
- › What is the process to locally designate a property?
- › Will designation reduce my property's value?
- › Can a property owner opt-out of a local designation?
- › Does designation require a property owner to restore the property to its original appearance?
- › Can a property owner alter a locally designated property?
- › Where can I find information on preservation techniques to repair my historic building?

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Historic and Cultural Resource Surveys

What is a historic and cultural resource survey?

The purpose of a historic resource survey is to assemble information about properties within the study area and determine which of those buildings have special historic, cultural, or architectural significance. A survey is one of several informational background studies used to guide the Department's preservation and planning efforts. In accordance with California State and Federal guidelines, surveys may identify a property for its significance with an important event, an important person, or for its important architecture and/or design.

Recently, at the request of several local communities, the Department has initiated surveys to document social and cultural heritage resources. These resources, both tangible and intangible, help define the beliefs, customs, and practices of particular communities and are important in maintaining its identity. Such social and cultural heritage resources include buildings and monuments, as well as businesses, institutions, organizations, events, and traditional arts, crafts, and practices. This documentation work is also used to guide preservation and planning efforts.

Does the survey mean that my property is designated as a landmark?

No, the results of a survey are not a landmark designation. A survey is an information gathering tool. While some properties in a survey are found to be significant, that does not mean that the properties will be designated for protection. Landmark designation is a completely separate process that requires property owner notification and a series of public hearings.

What does it mean to be located within an "eligible" historic district?

Historic districts are collections of buildings and features that are unified by a shared history or architecture. A district is made of "contributors" and "non-contributors" based on the association to that shared history or architecture. Through a survey the Planning Department identifies buildings and districts that are "eligible" for designation. While an "eligible" district may be identified in a survey, as noted above, it is not a formal landmark designation. The process by which a district can be officially designated is a separate process that includes community notifications and a series of public hearings.

As a tenant or property owner, what are the benefits of a survey?

Owners, tenants, and prospective buyers generally see an advantage to a completed survey because knowing a building's historic status ahead of time brings more certainty to the permitting process. Without a survey, the building permit applicant is usually responsible for providing historic background information on a building. Obtaining this information can add up to a lot of time and money spent before the Planning Department can begin its review of a project. A survey is beneficial because the Department has already completed this part of the review process. Surveys also provide information that help everyone involved in the process make better decisions. Surveys help identify where to promote and incentivize new development and where to preserve, memorize, and enhance those resources that make communities and neighborhoods unique.

As a tenant or property owner, what are the disadvantages of a survey?

While some may not agree with a survey determination or may see a determination as a disadvantage, the

permit review process is identical for all properties regardless of whether or not a survey has been completed. With or without a survey, California State regulations require the Planning Department to make a determination on the historic status of a property when almost any permit application is submitted for review. A survey provides the needed information to complete that review and facilitates the Department's permit review process.

A survey strives to evaluate each property within the study area in a balanced and objective manner. If there is a factual error in our documentation or you have additional information regarding a property, please let us know.

I don't want to be part of a survey. How do I opt out?

There is not an option to 'opt out' of a survey. Since 1967 the Department and local communities have sponsored surveys around San Francisco; however, only a fraction of the City has been documented. When the Department or a community initiates a survey research effort, you will be notified if your property is included in a study area. In order to provide the most complete information and analysis all properties within the survey area must be evaluated to provide information on the areas of historic, cultural, or architectural significance. If there is a factual error in our documentation or you have additional information regarding a property, please let us know.

Will a survey impact my property's taxes or its value?

No. As far as property taxes are concerned, neither the valuation of property by the Assessor's Office nor the tax rate is affected directly by a survey. There are specific benefits available under federal and local economic incentive programs to owners that choose to have their surveyed building officially designated. However, official designation is an entirely separate process and official designation is required to be eligible for these incentives. Additional information about these [incentive programs](#) is available.

Will the survey make it difficult to remodel the interior of my property, such as remodel my kitchen or bathroom?

No. There is no change in the manner in which the Department reviews building permit applications to remodel the interior of a residential building or commercial space. There are no additional fees, extended review periods, or delays in the processing of a permit application for interior work to a surveyed property.

Will the survey make it harder to change the exterior of my property?

A common misconception is that a historic building cannot be altered and is "frozen in time." The survey results do not prohibit one from making alterations to the exterior. With or without a completed survey, the Planning Department reviews exterior work that is visible from the surrounding public right-of-way, such as the street or the sidewalk. Obtaining a permit to make exterior alterations on a historic property can be accomplished as quickly as any other permit. Understanding a building's historic status ahead of time brings more certainty to the permitting process and will facilitate the Planning Department's review of any proposed exterior changes.

What is the process to replace windows on a surveyed property?

The Department has developed window replacement guidelines that apply across San Francisco to all properties, surveyed or not. Click here to download the [Standards for Windows Replacement](#) .

How can I share additional information regarding the history of a property or neighborhood?

Communities are the best resource for identifying important places that have shaped our City. If you'd like to share with us the significant buildings, places, districts, and landscapes within your community, please email Department Preservation staff at ([EMAIL](#).) Please provide your contact information in case we have any follow up questions.

What is the difference between local, state, and federal level historic designations?

There are three separate levels of designation of historic properties: Local (regulated under [Articles 10](#) and [11](#) of the Planning Code), which is administered by the San Francisco Planning Department and the Historic Preservation Commission; State (California Register), administered by the California Office of Historic Preservation (OHP); and Federal (National Register of Historic Places), administered by the National Park Service through the OHP. All designations qualify to use the California Historical Building Code and to apply for property tax savings provided by the Mills Act; however, only those properties designated at the local level require review by the Historic Preservation Commission.

What are the potential benefits to local designation?

Aside from several local, state and federal preservation incentive programs to encourage owners to repair, restore, or rehabilitate historic properties; local designation can also help build community. Working together to create and maintain part of San Francisco's history for future benefit can bring neighbors together and foster civic pride. Designation provides certainty by managing future change in the designated area, whether an individual building or a district. Designation provides oversight to ensure that the unique historic form, scale, and character is preserved and that new development is promoted and incentivized where appropriate.

What are the potential drawbacks to local designation?

The Planning Department works with property owners and tenants to tailor each local designation to provide greater certainty about the permit and entitlement process. Every designation includes a list of character-defining features so that owners and tenants have clarity about what is important about each property. Review of permitted work to these character-defining features requires a specialized level of review from the Planning Department or the Historic Preservation Commission. Some may be concerned about fees or the time required finalizing this review; however, this review can be combined with many other required Department processes to minimize cost and time.

What is the process to locally designate a property?

Only the [Historic Preservation Commission](#) (HPC) or the Board of Supervisors may initiate the designation process; however, any member of the public may petition the HPC or the Board of Supervisors to begin the designation process. When the HPC expresses interest in a property, the first step is to include the property on the HPC's [Landmark Designation Work Program](#) (Work Program). The Work Program is comprised of individual buildings and districts that the HPC has prioritized for designation. Once a property is listed on the Work Program, the Planning Department will proceed with additional research, documentation and outreach to stakeholder groups including property owners, residents, commercial tenants, and the wider community. Community buy-in is essential in the creation of a successful designation. Owner consent is not required; however, the Department favors a collaborative approach which emphasizes extensive community outreach and participation.

After this collaborative process, the HPC will begin the process of formally designating the proposed landmark district. This process includes numerous opportunities for public input at hearings before the HPC, Planning Commission, and ultimately the Board of Supervisors. Final approval of a landmark or landmark district requires a majority vote at the Board of Supervisors. Public comment opportunities are available at all of these public hearings.

Will designation reduce my property's value?

No. Independent studies across the country have examined the impact of property values in landmark districts. These studies show no indication that property values in landmark districts go down simply because of their landmark status. Rather, the studies indicate that the value of properties in landmark districts appreciate at a slightly higher rate than similar building stock outside the district.

Visit the Planning Department ([LINK - Gary's note: are there direct links to the doc\(s\). If not, then leave this out.](#)) to access outside studies that have assessed the link between historic preservation and property value in small and large cities.

Can a property owner opt-out of a local designation?

No. Individual owners, with the exception of religious properties, cannot opt out of a local designation. The goal, however, is to build support for designation through a collaborative community process.

Does designation require a property owner to restore the property to its original appearance?

No. Owners are not required to do anything except maintain the property to the minimum standards of the building code, something that is required of all property owners in the City and County of San Francisco regardless of designation. However, if an owner of a Significant or Contributory building in downtown San Francisco would like to participate in the City's Transferable Development Rights (TDR) program, the owner will be required to develop a rehabilitation, preservation, and maintenance plan for the property.

Can a property owner alter a locally designated property?

Yes. The HPC and the Planning Department routinely review and approve alterations to designated properties. Proposed alterations are evaluated for compliance with the Secretary of the Interior's Standards for Rehabilitation (Standards) as well as requirements of the Planning Code. The Standards were developed by the National Park Service and are used nationwide for the review of proposed alterations to historic properties. Proposals to add square footage through a horizontal or vertical addition to designated properties are common and are reviewed on a case-by-case basis by the HPC.

Where can I find information on preservation techniques to repair my historic building?

The National Parks Service has produced over 40 Technical Preservation Briefs related to the appropriate repair and maintenance of historic buildings. Topics include the cleaning and waterproofing of masonry buildings, the preservation of glazed Terra-Cotta, the repair of historic wood windows, conserving energy in historic buildings, removing graffiti from historic masonry, and the seismic retrofit of historic buildings. For more information, please contact a Preservation Planner (AT PIC) or visit the [National Park Service Technical Preservation Services](#) website.

California Environmental Quality Act (CEQA)

What is CEQA review of Historical Resources?

According to the California Environmental Quality Act (CEQA), all buildings constructed over 50 years ago and possess architectural or historical significance may be considered potential historic resources and proposed changes to these buildings may require some level of environmental review. CEQA review is a state-mandated process that, in part, determines, (1) whether a building is or is not considered a historic resource, and, (2) whether the proposed changes will have a negative impact on the resource. All discretionary projects reviewed by the Planning Department are subject to this state-mandated CEQA review process. To learn more about CEQA, consult [Preservation Bulletin No. 16](#) or consult with a Preservation Planner at the Planning Information Counter.

How do I find out if my building is considered a historic resource?

For the purposes of CEQA, the Planning Department organizes properties into three categories – Category A, "Known Historic Resources," Category B, "Potential Historic Resources" and Category C, "Not a Historic

Resource." You may review whether or not a property is considered a historic resource by referring to the "Preservation" tab on the Planning Department's [Property Information Map](#). Please note that the preservation tab is currently under revision and it is advised you speak directly with a Preservation Planner at the [Planning Information Counter](#) during specific hours to obtain confirmation of the property's CEQA status.

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PROGRESS REPORT

I. Promote incentives

- *Completed: Content promotes available incentives, provides information, time lines, and staff contact information.*

II. Reflect Department changes

- *In Progress: Content incorporates changes and provides information.*

III. Improve access to information

- *In Progress: Creating additional handouts and materials that will be uploaded to website and developing alternative formats and links for content management.*

IV. Engage the public

- *In Progress: Exploring alternative methods (historypin, myhistoryla.org, wiki) that will allow for more direct interactions and public conversations.*