



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 15, 2010
HEARING DATE: April 21, 2010
TO: Historic Preservation Commission
FROM: Pilar LaValley, Preservation Technical Specialist
REVIEWED BY: Tina Tam, Preservation Coordinator
RE: Request for Review per Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources
Case No. 2009.1095E
80 Julian Avenue (Block 3547/Lot 027)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

80 JULIAN AVENUE, located on the west side of Julian Avenue between 14th and 15th Streets, in Assessor's Block 3547, Lot 027, is zoned Valencia NCT (Neighborhood Commercial Transit) District, is in a 45-X Height and Bulk District, and is within the Mission Area Plan. The subject property contains a two-story, vacant, residential building, constructed in 1911, with a flat roof, projecting cornice, and angled bay windows at front façade.

PROJECT DESCRIPTION

The proposed project is to demolish the existing 1911 building and construct a new four-story, 45'-0" tall building housing medical and dental offices and transitional housing.

INTERIM PERMIT REVIEW PROCEDURES

The project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources that is in effect until the Historic Preservation Commission adopts the Historic Resource Survey. Under these procedures, there are two types or levels of review.

- The first is for projects that require California Environmental Quality Act (CEQA) review for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area. These projects are forwarded in the Commission packets to the Historic Preservation Commissioners for comment with information about the proposed project and a copy of the Environmental Evaluation application. No public hearing is required for this type of project.
- The second type is for proposed new construction within the entire areas covered by the Area Plan that is over 55 feet or 10 feet taller than adjacent buildings, built before 1963. These projects will be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing with any comments being forwarded to the Planning Department to be incorporated into the project's final environmental evaluation document.

The proposed project qualifies as both a type one and type two project because it is demolition of a pre-1963 building and the new construction is over 10 feet taller than the adjacent pre-1963 buildings.

Memo

SURVEY

The subject property is located within the area documented in the Inner Mission North Survey (2004), which was adopted by the Landmarks Preservation Advisory Board. At the time of the survey, the subject property was assigned a status code of “5D2,” or, “contributor to a district that is eligible for local listing or designation” as part of the locally-eligible Mission Reconstruction District identified in the survey. In the Inner Mission North Survey, the subject property was not identified as eligible or potentially eligible for listing in the National or California Register either individually or as a contributor to a National or California Register eligible district.

As part of the South Mission Survey adoption process, the findings of the Inner Mission North Survey are currently being reevaluated by the Department. In the previous survey effort, nearly the entire survey area was identified as a potential locally-eligible historic district for its association with the post-earthquake and fire reconstruction of San Francisco. This determination was made without completion of property-by-property evaluations of either historic significance or integrity. With the recent efforts on the South Mission Survey, there is an opportunity to examine the overlap between the two survey areas in regards to their historic context, significance, and integrity. When considered in this context, it appears that the subject property would not qualify as a contributor to a potential district and that the boundaries, and historic significance, of the potential locally-eligible district in the vicinity of the subject property would be different from that previously identified in the Inner Mission North Survey.

As noted in the Page & Turnbull memorandum, dated September 8, 2009, the subject property was constructed during the post-1906 Earthquake reconstruction and relates to that broad trend in San Francisco’s development. However, Page & Turnbull states further that the “building is one of many similar multiple-family residences within the [potential] Mission Reconstruction District...” and “does not stand out as exemplary among the property type in the area.” As a common, and not particularly notable, example of a building type that is better represented in other areas of the Mission, the subject property’s significance appears borderline even as a possible contributor. An evaluation of integrity finds that the façade of the building has been substantially altered with application of stucco cladding, removal of all millwork, installation of projecting garages at base of both angled bay windows, and removal of all entrance features; this results in loss of integrity of materials and workmanship. In addition, the subject property, which abuts the rear façades of several masonry buildings fronting on 15th Street, is the only wood-frame residential building from the reconstruction period existing on this block of Julian Avenue. The other properties fronting on this block of Julian are occupied by new construction and surface parking lots, which severely impacts the subject property’s integrity of setting, feeling, and association. Contrary to Page & Turnbull, which found that the subject property retains integrity, the Department finds that it lacks overall integrity given its loss of setting, association, materials, workmanship, and feeling.

While the boundaries of a potential district in the Inner Mission North Survey area are currently in flux, the buildings fronting on 15th and Valencia in the vicinity of the subject property may qualify as part of a redefined district with a specific emphasis on masonry buildings from the post-1906

Earthquake reconstruction period. If a district of buildings of fire-proof construction built during the post-1906 Earthquake reconstruction period were identified in the vicinity, the subject property would not qualify as a contributor given its building type. As a lackluster example of a common building type that lacks integrity, the subject property does not appear to qualify as a contributor to potential locally-eligible historic district under Criterion A/1 (events) or Criterion C/3 (architecture). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the subject building was constructed during a period of rapid reconstruction of the Mission neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be eligible either individually or as a contributor.

ENVIRONMENTAL REVIEW STATUS

The Planning Department is in the process of reviewing the proposed Environmental Evaluation application. As the subject property does not appear to be located within a potential historic district, proposed new construction has been evaluated for potential visual impacts to off-site resources. The subject property abuts the rear elevations of several properties that front on 15th Street. These masonry buildings fronting on 15th as well as those at Valencia Street may qualify as contributors to a potential historic district. The proposed new construction will be visible from 15th Street but it will not physically impact the primary, or character-defining, front facades of any potential contributors on 15th Street, or detract from the character of any potential district. From Julian Street, views of the new construction will be in relation to the rear or side elevations of potential contributing buildings. The Department preliminarily finds that the proposed replacement building is consistent with the existing neighborhood context. Surrounding properties have a variety of heights and architectural expressions. The new construction, which has a contemporary design, is consistent with the height and massing of adjacent buildings on Valencia Street. The proposed building materials, and architectural elements such as bay projections, and more pronounced entry, are also consistent with the neighborhood context. The final environmental determination will be made upon completion of an evaluation of all applicable environmental topics.

ACTION

The Department is requesting the comments of the Historic Preservation Commission as part of the Department's preparation of documentation pursuant to the CEQA, and prior to public notification of the proposed project. Pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historical resources in the interim period between Plan adoption and Survey completion, the Department seeks comments on the following aspects of the proposed project:

- Whether the proposed project poses a potential significant impact to historical resources. If so, what revisions would be recommended to reduce such potential impacts?
- Whether the level of historical resource evaluation and analysis of potential impacts pursuant to the CEQA appears appropriate.

ATTACHMENTS

Sanborn Map

Aerial Photographs

Project Sponsor Environmental Evaluation Application

Project Sponsor Plans and photographs

PL: G:\DOCUMENTS\EN procedure cases\80 Julian\RC Memo.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: February 17, 2010

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San Francisco,
CA 94103-2479

Reception:
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Date: April 15, 2010
Case No.: **2009.1095E**
Project Address: **80 Julian Avenue**
Zoning: Valencia NCT (Neighborhood Commercial Transit) District
45-X Height and Bulk District
Block/Lot: 3547-027
Project Sponsor: Cort Gross
Washington Ventures, LLC
222 Montgomery Street, Suite 905
Novato, CA 94104
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By: Tina Tam, Preservation Coordinator

ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE PROPOSED DEMOLITION OF AN EXISTING TWO-STORY, RESIDENTIAL BUILDING CONSTRUCTED IN 1911 AND CONSTRUCTION OF A NEW FOUR-STORY, 45'-0" TALL BUILDING FOR MEDICAL AND DENTAL OFFICES AND TRANSITIONAL HOUSING AT 80 JULIAN AVENUE (ASSESSOR'S BLOCK 3547, LOT 027), LOCATED WITHIN VALENCIA NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. On August 7, 2008, the San Francisco Planning Commission Certified the Final Environmental Impact Report (FEIR) for the Eastern Neighborhoods Rezoning and Area Plans (Case No. 2004.0160E). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Eastern Neighborhoods, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Eastern Neighborhoods Rezoning and Area Plans.
2. The FEIR provided Interim Permit Review Procedures for Historic Resources that would be in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. These procedures were developed to provide additional protection for potential historic resources within the Plan Area while the historic resources survey is being completed. Once the historic resources survey is endorsed and the Plan is amended to incorporate the results of these policies would expire and the Preservation Policies in the Area Plan would become effective.

There are two types of review per the Interim Procedures. The first type is for projects that propose demolition or major alteration to a property constructed prior to 1963 within the Plan Area. These

projects shall be forwarded to the Historic Preservation Commission for review and comment. Within 30 days of receiving the Environmental Evaluation and supporting Historic Resources Evaluation (HRE) documents, the HPC members may forward comments directly to the Environmental Review Officer and Preservation Coordinator. No public hearing is required.

The second type of review is for projects that propose new construction within the Plan Area over 55 feet, or 10 feet taller than adjacent buildings, built before 1963. These projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, the HPC's comment will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

3. On December 23, 2009, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
4. On April 21, 2010, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments would be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

COMMENTS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission has provided the following comments regarding the proposed project:

- 1.
- 2.
- 3.
- 4.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on April 21, 2010.

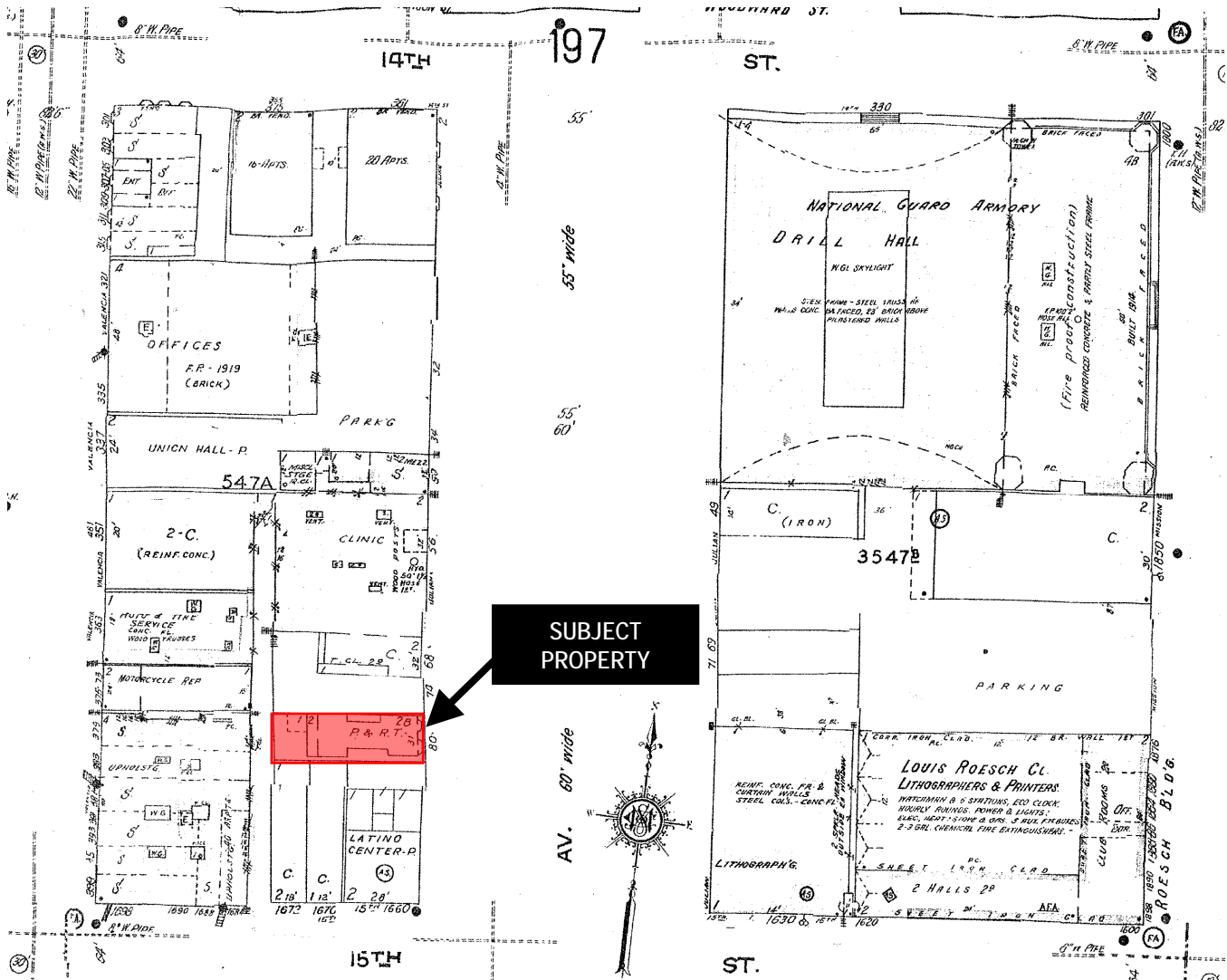
Linda D. Avery
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: April 21, 2010

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



EN Review and Comment
2009.1095E
80 Julian Avenue

Aerial Photo



Aerial Photo



SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY AND SURROUNDINGS



EN Review and Comment
2009.1095E
80 Julian Avenue

Site Photo



SUBJECT PROPERTY AND SURROUNDINGS





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent) [Signature]

Date: 11-25-09

(For Staff Use Only) Case No. 2009.1095

Address: 80 Julian

Block/Lot: 3547/27-22

PART 2 – PROJECT INFORMATION

Property Owner	<u>Native american Health Center</u>	Telephone No.	<u>(510) 747-3059</u>
Address	<u>3124 International Boulevard</u>	Fax. No.	<u>(510) 261-0646</u>
	<u>Oakland, Ca</u>	Email	<u>MartinW@nativehealth.org</u>
Project Contact	<u>Cort Gross</u>	Telephone No.	<u>415.398.3137</u>
Company	<u>Wessington Ventures</u>	Fax No.	<u></u>
Address	<u>220 Montgomery St, Ste 905</u>	Email	<u>cort@wessven.com</u>
	<u>SF, Ca 94104</u>		

Site Address(es):	<u>80 Julian ave</u>		
Nearest Cross Street(s)	<u>15th street</u>		
Block(s)/Lot(s)	<u>3547 27</u>	Zoning District(s)	<u>Valencia NT</u>
Site Square Footage	<u>6300</u>	Height/Bulk District	<u></u>
Present or previous site use Community Plan Area (if any)	<u>boarding house</u>		
	<u>historic district</u>		

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Change of use | <input type="checkbox"/> Zoning change | <input checked="" type="checkbox"/> New construction |
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Lot split/subdivision or lot line adjustment | |
| <input type="checkbox"/> Other (describe) | Estimated Cost | | |

Describe proposed use Narrative project description. Please summarize and describe the purpose of the project.
see attached

The Native American Health Center (NAHC) is proposing to demolish a building at 80 Julian Street in San Francisco, and to build a larger one in its place. The project is a commercial building that will house a medical and dental clinic, allowing significant expansion of services NAHC already provides in the neighborhood from its current site at 160 Capp Street, as well as the provision of transitional housing for single mothers through a lease to a partner organization.

The 80 Julian site is currently occupied by a circa 1930 wood frame three story building of approximately 6,430 sf that was used by Friendship House Association of American Indians (FHAAI), the owner of the neighboring site, as a residential care facility for almost 20 years, serving homeless individuals suffering from substance abuse. When they vacated the building approximately ten years ago to occupy the new building they constructed immediately adjacent, at 56 Julian, the building's owner at 80 Julian converted its permitted use to an SRO, but never leased to a residential tenant. The actual use of the building in recent years, as reported by the Mission District precinct police, The City Attorney's office, and FHAAI, has been as a crash pad, along with notable drug use and prostitution. The Department of Building Inspection also cited the property in the past three years or so for numerous code violations, which were not addressed, and levied several fines, which were not paid. The building has been vacant, red-tagged, and boarded up for almost a year.

NAHC, which knows the site as a former long time tenant of the building FHAAI demolished to build a new one at 56 Julian, learned the 80 Julian property could be for sale in late 2008. In addition to an injunction filed against the property for failure to correct code violations, the owner also faced a Notice of Default from their lender. NAHC completed the purchase on May 1st of this year. In cooperation with the City Attorney's office, NAHC purchased the property subject to a Stipulated Preliminary Injunction recorded against the property by the City, which requires that all code violations be corrected with all due speed by the new owner. NAHC intends to address the code violations by demolishing the building.

NAHC has planned a new building on the site using a lot merger with FHAAI—a project that will bring these organizations' development of this Julian Street block full circle, establishing a small, state of the art campus for healing and care based on close to 40 years of work in the neighborhood. As planned and submitted for site permit and demo permit approval, the project consists of a newly constructed approximately 16,000 sf commercial building. The ground floor will be leased to FHAAI, which will provide transitional housing for homeless women and their children, a program FHAAI currently operates in a building owned by NAHC in Oakland. The second and third floors will house medical and dental clinics serving the homeless that NAHC currently operates on Capp Street, but will allow for significant expansion of services. Close to 3,000 new patient visits are projected per year, with the total number of clients seen by NAHC increasing by 800, most of them dental (NAHC is the only clinic in the Mission that provides dental services to the uninsured.) The fourth floor will provide administrative space, as well as rooms for social service and mental health counseling.

The project will provide significant benefit to the neighborhood in terms of construction jobs and new jobs through operations, it will lower NAHC's operating costs, a factor that is especially important in the current State budget environment (NAHC operates under several State contracts), and most important, its construction will add to a deep healing presence, both increasing and sustaining NAHC's already significant work.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		<input type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> . ✓		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor. <i>Submitted to Edgar</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. see attached <i>nothing on file - see Edgar's file</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe. see attached <i>nothing on file</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	6,000 sf	000	4,000 sf	4,000 sf
Retail	000	000	000	000
Office	000	000	12,000 sf	12,000 sf
Industrial	000	000	000	000
Parking	000	000	000	000
Other (specify use)		000		
Total GSF	6,000 sf	000	16,000 sf	16,000 sf
Dwelling units	000	000	000	000
Hotel rooms	000	000	0	0
Parking spaces	000	000	0	0
Loading spaces	000	000	n/a	n/a
Number of buildings	1	000	1	1
Height of building(s)	25 ft	000	40 ft	40 ft
Number of stories	2.5	000	4	4
Please describe any additional project features that are not included in this table: see attached				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				

MEMORANDUM

DATE	September 8, 2009	PROJECT NO.	09100
TO	Cort Gross	PROJECT NAME	80 Julian Street
OF	Wessington Ventures, LLC 220 Montgomery Street, Suite 905 San Francisco, CA 94104	FROM	Caitlin Harvey
CC	File	VIA	E mail

REGARDING: **80 Julian Street Historic Resource Study**

This Historic Resources Study Memorandum has been prepared at the request of Cort Gross of Wessington Ventures, LLC on behalf of Martin Waukazoo of the Native American Health Center, Inc. This memorandum addresses the property located at 80 Julian Street in San Francisco, California (APN 3547-027). The multiple-family residence, which was built in 1911 and used as a lodging house throughout its history, is located on the west side of Julian Street between 14th and 15th streets in San Francisco's Mission District.

This Historic Resource Study Memorandum provides information on the property's current historic status, a brief discussion of the history and construction of the building, and a determination of its eligibility for potential historic designation.



80 Julian Street, looking northwest. (Page & Turnbull, 2009)

I. CURRENT HISTORIC STATUS

The lodging house at 80 Julian Street is identified in the California Historical Resource Information System (CHRIS) database. This indicates that the property has been evaluated and was assigned a California Historical Resource Status Code (CHRSC) of 5D2. This Status Code denotes that it has been determined a “contributor to a district that is eligible for local listing or designation.” This evaluation is based on documentation for the Mission Reconstruction District prepared by the San Francisco Planning Department in 2004, which identified a potential historic district roughly bounded by Duboce, Mission, 16th and Dolores streets. This district was given a status code of 5S3, indicating that it “appears eligible for local listing through survey evaluation.” This potential district and the resources within it have not been formally designated under Article 10 of the San Francisco Planning Code; however, the assigned CHRSCs mean that both the district and the individual property at 80 Julian Street are subject to California Environmental Quality Act (CEQA) regulations as potential historic resources.¹

The property has not been found eligible or potentially eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a district.

Though this memo concludes that 80 Julian Street is not eligible for listing as an individual resource, it was previously determined to be a contributor to a potential historic district. Because of this, further CEQA review might include a contextual analysis of the surrounding neighborhood to determine whether the demolition of 80 Julian Street would constitute an adverse affect on the potential district. Depending on the decision of the City of San Francisco Planning Department (the lead agency), the City may encourage you to pursue additional environmental review in the form of a Negative Declaration or Mitigated Negative Declaration (or even an Environmental Impact Report). Ultimately, the City will seek to determine whether the proposed project would have an adverse effect on qualified

¹ CHRSC is a classification system used by the State of California Office of Historic Preservation (OHP) for historic resources in the state’s inventory, which have been identified through a regulatory process or local government review.

historic resources within the project area. (A flow chart illustrating the CEQA process is appended to this memo).

The City of San Francisco also recognizes the findings of a number of adopted historic resources surveys. The building at 80 Julian Street was not evaluated in the 1976 Department of City Planning (DCP; now the San Francisco Planning Department) Architectural Quality Survey, which assessed architectural significance and when completed was believed to represent the top 10 percent of the city's architecturally significant buildings. The property was also not identified in *Here Today* (a survey conducted by the Junior League of San Francisco in 1968), the Unreinforced Masonry Building (UMB) Survey, *Splendid Survivors* (a survey of San Francisco's downtown commissioned by San Francisco Architectural Heritage, which lead to the creation of the City's Downtown Plan), or any other surveys conducted under the auspices of San Francisco Architectural Heritage or the San Francisco Planning Department.

II. HISTORY & SIGNIFICANCE

The following provides a chronology of construction and ownership for the property at 80 Julian Street. Other important dates are included as they relate to the history of 80 Julian Street.

April 1906:

Earthquake and fires devastate San Francisco. Much of the Mission District is destroyed, including the block on which 80 Julian Street is now located. The major period of reconstruction in the Mission is considered to have taken place between 1906 and 1913.

1909:

San Francisco Block Books indicate that the subject property was owned by Caroline Doyle in 1909. An 1899 Sanborn Fire Insurance map shows that the property was addressed as 78 Julian Street at that time and a one story house was located on the lot. Federal Census records confirm that the Doyle family lived at 78 Julian Street in 1900. It is likely that their house was destroyed in 1906, but the vacant lot continued to remain in the Doyle's ownership for some time after the disaster.

Circa 1910:

Sales Ledgers suggest that the Doyles sold the property to Stuart F. and Merle M. Smith sometime around 1910. Stuart Smith was a banker and the Smith family resided on Clayton Street, not at the subject property. It seems likely that they sold the property to Elizabeth (Lizzie) M. Andrews within a short time of purchasing it.

June 10, 1911:

A building permit is filed by Mrs. L. M. Andrews for the construction of the current building at 80 Julian Street. J.W. Sparrow was the builder and the building was described as a two-story frame building with a concrete foundation, rustic siding, and asphaltum roof. The building featured stove heat, patent chimneys, and stairs at the front and rear.²

1915 – 1920:

A San Francisco City Directory shows that Elizabeth M. Flynn, a widow, resided at 80 Julian Street. This is confirmed by a 1920 Block Book. The 1920 Federal Census suggests that Elizabeth M. Andrews was also known as Elizabeth M. Flynn (Sales Ledgers also confirm the association of the names Flynn and Andrews and it is likely that one or the other was a maiden name). She is listed as a land lady and hotel owner, who resided at 80 Julian Street with her 15-year old son, Robert. This indicates that the building was used as a lodging house from the time of its construction.

February 9, 1923:

The Lizzie M. Pinto family sells the property to Mary Kielty. (Sales Ledgers associate the names Flynn and Andrews with Lizzie M. Pinto, suggesting that she may have remarried by this time). Mary Kielty appears not to have resided at 80 Julian Street.

August 9, 1926:

James Kelly (Possibly Kielty, though records are nearly illegible) sells the property to William Davock. In 1930, during his term of ownership, William Davock is shown as one of 14 roomers at a lodging house on Julian Street (though the address does not match 80 Julian Street). Davock appears to have been employed as a fireman.

August 10, 1928:

William Davock applies for a permit to stucco the entire front facade of the building and install new garage doors and a new entry door. Contractor Boyd C. Lindsay performs the work.

March 12, 1934:

William Davock sells the property to Martha Gallagher. No biographical information was found about Martha Gallagher.

June 30, 1937:

A 1937 Sales Ledger record indicates that Mary Gallagher, through the California and Pacific Title Trust Co., sells the property to Edward Hoffacker. According to 1920 Federal Census records, Hoffacker was an insurance salesman. He resided on 7th Avenue with his family in 1920 and in 1940, indicating that he never resided at 80 Julian Street.

August 28, 1937:

Edward and Sylvia Hoffacker sell the property to Joseph M. and Johanna M. Sala, owners of Sala & Sala Real Estate, Insurance and Loans. Within the year, the Salas sell the property once again.

November 1, 1937:

Fred and Minnie Berkerchert purchase the property. The 1930 Federal Census indicates that Fred Berkchert may have been employed as a laborer.

February 3, 1939:

Fred Berkchert applies for a building permit for work involving a metal garage on the property. 80 Julian Street is used as a rooming house at that time.

April 20, 1939:

Fred and Minnie Berkerchert sell the property to Maria Guglielmo. No biographical information was found about Maria Guglielmo.

May 29, 1941:

Maria and Dominico (?) Guglielmo sell the property to Anthony and Clara Joseph. No biographical information was found about the Guglielmos or Josephs.

March 28, 1942:

Anthony and Clara Joseph sell the property to Frank J. Martorano, who appears to have been a real estate agent with Bank Realty Co.

May 14, 1942:

Within the year, Frank J. Martorano sells the property to Anthony and Clara Martorano, who were likely related.

June 16, 1944:

Anthony J. and Clara Martorano sell the property to J.L. Weinrank. No biographical information was found about J.L. Weinrank.

December 27, 1944:

J.L. Weinrank transfers the property to Ann Ferris as a gift. No biographical information was found about Ann Ferris.

December 11, 1945:

Ann Ferris sells the property to Roy A. and Grace B. Hawk.

1951:

A San Francisco City Directory indicates that the building at 80 Julian was known as the St. James Rooms and was managed by Roy A. Hawk.

1953:

A City Directory shows that the building was known as the St. James Hotel by 1953. It continued to be known as such until 1972.

July 22, 1955:

Roy A. and Grace B. Hawk sell the property to L.R. Prather. No biographical information was found about L.R. Prather.

August 27, 1958:

Prather sells the property to Thomas and Mary A. Cotter. No biographical information was found about the Cotters.

1960:

In 1960, the lodging house is occupied by Harry Goldring, an office worker, and his wife, Marie; Cass McClory, a lawyer; and Louis H. Trost, who resided at 80 Julian Street and owned an auto parking lot across the street.

February 7, 1961:

The Cotters perform work to comply with a Health Department notice, including repairs and maintenance to meet safety and sanitary requirements. According to the notice, the building is being used as a rooming house at the time, containing 13 sleeping rooms and 5 housekeeping rooms.

September 28, 1964:

The property is sold to Anthony S. and Frances L. Sunseri, who become the lodging house operators. Harry Goldring continues to live at the address.

November 24, 1964:

See Chee Mak and Sui Yui Mak purchase the property and become the lodging house operators. Harry Goldring continues to live at the address.

September 11, 1970:

The Maks perform work to comply with an inspection notice that requires repair of the front sidewalk, installation of fire sprinklers, repair of plaster in the bathrooms, installation of heating, removal of a closet under the stairs, and sanitary maintenance of the stucco on the front façade.

1973:

The lodging house is renamed the Saint August Hotel and continues to be known as such through 1977.

April 6, 1976:

See Mak is deceased and ownership of the property transfers in-full to Sui Yui Mak.

December 29, 1976:

Sui Yui Mak sells the property to Lourdes U. Caston.

March 1, 1977:

Lourdes Caston applies for a demolition permit to remove a temporary storage shed located at the rear of the lot (possibly the metal garage constructed in 1939).

September 1, 1977:

Still in use as a lodging house, the building is brought up to code under the ownership of Lourdes Caston.

February 20, 1979:

Owners Lourdes Caston and Robert L. Wilcox install fire sprinklers in the building.

March 1, 1979:

Owners Lourdes Caston and Robert L. Wilcox file a permit to complete earlier work and also install a double sliding solid core door on the first floor.

November 1 - December 3, 1979:

Lourdes and Robert Wilcox perform work on the building's front stair, replacing treads and risers and enclosing the stairwell by installing fire doors at the top and bottom.

1982:

The Friendship House, Association of American Indians, Inc., begins leasing the property from Lourdes Wilcox. City Directories refer to the facility as the Ponderosa Care Home.

October 3, 1986:

Ownership of the property transfers in-full to Lourdes U. Wilcox.

August 15, 1987:

Building permits indicate that the Friendship House upgrades the building by rehabilitating two bathrooms on the first and second floors and changing kitchen cabinets on the first floor. The organization considers purchasing the property at this time, but the vote to buy fails by a slim margin.

February 13, 1990:

Lourdes U. Wilcox applies for a permit to reroof the building.

September 23, 1991:

Building permits indicate that the Friendship House performs work to remedy fire safety violations, including patching the garage ceiling. Building permits record the use of the buildings as an alcohol and drug treatment facility.

August 12, 1994:

Ownership of the property transfers to the Trust of Lourdes U. Wilcox.

1997:

The Friendship House increases its service and capacity. The 20-bed facility at 80 Julian Street expands to 30 beds and the administrative operations move off-site.

October 3, 1996:

A building permit to make disabled access improvements is filed.

2005:

The Friendship House opens a new Healing Center on a parcel adjacent to 80 Julian Street, transferring the majority of its operations out of the subject building.

At the writing of this memo, 80 Julian Street stands vacant.

III. ELIGIBILITY*Integrity*

The process of determining historic integrity is similar for the National Register of Historic Places (NRIHP), California Register of Historic Resources (CRHR), and under local regulations. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing. According to *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

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 buildings.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or 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.

80 Julian Street has undergone interior and exterior alterations since its construction.

Overall, the building retains its original size, form, and massing. Major character-defining

features like the bay windows, window and door openings, light wells, and cornice are intact. The building continues to convey its original design intent and architectural style, and therefore has integrity of design.

The original exterior cladding remains on the secondary facades; however, the primary façade was stuccoed in 1928, altering the materials on the building's most prominent and character-defining facade. The original one-over-one, double-hung, wood-sash windows appear to remain, though many have been boarded up and are not visible. The original entry door and garage doors were replaced and, like the windows, the entry door is boarded up. A metal security gate was installed across the front entry. In light of these changes, the building does not have integrity of materials. Subsequently, the removal of original materials and elements means that integrity of workmanship has been lost.

The building has not been moved since its original construction and retains integrity of location. The majority of the surrounding properties, including the nearby San Francisco Armory (1914), have changed little in the last 50 years. One exception is the new Friendship House facility to the immediate north of 80 Julian Street, which includes a large landscaped yard between it and the subject property. The size and proximity of this new construction, as well as the open space between the buildings, is incongruous with 80 Julian Street and other buildings and development patterns in the area. On the whole, however, the neighborhood exhibits little modern infill and therefore 80 Julian Street has integrity of setting.

80 Julian Street operated as a lodging house throughout its history, from the time of its construction through the time when it was actively used by The Friendship House. It retains features that recall the period in which it was constructed and its general multiple-family residential use and so retains integrity of feeling. However, its specific use as a lodging house cannot be readily identified today and so the building does not retain integrity of association.

In summary, 80 Julian Street retains integrity of design, location, setting, and feeling, but lacks integrity of materials, workmanship, and association. On the whole, it is still capable of

conveying its historic nature, design intent and use, and therefore retains integrity.

Preliminary Assessment of Historic Significance

This memorandum gives a preliminary interpretation of the property's historic significance, and is not intended to represent a formal determination of eligibility. Such a determination would require additional synthesis of information and evaluation according to National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and local register criteria, which has not been performed at this time.

Based upon preliminary assessment, 80 Julian Street does not appear to be historically significant as an individual property, because it does not have any specific associations with significant events or people important to the history of San Francisco or the State of California, and it does not exhibit high architectural merit. It has undergone some alterations, but maintains integrity as an early twentieth century multiple-family residence. Within the context of early-twentieth century multiple-family residential construction however, 80 Julian Street is an extremely typical example that does not stand out as noteworthy.

80 Julian Street may be a contributor to a potential historic district, because it was constructed during the post-1906 Earthquake reconstruction period and relates to that broad trend in San Francisco's development. The building is one of many similar multiple-family residences, and likely many lodging houses, within the Mission Reconstruction District boundaries that were constructed between 1906 and 1913. It does not stand out as exemplary among that property type in the area and qualifies as a contributor to the district only because of its general association to the broad theme of post-Earthquake reconstruction.

In summary, 80 Julian Street retains integrity and figures into a broad theme of post-Earthquake reconstruction in San Francisco's Mission District. It has been previously identified as a potential contributor to a potential local historic district based on that theme, but is a common and unremarkable example of its type and period. It provides contextual

fabric for the district, but is not eligible as an individual historic resource.

VI. REFERENCES CITED

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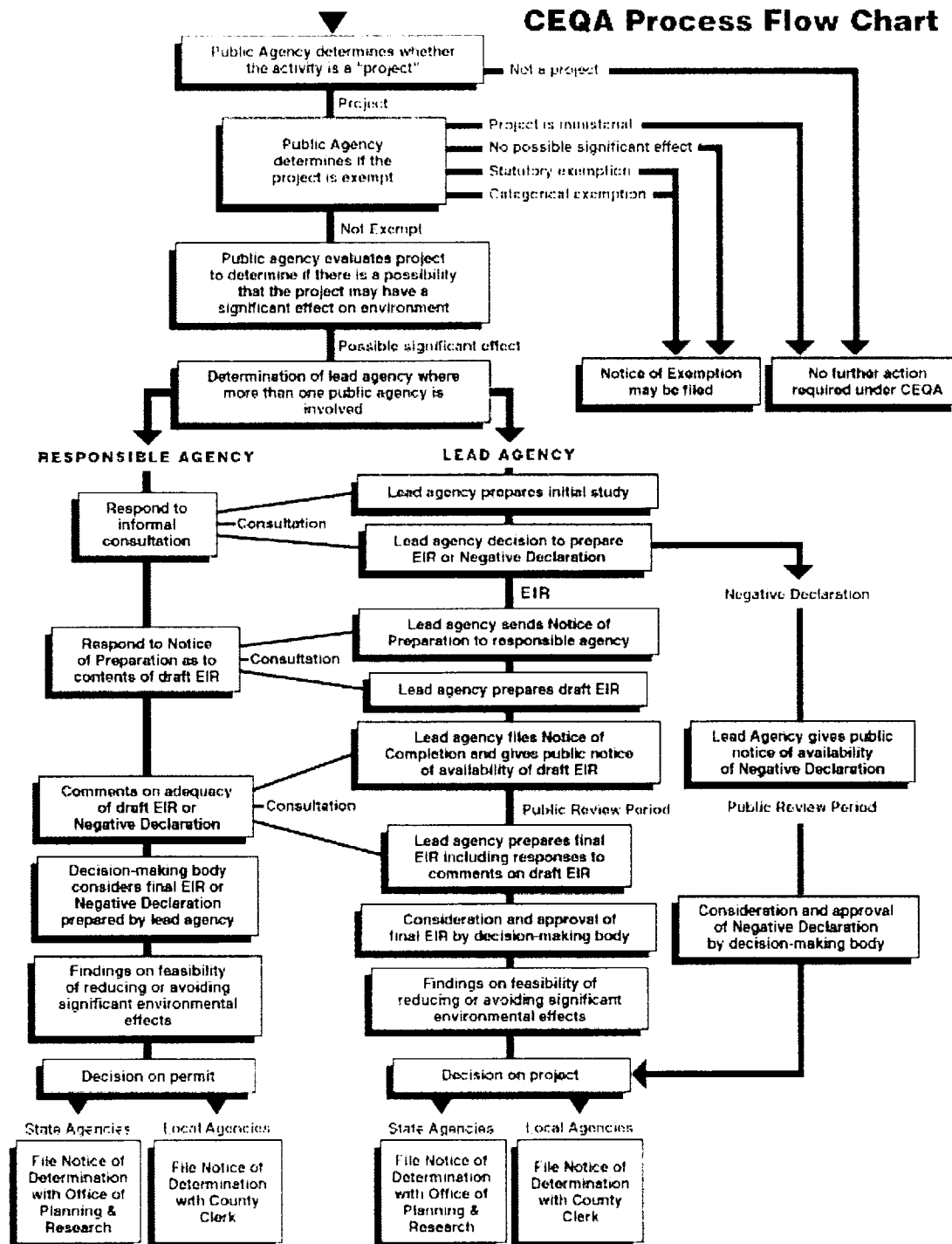
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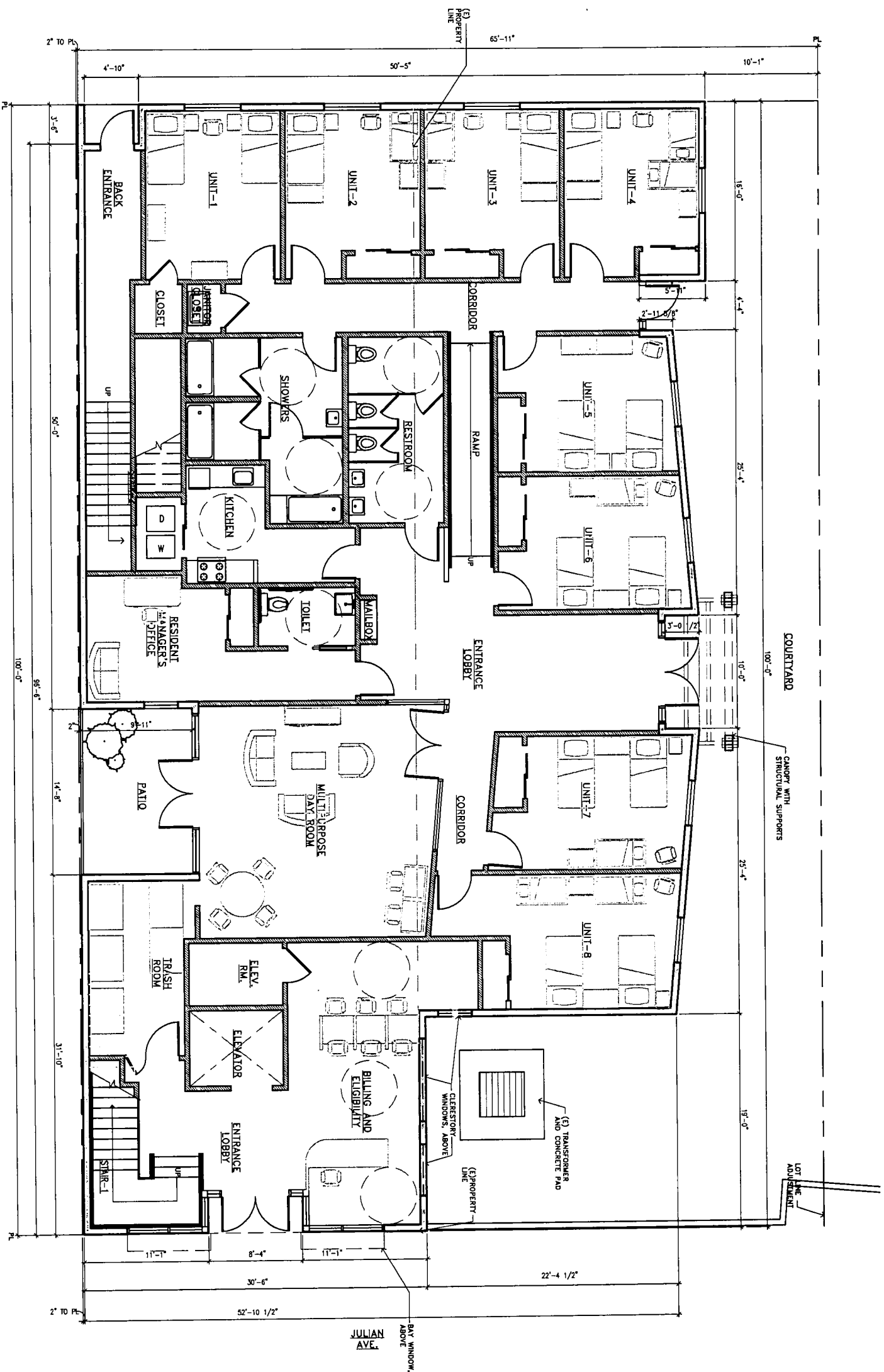
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CEQA Process Flow Chart





NATIVE AMERICAN HEALTH CENTER INC.

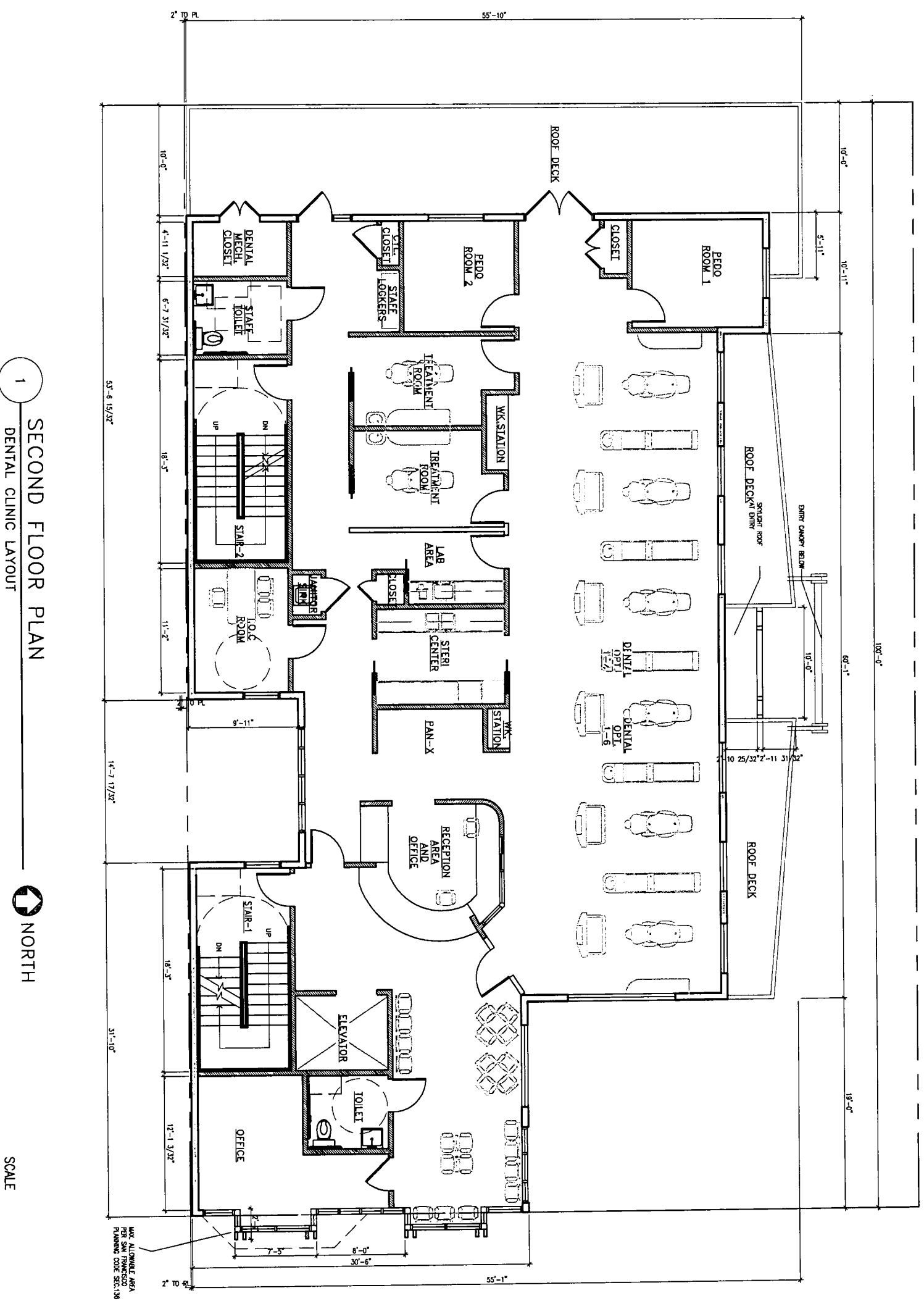
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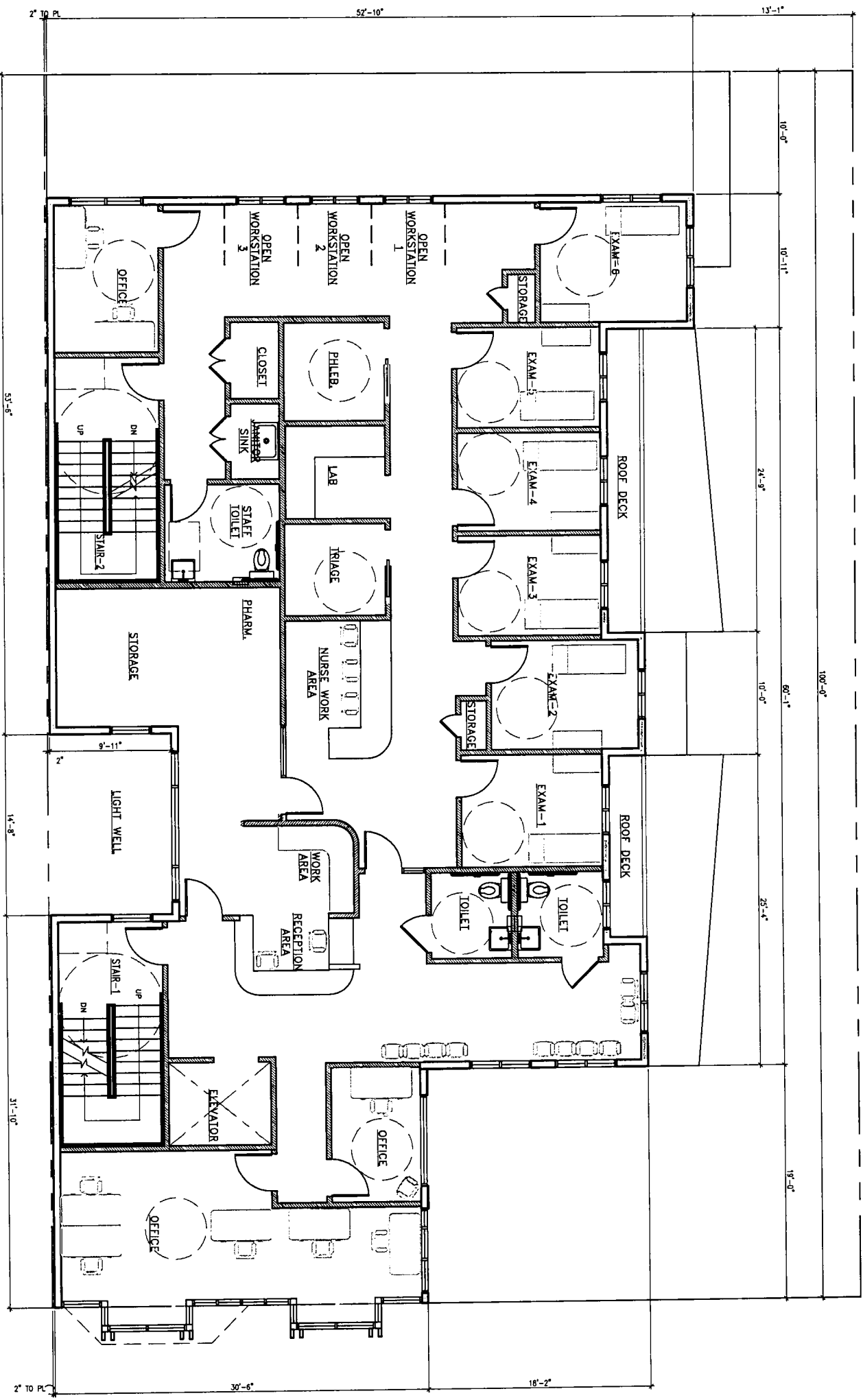
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80 JULIAN AVENUE
SAN FRANCISCO CA. 94103

AsianNeighborhoodDesign

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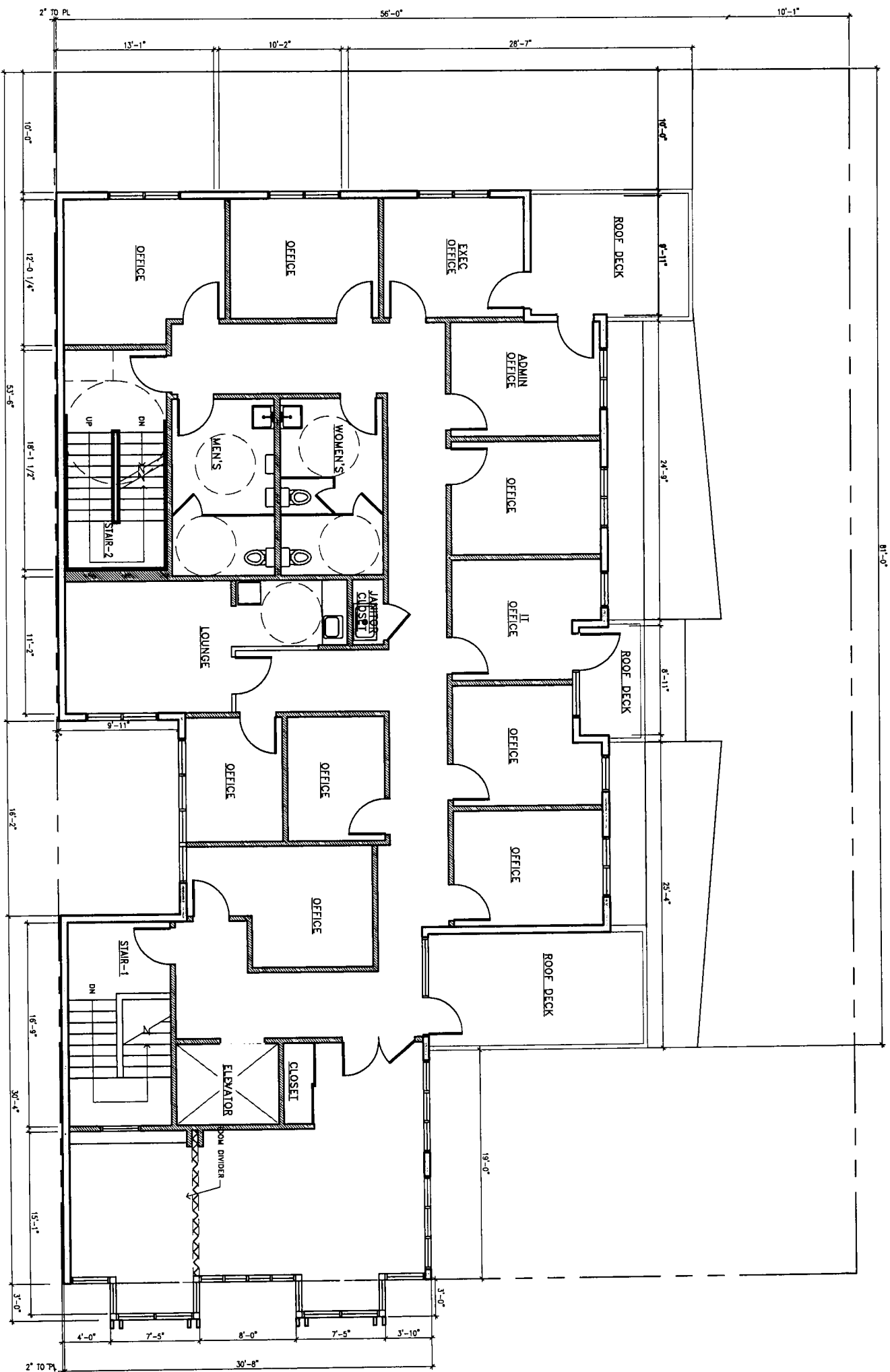
1 THIRD FLOOR PLAN
MEDICAL CLINIC PLAN



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Job: 09.022.10

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1 FOURTH FLOOR PLAN
ADMINISTRATION

NORTH



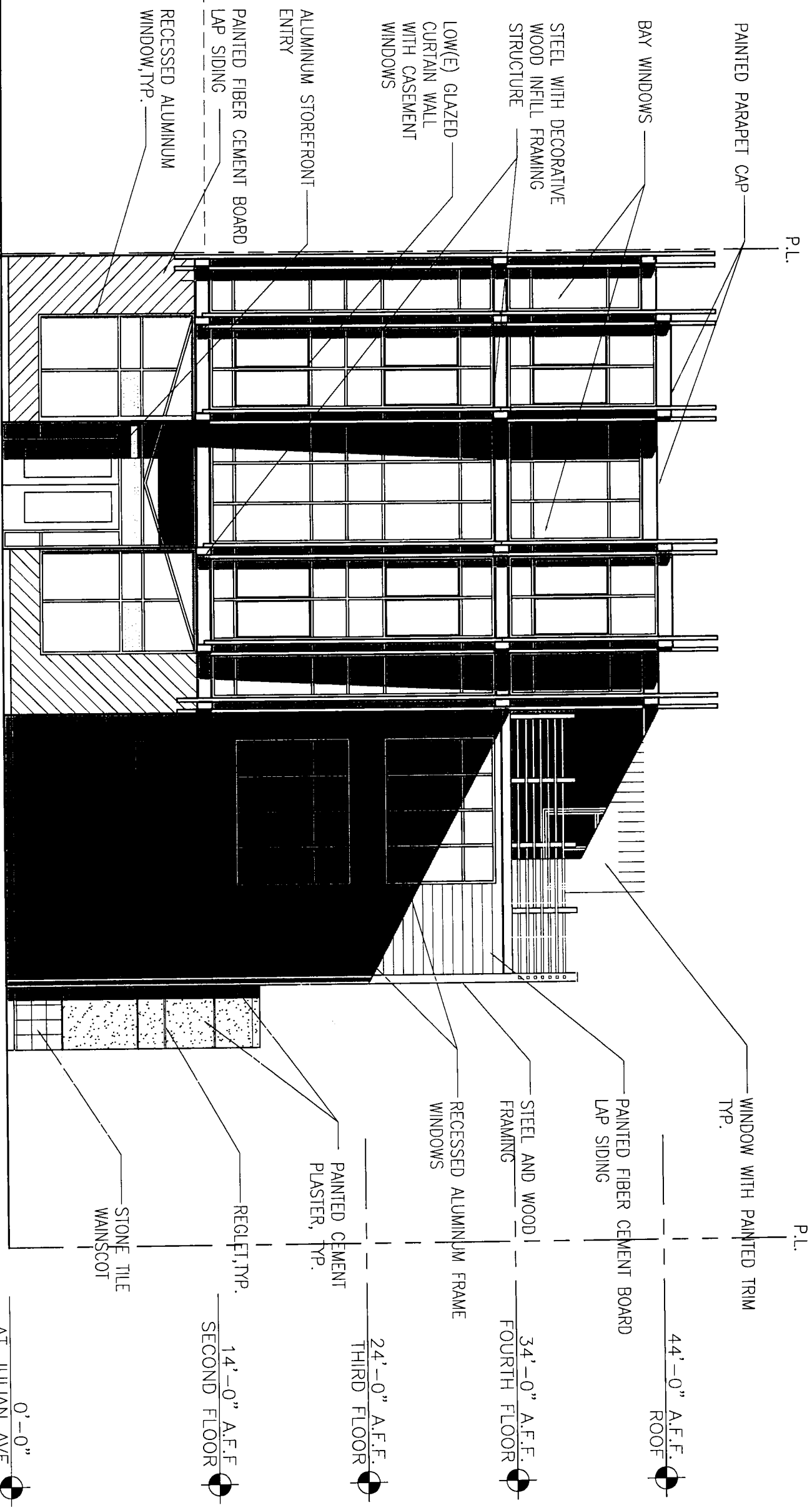
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1 EAST ELEVATION
JULIAN AVE.



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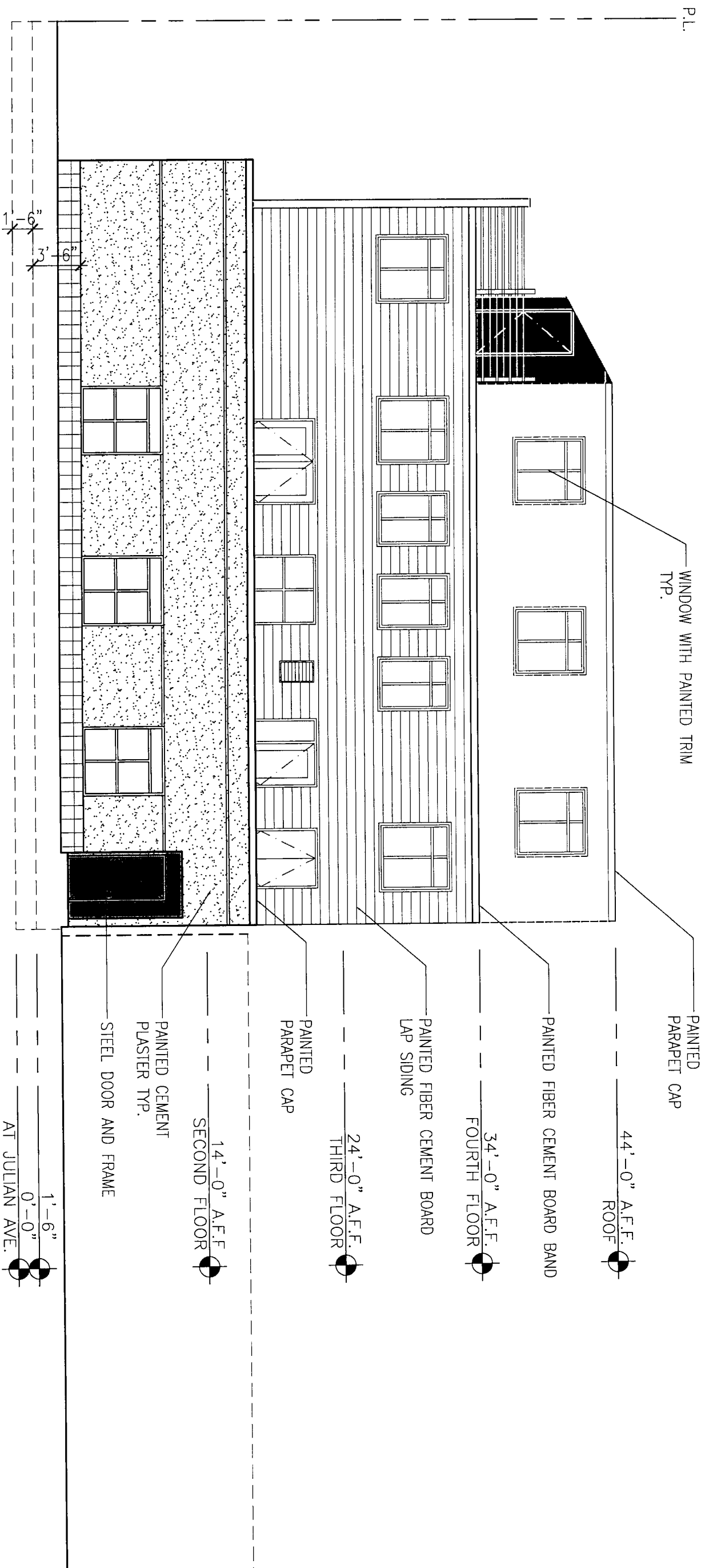


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1 WEST ELEVATION
CALEDONIA ST.

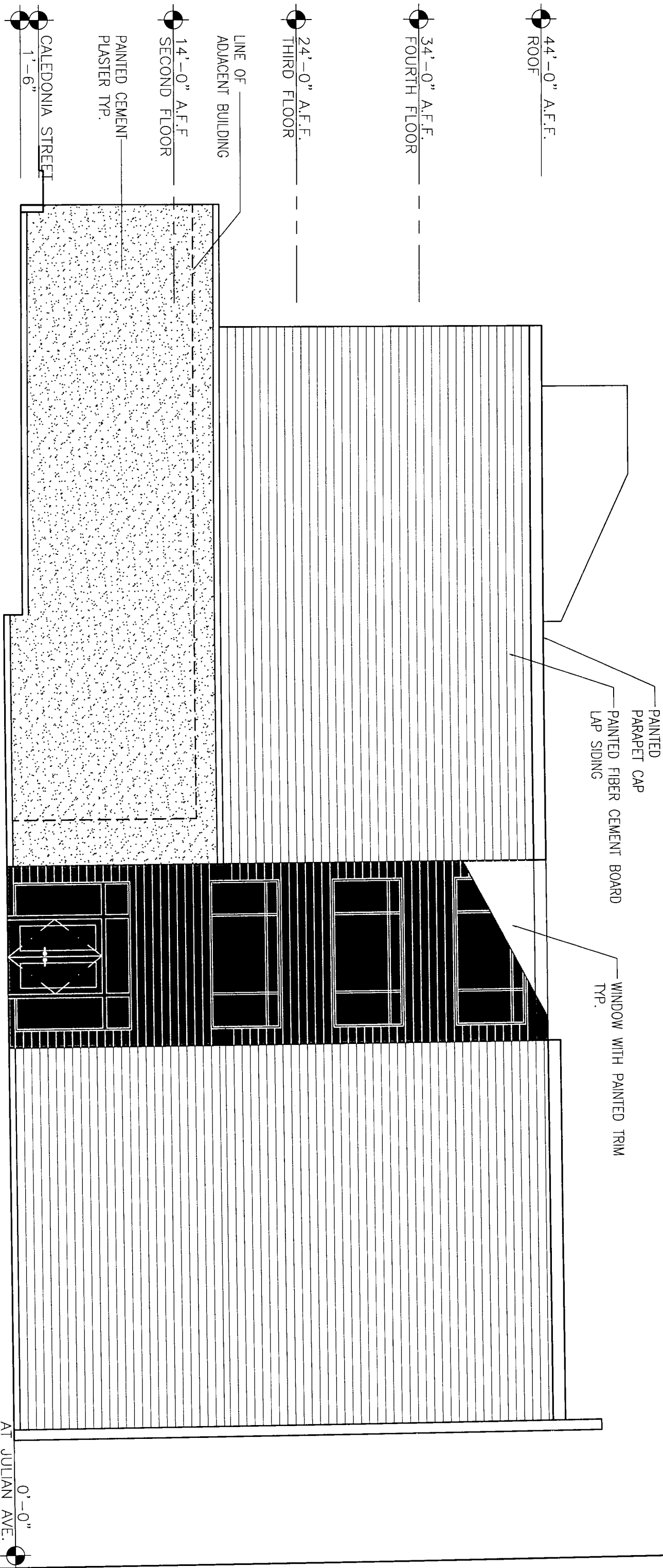


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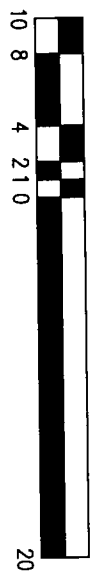
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1 SOUTH ELEVATION
PROPERTY LINE



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