



**Advisory Council on Historic Preservation
Electronic Section 106 Documentation Submittal System (e106) Form
MS Word format**

Send to: *e106@achp.gov*

I. Basic information

- 1. Name of federal agency.** (If multiple agencies, state them all and indicate whether one is the lead agency):

City and County of San Francisco Mayor's Office of Housing and Community Development (MOHCD) acting as Responsible Entity for United States Department of Housing and Urban Development

- 2. Name of undertaking/project.** (Include project/permit/application number if applicable):

180 Jones Street Affordable Housing Development

- 3. Location of undertaking.** (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):

180 Jones Street, San Francisco, CA 94102, Assessor's Parcel Number 0343/014

Project will take place on private land, it will not affect a property eligible for listing in the National Register of Historic Places

- 4. Name and title of federal agency official and contact person for this undertaking,** including email address and phone number:

Eugene T. Flannery
Environmental Compliance Manager
Eugene.flannery@sfgov.org
415-799-6605

- 5. Purpose of notification.** Indicate whether this documentation is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or

- invite the ACHP to participate in a section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3).

The submission of this documentation is intended to notify the ACHP of MOHCD's finding of adverse effect (Section 800.6(a)(1)), that MOHCD intends to invite the ACHP to participate in the consultation to resolve adverse effects (Section 800.6(a)(1)(i)), and MOHCD is proposing to develop a Programmatic Agreement (project PA) in accordance with 36 C.F.R. 800.14(b)(3).

II. Information on the undertaking*

6. Describe the undertaking and nature of federal involvement (if multiple federal agencies are involved, specify involvement of each):

The proposed project will demolish an existing surface parking lots and construct a nine-story affordable housing development. The Undertaking will involve ground disturbing activities that have the potential to affect archeological resources. Federal involvement is the award of project-based Section Eight Housing Vouchers for low-income persons.

The proposed action would involve construction of a nine-story residential building with a height of 85 feet at the roofline, exclusive of an eight-foot-tall parapet). The project would include 69 affordable dwelling units, one manager's unit, and ground floor residential office and amenity space. The total gross building area would be 37,993 square feet (sf), with approximately 989 square-feet of ground floor residential office space, 518 sf of second floor common courtyard space, and residential support services, such as a community room, laundry room, community kitchen, trash room, and a supply room. Approximately 70 bicycle storage spaces would be accommodated within the project. No vehicular parking spaces would be provided.

The proposed building would be rectangularly shaped, fitting the shape of the lot, fronting Jones Street to the west and Turk Street to the north. An internal courtyard would be located on the second floor. In addition, two trees would be planted along the Jones and Turk Street frontages.

Project construction is anticipated to last approximately 19-months, starting in September 2021 and finishing in April 2023. Approximately 600 cubic yards of material is anticipated to be cut and hauled off-site during project grading.

The proposed project is an Undertaking for the purposes of Section 106 of the National Historic Preservation Act (NHPA) and must comply with the requirements of that law. It is also subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs ("PA").

7. Describe the area of potential effects:

The direct APE includes the property itself and the indirect APE includes the adjacent properties at 132 Jones Street and 205 Jones Street.

8. Describe steps taken to identify historic properties:

To determine the presence of historic properties within the APE the project sponsor employed Rincon Consulting, Inc. (Rincon) to survey and evaluate the properties within the APE. California State Department Building, Structure, and Object Records (DPR 523A forms) were prepared for the buildings and the buildings were evaluated for inclusion in the National Register and found to be ineligible.

On May 8, 2020 MOHCD contacted the Northwest Information Center of the California Historical Resource Information System at Sonoma State University (NWIC) to conduct a records search including a review of pertinent base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. The NWIC response is included in the appendices. NWIC concluded that there is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area.

MOHCD contacted those tribes with cultural and linguistic affiliations to the area of potential effects. No response was forthcoming. MOHCD also contacted persons and businesses within a 300-foot radius of the subject property. Those responses are included in the appendices.

MOHCD contacted the California State Historic Preservation Officer on May 21, 2020 to request consultation regarding the opinion of the NWIC regarding potential effects to archeological resources. No response was forthcoming.

9. Describe the historic property (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

132 Jones Street and 205 Jones Street: In 2009, the Keeper listed these properties in the National Register of Historic Places (NRHP) as contributors to the Uptown Tenderloin Historic District. The district is significant under NRHP Criteria A and C for its residential development of brick and reinforced concrete buildings constructed between 1906 and the Great Depression (Corbett and Bloomfield 2008). At the time of the instant evaluation, the 132 Jones Street and 205 Jones Street properties retained integrity and continue to contribute to the Uptown Tenderloin Historic District.

Historic Districts: the proposed project area is located within the boundaries of, but as non-contributing properties of, two recorded and listed Historic Districts, P-38-002256, the San Francisco Apartment Hotel District, OTIS number 410800 with a status code of 3S and P-38-005269, the Uptown Tenderloin District, OTIS number 529543 with a 1S.

10. Describe the undertaking's effects on historic properties:

The San Francisco Planning Department (a Certified Local Government) determined that the proposed project would have no adverse effect on the historic resources within the APE, including the San Francisco Apartment Hotel District and the Uptown Tenderloin District. The project entails the replacement of an adjacent, non-contributory surface parking lot with new infill construction. The new building fits within the prevailing scale, massing, and proportions of the district while utilizing materials and an architectural language providing meaningful differentiation

11. Explain how this undertaking would adversely affect historic properties (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

The proposed undertaking has the potential to disturb archeological resources due to ground disturbing

activity.

12. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public, including any correspondence from the SHPO and/or THPO.

Extensive public outreach was conducted by the project sponsor, Tenderloin Housing Development Corporation, from July 2019 to January 2020. The outreach activities included community meetings on July 1, 2019; October 29, 2019; November 7, 2019; November 13, 2019 and January 1, 2020. The project was received favorably by members of the community as the undeveloped nature of the proposed site was considered a blight and attractive nuisance. Copies of the sign-in sheets for the community meetings are included in the appendices as are presentation materials.

As part of the formal Section 106 review MOHCD contacted the NWIC as discussed above, contacted the Native American Heritage Commission of California (NAHC), sent correspondence seeking comments to representatives of Native American tribes and to neighbors within 300 feet of the project site as well as other interested parties. No responses to the correspondence directed to the public or Native American tribes were received. The responses of the NWIC and NAHC are included in the appendices.

* see *Instructions for Completing the ACHP e106 Form*

III. Optional Information

13. Please indicate the status of any consultation that has occurred to date. Are there any consulting parties involved other than the SHPO/THPO? Are there any outstanding or unresolved concerns or issues that the ACHP should know about in deciding whether to participate in consultation?

14. Does your agency have a website or website link where the interested public can find out about this project and/or provide comments? Please provide relevant links:

Yes, project related documents can be found at <https://sfmohcd.org/environmental-reviews>

15. Is this undertaking considered a “major” or “covered” project listed on the Federal Infrastructure Projects Permitting Dashboard or other federal interagency project tracking system? If so, please provide the link or reference number:

No

The following are attached to this form (check all that apply):

X___ Section 106 consultation correspondence

X___ Maps, photographs, drawings, and/or plans

_X___ Additional historic property information

X___ Other:

Project Description: 180 Jones Street



CONCEPT AND VISION:

- TNDC envisions transforming 180 Jones into **60-80 units of efficient yet highly livable studio apartments.**
- The building will fill a valuable need for **“Step-Up Housing”**: housing for individuals who are ready to transition out of SROs and into units that offer additional privacy (including their own kitchens and bathrooms).
- Our initial concept envisions **50% of units available to adults experiencing homelessness** and **50% of units for adults in need of housing priced between 40% and 50% AMI.**
- The development would include on-site property management and tenant services, front desk reception at the entry lobby, a community room for programming and events, and potentially a micro-commercial component.
- We envision designing our ground floor community space to be accessible to the street, allowing for programming to be available to both tenants and the surrounding community.



PROJECT SCHEDULE:

Concept Development/Schematic Design	August 2019 – December 2019
Design Development	February 2020 – April 2020
Construction Documents	May 2020 – September 2020
Construction Start*	3 rd or 4 th Quarter 2021

DEVELOPMENT TEAM:

TNDC Team	Nick Wilder, Project Manager nwilder@tndc.org Jacob Goldstein, Assistant Project Manager jgoldstein@tndc.org Sarah White, Associate Director of Housing Development swhite@tndc.org
Architect & General Contractor	TBD



TURK AT JONES CORNER VIEW



VIEW FROM JONES STREET

180 JONES STREET | PERSPECTIVES OPTION 1

SAN FRANCISCO, CALIFORNIA | 10/24/19 | TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

A3.1

**VAN METER
WILLIAMS
POLLACK** LLP



TURK STREET ELEVATION



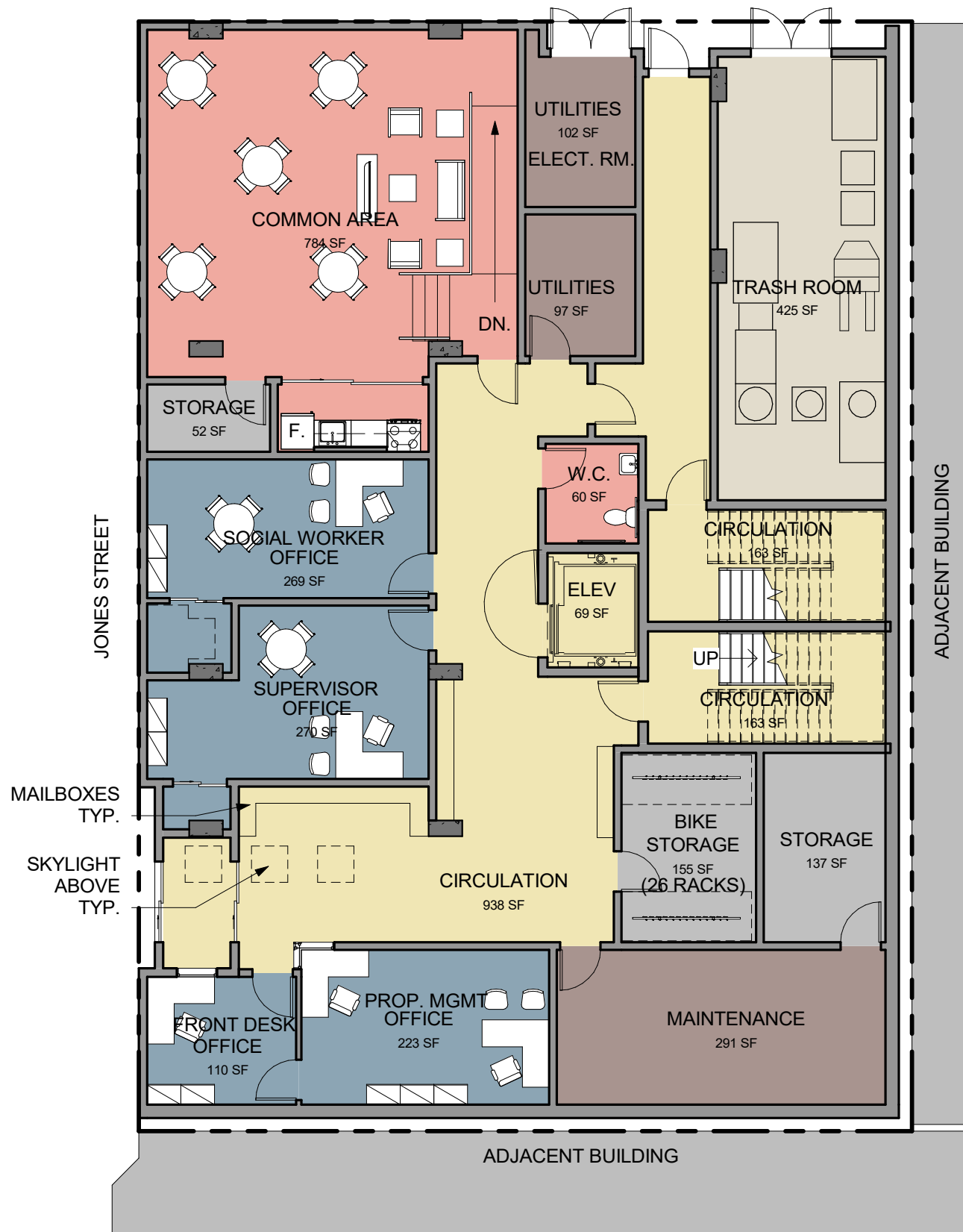
JONES STREET ELEVATION



180 JONES STREET | ELEVATION OPTION 1

SAN FRANCISCO, CALIFORNIA | 10/24/19 | TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

TURK STREET



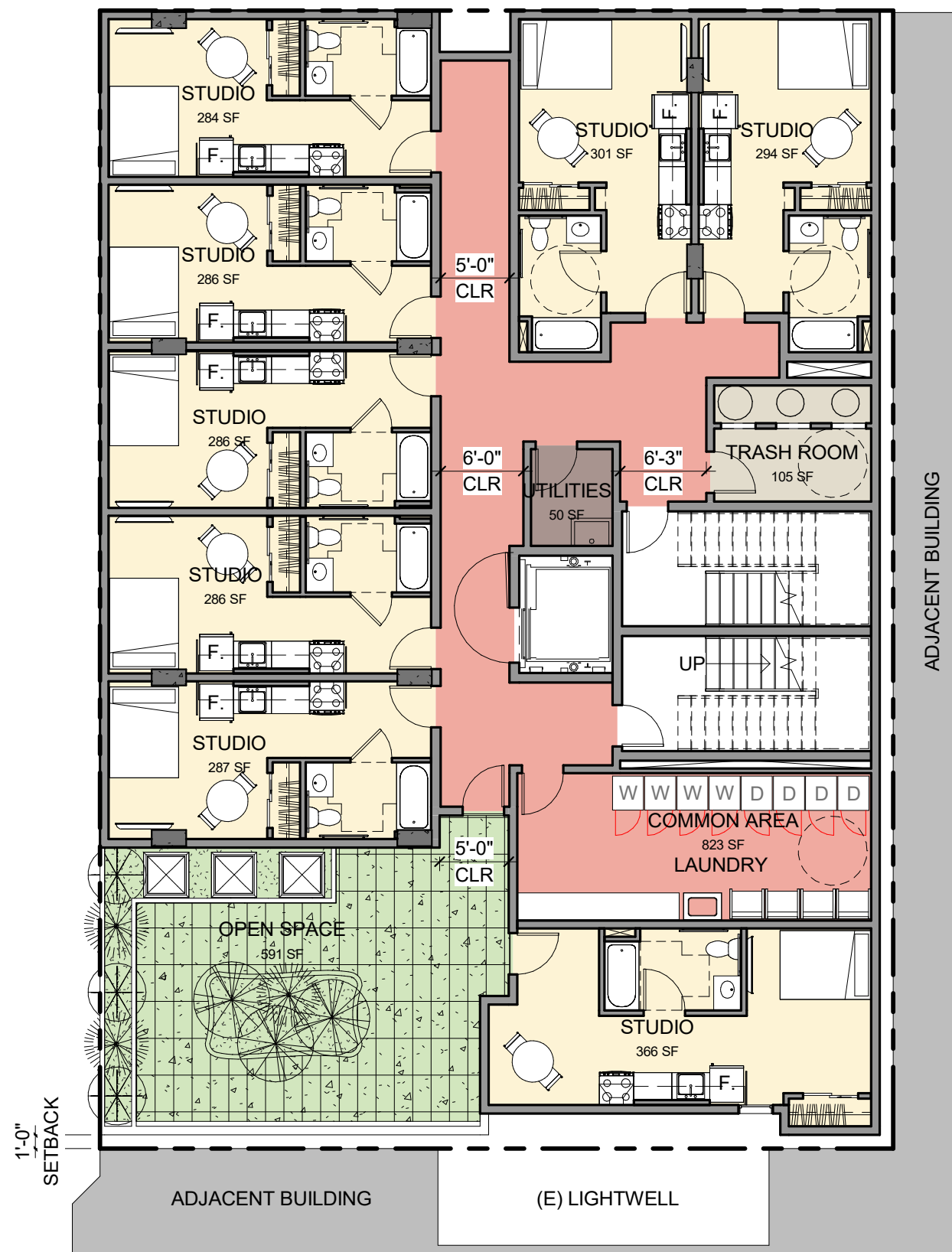
GROUND FLOOR

SCALE: 3/32" = 1'-0"



180 JONES STREET | GROUND & SECOND FLOOR

SAN FRANCISCO, CALIFORNIA | 10/24/19 | TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION



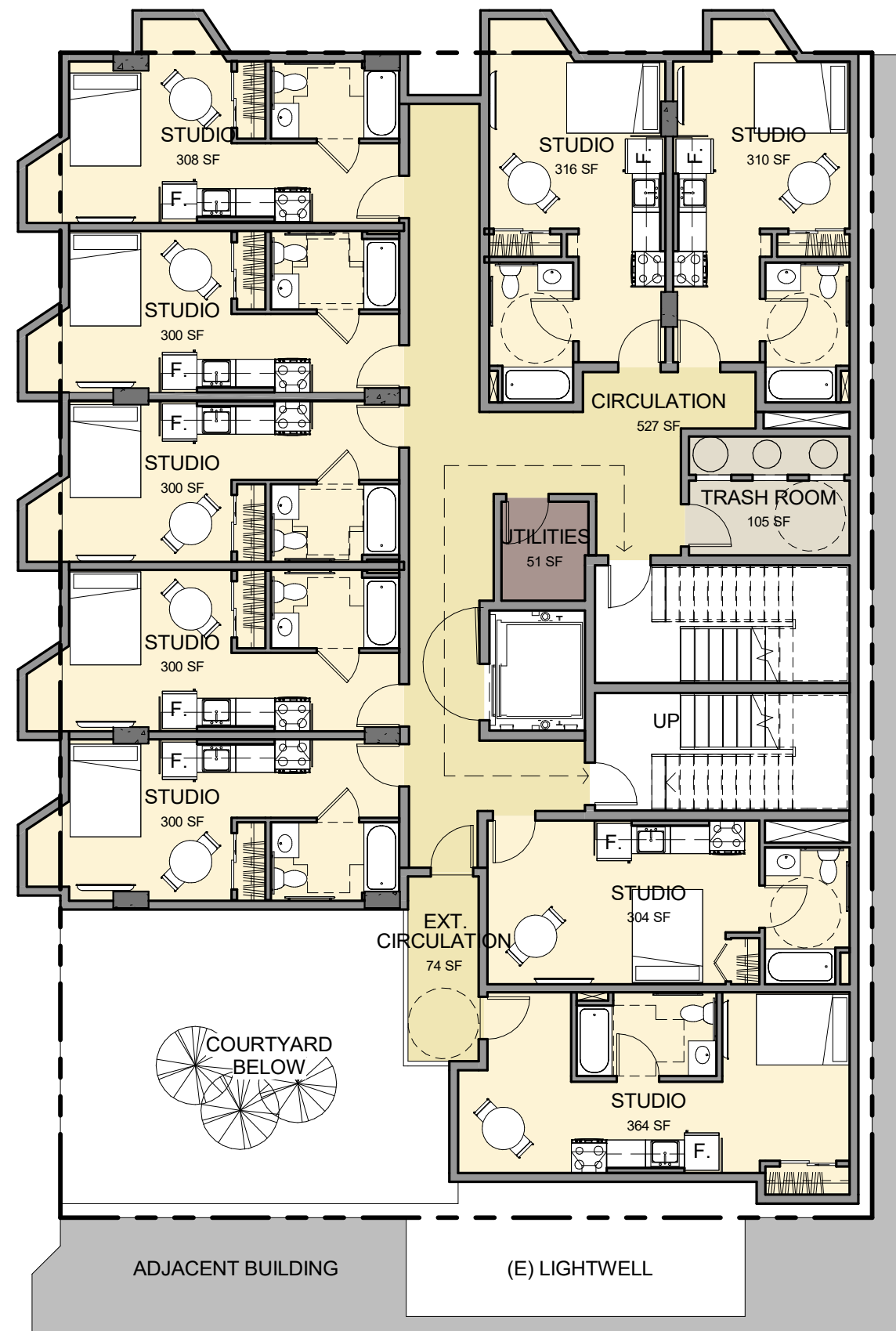
SECOND FLOOR

LEGEND

- STUDIO
- COMMON AREA
- CIRCULATION
- OPEN SPACE
- OFFICE
- STORAGE
- TRASH ROOM
- UTILITIES

A2.1

VAN METER
WILLIAMS
POLLACK LLP



LEGEND

- STUDIO
- COMMON AREA
- CIRCULATION
- OPEN SPACE
- OFFICE
- STORAGE
- TRASH ROOM
- UTILITIES

----->
 BUILDING DIAGONAL: 99'-2"
 ONE THIRD OF DIAGONAL: 33'
 DISTANCE BETWEEN STAIR CORES: 50'-10"

TYPICAL UPPER FLOOR

SCALE: 3/32" = 1'-0"

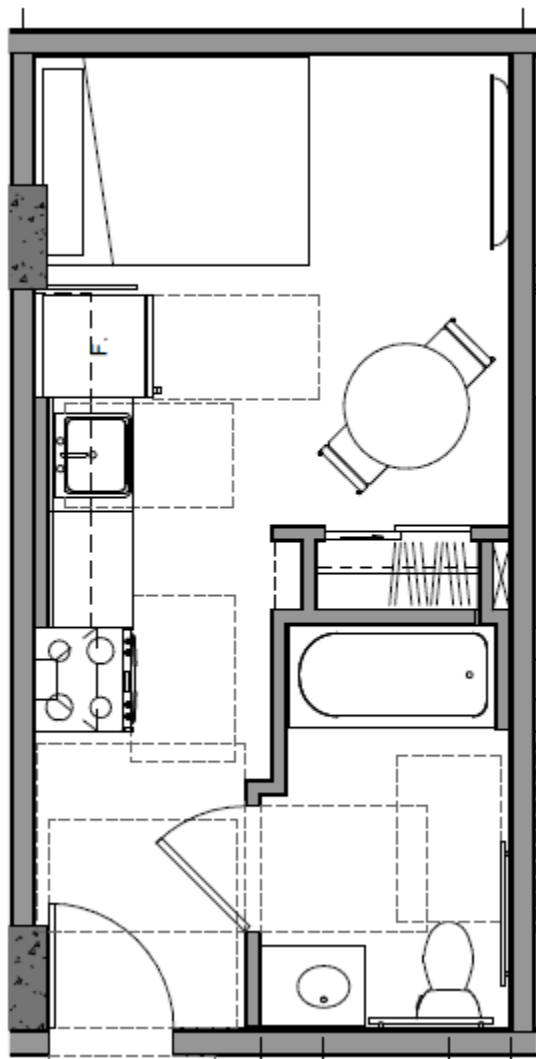


180 JONES STREET | TYPICAL UPPER FLOOR

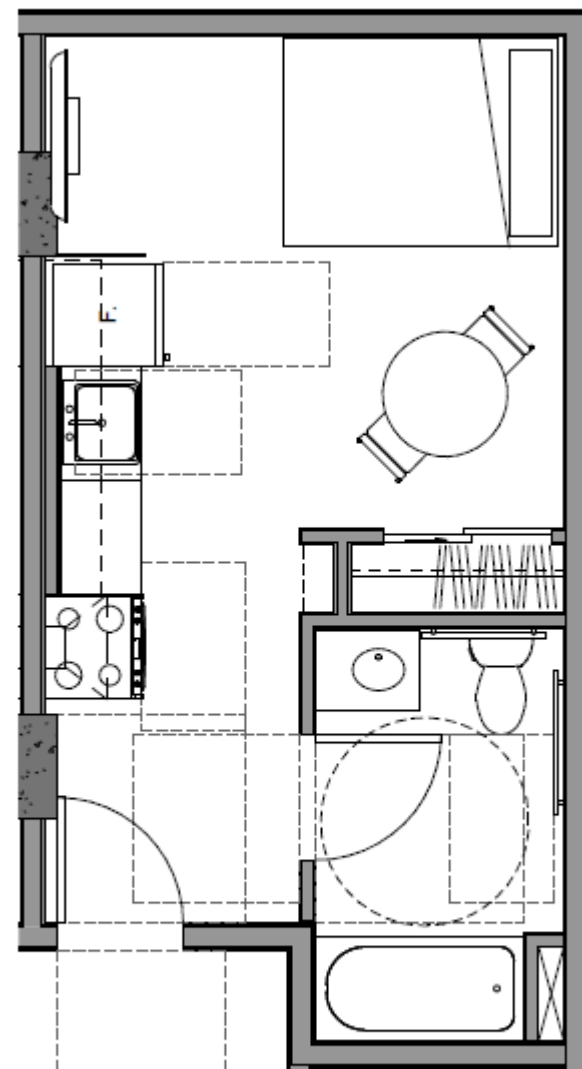
SAN FRANCISCO, CALIFORNIA | 10/17/19 | TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

A2.2

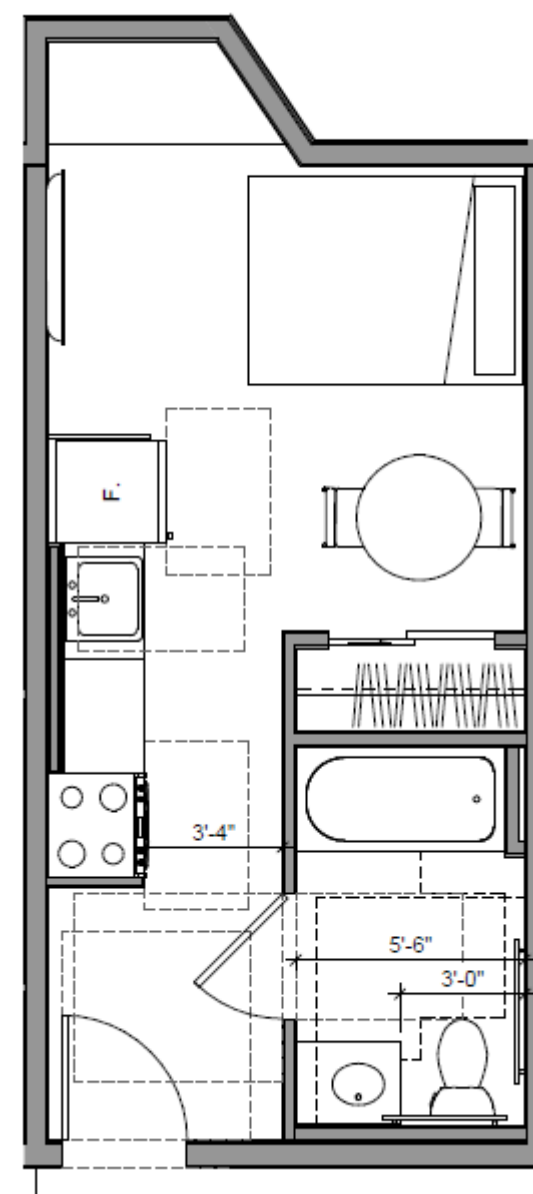
VAN METER
 WILLIAMS
 POLLACK ^{LLP}



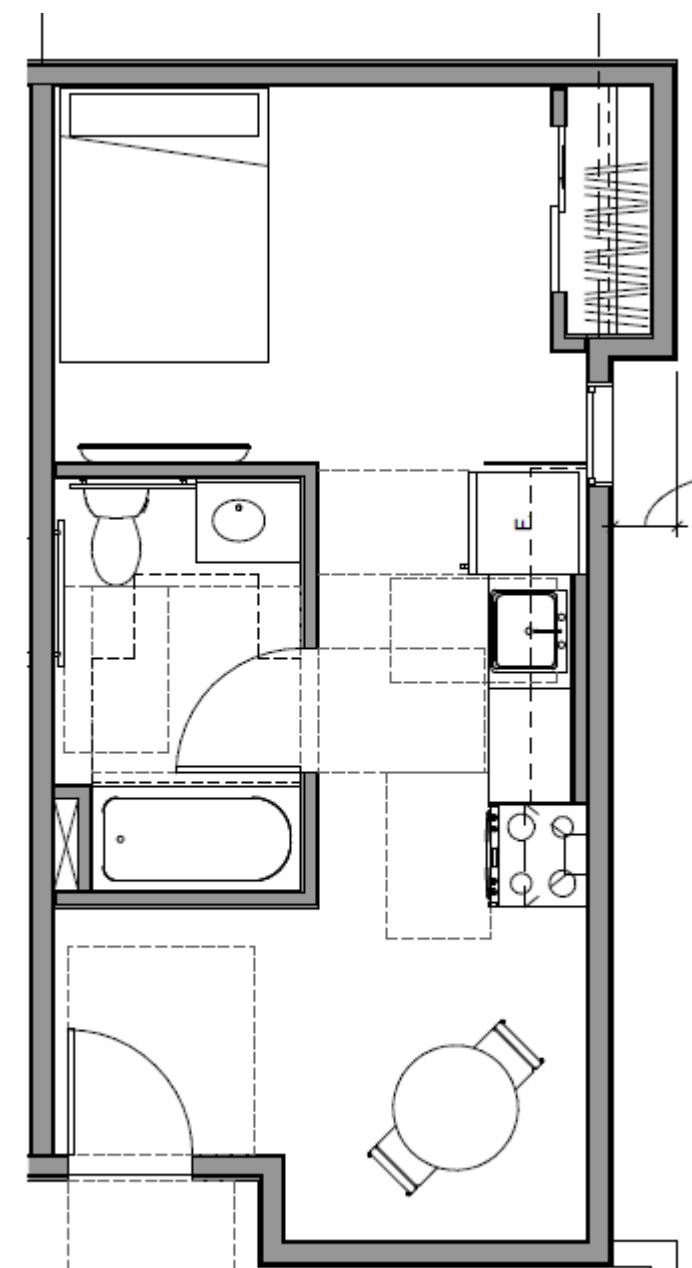
STUDIO A (290 SF)



STUDIO B (300 SF)



STUDIO A (310 SF)



STUDIO D (365 SF)





Direct APE

Indirect APE

03060

Feet

N

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 38-002028

HRI #

Trinomial

NRHP Status Code 1D

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

Resource name(s) or number (assigned by recorder) 132-140 Jones Street

P1. Other Identifier: *Hotel Lyric; Lyric Hotel*

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad:** *San Francisco North*

***c. Address:** *132-140 Jones Street*

***e. Other Locational Data:** *APN 0343/013*

***a. County:** *San Francisco County*

Date: *1995*

City: *San Francisco*

Zip: *94102*

***P3a. Description:**

Located on Jones Street between Turk Street and Golden Gate Avenue in the Tenderloin neighborhood of San Francisco, the subject property is an approximately 0.1-acre parcel improved with a 6-story mixed-use building. Constructed in 1924, the reinforced concrete building was built as a hotel but has since been converted into low-income housing and commercial space. The building features a rectangular footprint, concrete foundation, stucco-clad exterior, and flat roof with parapet.

The building's primary façade on Jones Street is symmetrical with storefronts at ground level. The façade is characterized by a central recessed entrance featuring an egg-and-dart-trimmed baskethandle arch. The entrance vestibule is sectioned off with a security gate and set below a projecting marquee. A neon sign "The Lyric" is set on the face of the marquee and is surrounded by decorative egg and dart molding. Decorative brackets bolster the marquee above the entrance. A central metal fire escape provides emergency exit for the 5 upper stories.

To either side of the primary entrance are two storefronts, each with what appear to be unoriginal display windows. Bulkheads are clad in green and tan tiles set in a repeating geometric motif. Decorative transoms above the storefronts remain intact, and feature metal ribbing. Low, detached walls set with musical note-shaped brass decorations line the primary façade. Fenestration includes double-sash windows and two columns of 5-story bay windows with double-sash windows. The building is capped by a galvanized iron cornice.

***P3b. Resource Attributes:** HP3. Multiple family property; HP5. Hotel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Other

P5a. Photo:



P5b. Photo:

West elevation, camera facing east, May 29, 2020.

***P6. Date Constructed/Age and Sources:** ☒ historic
1924

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
*Alexandra Madsen
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612*

***P9. Date Recorded:**
June 22, 2020

***P10. Survey Type:** *Intensive Survey*

***P11. Report Citation:** (Cite survey report and other sources, or enter "none"):
None.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 38-002028

HRI #

Trinomial

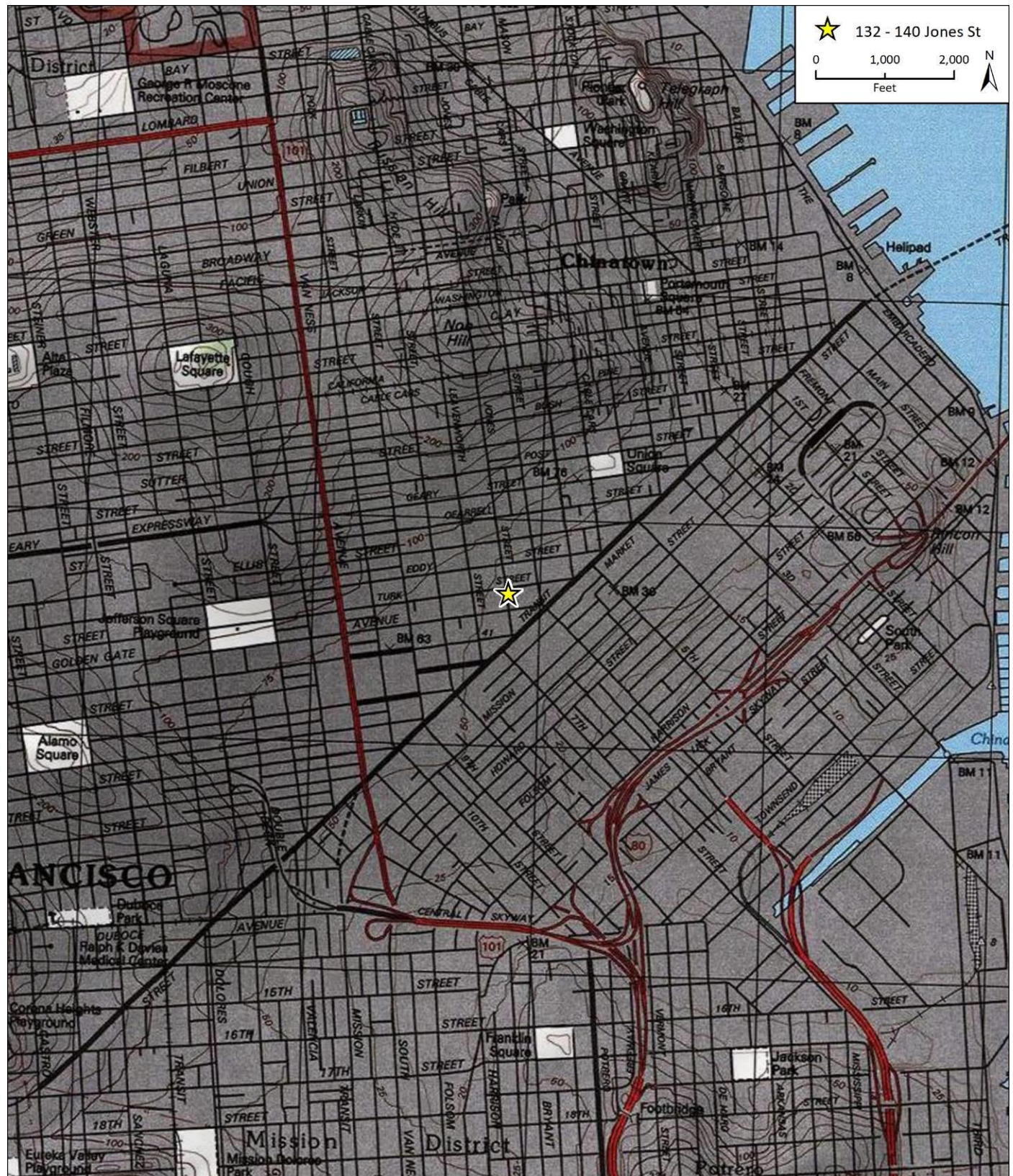
Page 2 of 4

Resource Name or # (Assigned by recorder) 132-140 Jones Street

*Recorded by Alexandra Madsen, Rincon Consultants

*Date June 22, 2020

☒ Continuation ☐ Update



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*CHR Status Code 1D

*Resource Name or #: 132-140 Jones Street

B1. Historic Name: *Hotel Lyric*
B2. Common Name: *Hotel Lyric*
B3. Original Use: *Hotel*

B4. Present Use: *Low-Income Housing Apartment; Commercial*

*B5. Architectural Style: *Renaissance/Baroque Revival*

*B6. Construction History:

The subject building was constructed in 1924 by architect Erle J. Osborne for then-owner John G. Kincanon. Alterations include rehabilitated storefronts and some window replacements.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: *N/A*

Original Location: *N/A*

*B8. Related Features: *N/A*

B9a. Architect: *Erle J. Osborne*

b. Builder: *Unknown*

*B10. Significance: Context/Theme: *Upper Tenderloin Historic District*
Period of Significance: *1906-1957* Property Type: *Apartment*

Area: *San Francisco*

Applicable Criteria: *A/C*

In 2009, the Keeper listed the subject property in the National Register of Historic Places (NRHP) as a contributor to the Uptown Tenderloin Historic District. Properties listed in the NRHP are automatically listed on the California Register of Historical Resources (CRHR). The district is significant under NRHP Criteria A and C for its residential development of brick and reinforced concrete buildings constructed between 1906 and the Great Depression (Corbett and Bloomfield 2008). At the time of this evaluation, the subject property retains integrity and continues to be a contributor to the Uptown Tenderloin Historic District.

The current evaluation was prepared at the request of the San Francisco Planning Department to support compliance with Section 106 of the National Historic Preservation Act for a project at 180 Jones Street. The subject property is located within the boundaries of the Compton's Transgender Cultural District, which was established to commemorate historical sites and preserve spaces associated with Transgender, Gender-variant, Intersex, Lesbian, Gay, and Bisexual affirming communities in the Tenderloin and Mid-Market areas (Resolution No. 239-17; City and County of San Francisco 2017). The Planning Department requested this evaluation to specifically investigate any potential historical associations between the subject property and the LGBTQIA+ community.

Research efforts included consultation with professionals in the field including: Architectural Historian Shayne E. Watson; Katie Conry of the Tenderloin Museum; Isaac Fellman of the GLBT Historical Society; Sean Greene and Aria Said of the Transgender District; and Susan Goldstein of the San Francisco Public Library.

Additionally, extensive original research was performed to confirm if the subject property possesses direct and significant associations with the LGBTQIA+ community. San Francisco City Directories were consulted from 1933 to 1982. The results of these searches were then cross-referenced with newspaper archives online, including the San Francisco Examiner, San Francisco Chronicle, and the San Francisco Call.

(See Continuation Sheet page 4)

B11. Additional Resource Attributes: *N/A*

*B12. References:

(See Continuation Sheet page 4)

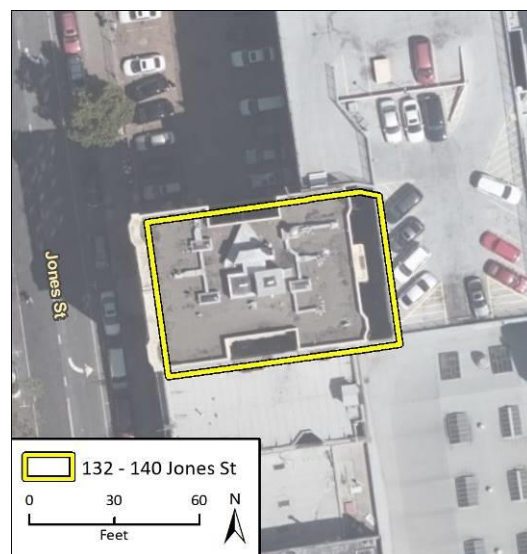
B13. Remarks: *N/A*

*B14. Evaluator: *Alexandra Madsen, Rincon Consultants*

*Date of Evaluation: *June 22, 2020*

(This space reserved for official comments.)

Sketch Map: (Subject Property Outlined)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 38-002028

HRI # _____

Trinomial _____

Page 4 of 4

*Recorded by *Alexandra Madsen, Rincon Consultants*

Resource Name or # (Assigned by recorder) *132-140 Jones Street*

*Date *June 22, 2020*

☒ Continuation ☐ Update

***B10. Significance (continued):**

Additionally, LGBTQ-specific resources and archives were consulted, including the City of San Francisco LGBTQ Historic Context Statement, the Bay Area Reporter archives, the Vanguard archives, and the San Francisco LGBT Business Ephemera Collection. The GLBT Historical Society provided staff with their Historic LGBTQ Sites Database, which was also cross-referenced.

As a result of these extensive research efforts, it can be ascertained that the subject property does not have any known associations with the LGBTQIA+ community. The subject property was used consecutively as a hotel and commercial space (mostly occupied by an instrument store and coin shop) since its erection and research failed to identify any notable persons, organizations, or businesses, which can be considered significant within the context of LGBTQIA+ history. Nonetheless the building remains significant as a contributor to the Uptown Tenderloin Historic District.

B12. References (continued):

Bay Area Reporter. Var. "Internet Archive." [digital archive]. Accessed June 17, 2020 at <https://archive.org/details/bayareareporter>.

City and County of San Francisco. 2016. "Neighborhood Commercial Buildings, 1865-1965, Historic Context Statement." Accessed February 18, 2010 at https://default.sfplanning.org/Preservation/nbh_comm_building_hrs/hp_NCD_Storefronts_HCS.pdf.

City and County of San Francisco. 2017. "Establishment of Compton's Transgender Cultural District." File No. 170131. Resolution No. 239-17. 6/13/2017.

Corbett, Michael R. and Anne Bloomfield. 2009. "Uptown Tenderloin Historic District." National Register of Historic Places Nomination form. NRIS Reference No. 08001407. Listed February 2, 2009.

Gay and Lesbian Bisexual Transgender Historical Society. 1969-2010. San Francisco LGBT Business Ephemera Collection. Online Archive of California. Accessed June 19, 2020 at http://pdf.oac.cdlib.org/pdf/glhs/glbths_bus_eph.pdf.

Gay and Lesbian Bisexual Transgender Historical Society. 2019. "Historic LGBTQ Sites Database." Updated February 2019.

Gay and Lesbian Bisexual Transgender Historical Society. 2020. Personal communication with Isaac Fellman. June 17, 2020.

Gay and Lesbian Bisexual Transgender Historical Society. Var. "Online Collections." [digital archive]. Accessed June 18, 2020 at <https://www.glbthistory.org/online-collections>.

Graves, Donna J. and Shayne E. Watson. 2015. "Citywide Historic Context Statement for LGBTQ History in San Francisco." Prepared for the City & County of San Francisco. October 2015.

James C. Hormel Center, San Francisco Public Library. 2020. Personal communication with Susan Goldstein. June 29, 2020.

National Park Service. 1983. "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines." Accessed July 18, 2020 at http://www.nps.gov/history/local-law/Arch_Standards.htm.

National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin, National Park Service, Washington D.C.

National Park Service. 2016. "LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History." Edited by Megan E. Springate. Accessed June 19, 2020.

Transgender District. 2020. Personal communication with Sean Greene. June 16, 2020.

Vanguard Magazine. Var. "Digital Transgender Archive." [digital archive]. Accessed June 17 at https://www.digitaltransgenderarchive.net/catalog?utf8=%E2%9C%93&search_field=all_fields&q=tenderloin.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 38-002029
HRI # _____
Trinomial _____
NRHP Status Code 1D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource name(s) or number (assigned by recorder) 175 Turk Street

P1. Other Identifier: *Bell Garage*

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad:** *San Francisco North*

***c. Address:** *175 Turk Street*

***e. Other Locational Data:** *APN 0343/016*

***a. County:** *San Francisco County*

Date: *1995*

City: *San Francisco*

Zip: *94102*

***P3a. Description:**

The subject property includes a 0.22-acre irregularly shaped parcel on Turk Street located between Jones and Taylor streets in the Tenderloin neighborhood of San Francisco. In 1925, the property was improved with a six-story public garage. This reinforced concrete building has a rectangular footprint, concrete foundation, stucco-clad exterior, and flat roof with parapet.

The building has a symmetrical façade with two garage entrances at ground level. Baskethandle arches with egg-and-dart trimming line the two vehicular entrances, and the central "Public Parking" sign bands are broken by decorative floral moldings. The cornice features decorative Renaissance/Baroque ornamentation. The vehicular entrances feature modern metal roll-up doors and security gates.

The five stories above the ground floor each feature industrial steel fixed central and transom industrial windows flanked by industrial steel six-light casement windows. Piers with recessed spandrels between floors lend the building a sense of horizontality. This emphasis is broken by six paneled pilasters that run from the first floor to the parapet, which contrastingly lend the building a sense of height and verticality. At the paneled parapet, these pilasters feature decorative moldings and are capped by pointed cones. A flagpole is visible on the roof.

***P3b. Resource Attributes:** HP7. 3+ Story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Other

P5a. Photo: (See Continuation Sheet page 4)



P5b. Photo:

North elevation, camera facing south, May 29, 2020.

***P6. Date Constructed/Age and Sources:**

☒ historic 1925

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

*Alexandra Madsen
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612*

***P9. Date Recorded:**

June 22, 2020

***P10. Survey Type:** *Intensive Survey*

***P11. Report Citation:** (Cite survey report and other sources, or enter "none"):

None.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 38-002029
HRI # _____
Trinomial _____

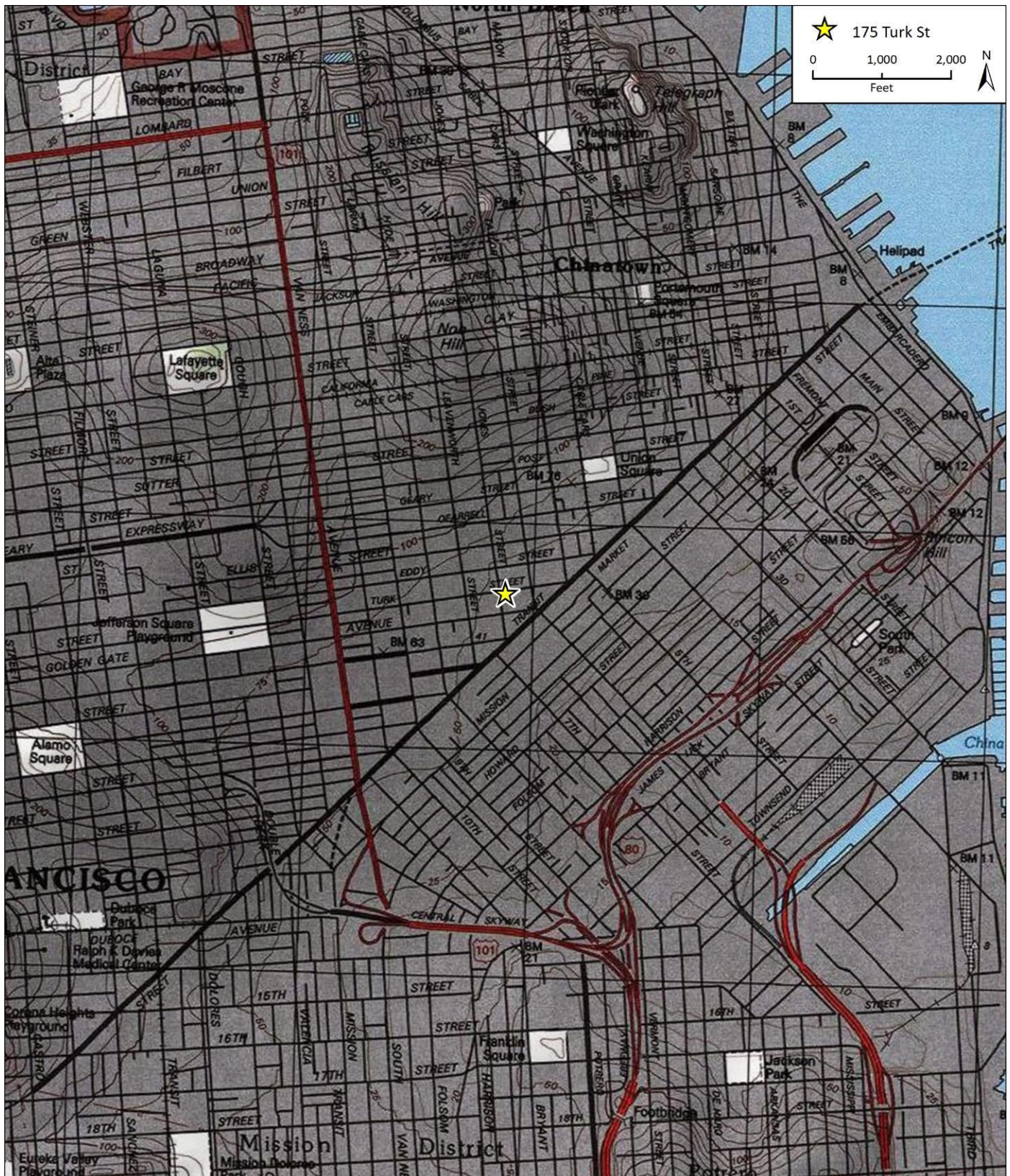
Page 2 of 4

Resource Name or # (Assigned by recorder) 175 Turk Street

*Recorded by Alexandra Madsen, Rincon Consultants

*Date June 22, 2020

☒ Continuation ☐ Update



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*CHR Status Code 1D

*Resource Name or #: 175 Turk Street

B1. Historic Name: *Bell Garage*

B2. Common Name: *Bell Garage*

B3. Original Use: *Garage/Commercial*

B4. Present Use: *Garage/Commercial*

*B5. Architectural Style: *Renaissance/Baroque Revival*

***B6. Construction History:**

The subject building was constructed in 1925 by architect E. H. Denke for then-owner Margaret E. Bell. Alterations include the addition of modern security gates.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: *N/A*

Original Location: *N/A*

*B8. Related Features: *N/A*

B9a. Architect: *E. H. Denke*

b. Builder: *Unknown*

*B10. Significance: Context/Theme: *Upper Tenderloin Historic District*

Area: *San Francisco*

Period of Significance: *1906-1957* Property Type: *Apartment*

Applicable Criteria: *A/C*

In 2009, the Keeper listed the subject property in the National Register of Historic Places (NRHP) as a contributor to the Uptown Tenderloin Historic District. Properties listed in the NRHP are automatically listed on the California Register of Historical Resources (CRHR). The district is significant under NRHP Criteria A and C for its residential development of brick and reinforced concrete buildings constructed between 1906 and the Great Depression (Corbett and Bloomfield 2008). At the time of this evaluation, the subject property retains integrity and continues to be a contributor to the Uptown Tenderloin Historic District.

The current evaluation was prepared at the request of the San Francisco Planning Department to support compliance with Section 106 of the National Historic Preservation Act for a project at 180 Jones Street. The subject property is located within the boundaries of the Compton's Transgender Cultural District, which was established in to commemorate historical sites and preserve spaces associated with Transgender, Gender-variant, Intersex, Lesbian, Gay, and Bisexual affirming communities in the Tenderloin and Mid-Market areas (Resolution No. 239-17; City and County of San Francisco 2017). The Planning Department requested this evaluation to specifically investigate any potential historical associations between the subject property and the LGBTQIA+ community.

Research efforts included consultation with professionals in the field including: Architectural Historian Shayne E. Watson; Katie Conry of the Tenderloin Museum; Isaac Fellman of the GLBT Historical Society; Sean Greene and Aria Said of the Transgender District; and Susan Goldstein of the San Francisco Public Library.

Additionally, extensive original research was performed to confirm if the subject property possesses direct and significant associations with the LGBTQIA+ community. San Francisco City Directories were consulted from 1933 to 1982. The results of these searches were then cross-referenced with newspaper archives online, including the San Francisco Examiner, San Francisco Chronicle, and the San Francisco Call.

(See Continuation Sheet page 4)

B11. Additional Resource Attributes: *N/A*

*B12. References:

(See Continuation Sheet page 4)

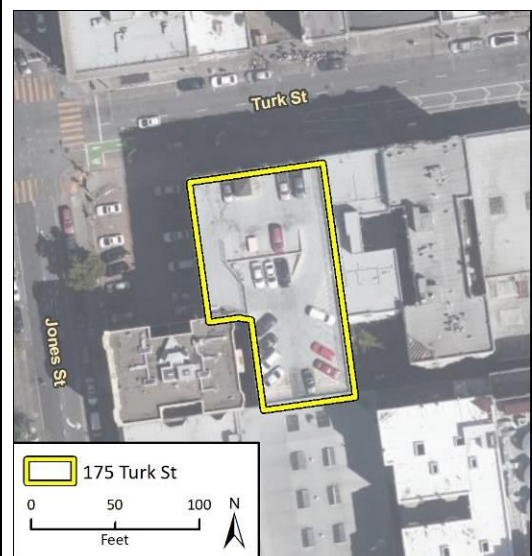
B13. Remarks: *N/A*

*B14. Evaluator: *Alexandra Madsen, Rincon Consultants*

*Date of Evaluation: *June 22, 2020*

(This space reserved for official comments.)

Sketch Map: (Subject Property Outlined)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 38-002029

HRI # _____

Trinomial _____

Page 4 of 4

*Recorded by *Alexandra Madsen, Rincon Consultants*

Resource Name or # (Assigned by recorder) *175 Turk Street*

*Date *June 22, 2020*

☒ Continuation ☐ Update

***B10. Significance (continued):**

Additionally, LGBTQ-specific resources and archives were consulted, including the City of San Francisco LGBTQ Historic Context Statement, the Bay Area Reporter archives, the Vanguard archives, and the San Francisco LGBT Business Ephemera Collection. The GLBT Historical Society provided staff with their Historic LGBTQ Sites Database, which was also cross-referenced.

As a result of these extensive research efforts, it can be ascertained that the subject property does not have known associations with the LGBTQIA+ community. The subject property was used as a garage since the time of its erection and research failed to identify any notable persons, organizations, or businesses, which can be considered significant within the context of LGBTQIA+ history. Nonetheless the building remains significant as a contributor to the Uptown Tenderloin Historic District.

B12. References (continued):

Bay Area Reporter. Var. "Internet Archive." [digital archive]. Accessed June 17, 2020 at <https://archive.org/details/bayareareporter>.

City and County of San Francisco. 2016. "Neighborhood Commercial Buildings, 1865-1965, Historic Context Statement." Accessed February 18, 2010 at https://default.sfplanning.org/Preservation/nbh_comm_building_hrs/hp_NCD_Storefronts_HCS.pdf.

City and County of San Francisco. 2017. "Establishment of Compton's Transgender Cultural District." File No. 170131. Resolution No. 239-17. 6/13/2017.

Corbett, Michael R. and Anne Bloomfield. 2009. "Uptown Tenderloin Historic District." National Register of Historic Places Nomination form. NRIS Reference No. 08001407. Listed February 2, 2009.

Gay and Lesbian Bisexual Transgender Historical Society. 1969-2010. San Francisco LGBT Business Ephemera Collection. Online Archive of California. Accessed June 19, 2020 at http://pdf.oac.cdlib.org/pdf/glhs/glbths_bus_eph.pdf.

Gay and Lesbian Bisexual Transgender Historical Society. 2019. "Historic LGBTQ Sites Database." Updated February 2019.

Gay and Lesbian Bisexual Transgender Historical Society. 2020. Personal communication with Isaac Fellman. June 17, 2020.

Gay and Lesbian Bisexual Transgender Historical Society. Var. "Online Collections." [digital archive]. Accessed June 18, 2020 at <https://www.glbthistory.org/online-collections>.

Graves, Donna J. and Shayne E. Watson. 2015. "Citywide Historic Context Statement for LGBTQ History in San Francisco." Prepared for the City & County of San Francisco. October 2015.

James C. Hormel Center, San Francisco Public Library. 2020. Personal communication with Susan Goldstein. June 29, 2020.

National Park Service. 1983. "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines." Accessed July 18, 2020 at http://www.nps.gov/history/local-law/Arch_Standards.htm.

National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin, National Park Service, Washington D.C.

National Park Service. 2016. "LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History." Edited by Megan E. Springate. Accessed June 19, 2020.

Transgender District. 2020. Personal communication with Sean Greene. June 16, 2020.

Vanguard Magazine. Var. "Digital Transgender Archive." [digital archive]. Accessed June 17 at https://www.digitaltransgenderarchive.net/catalog?utf8=%E2%9C%93&search_field=all_fields&q=tenderloin.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 38-002004

HRI # _____

Trinomial _____

NRHP Status Code 1D

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

Resource name(s) or number (assigned by recorder) 180-194 Turk Street/210 Jones Street

P1. Other Identifier: *Hotel Governor / Antonia Manor*

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad:** *San Francisco North*

***c. Address:** *180-194 Turk Street / 210 Jones Street*

***e. Other Locational Data:** *APN 0339/011*

***a. County:** *San Francisco County*

Date: *1995*

City: *San Francisco*

Zip: *94102*

***P3a. Description:**

Located on the northeast corner of Jones and Turk streets in the Tenderloin neighborhood of San Francisco, the subject property is an approximately 0.13-acre parcel improved with a 10-story mixed-use building. Constructed in 1925, the reinforced concrete building features a rectangular footprint, concrete foundation, stucco-clad exterior, and flat roof with parapet.

The building has a mostly symmetrical façades along Jones and Turk streets with storefronts at ground level and apartments on the nine floors above. At ground level, the building features storefronts with unoriginal windows and entrances or that have been stuccoed over. General composition includes minimal bulkheads, unoriginal display windows, and recessed entries set between pilasters. A ribbed cornice separates the storefronts from the mostly stuccoed-over transom lights. A more pronounced, slightly projecting cornice separates the ground floor from the stories above. A Streamlined Moderne-influenced corner marquee dating to the 1930s and marquee from the 1950s along Turk Avenue are two visible alterations.

The shaft of the building is characterized by evenly placed paired double-hung windows. The second and tenth story are demarcated by a slightly raised belt course that wraps around the building. Tenth floor windows have wrought iron false balconies and are capped by decorative moldings below the cornice. The building is capped by a galvanized iron cornice. A metal fire escape is located on the northwestern corner of the building.

***P3b. Resource Attributes:** HP5. Hotel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Other

P5a. Photo:



P5b. Photo:

South and west elevations, camera facing northeast, May 29, 2020.

***P6. Date Constructed/Age and Sources:**

☒ historic 1925

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

*Alexandra Madsen
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612*

***P9. Date Recorded:**

June 22, 2020

***P10. Survey Type:** *Intensive Survey*

***P11. Report Citation:** (Cite survey report and other sources, or enter "none");

None.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 38-002004
HRI # _____
Trinomial _____

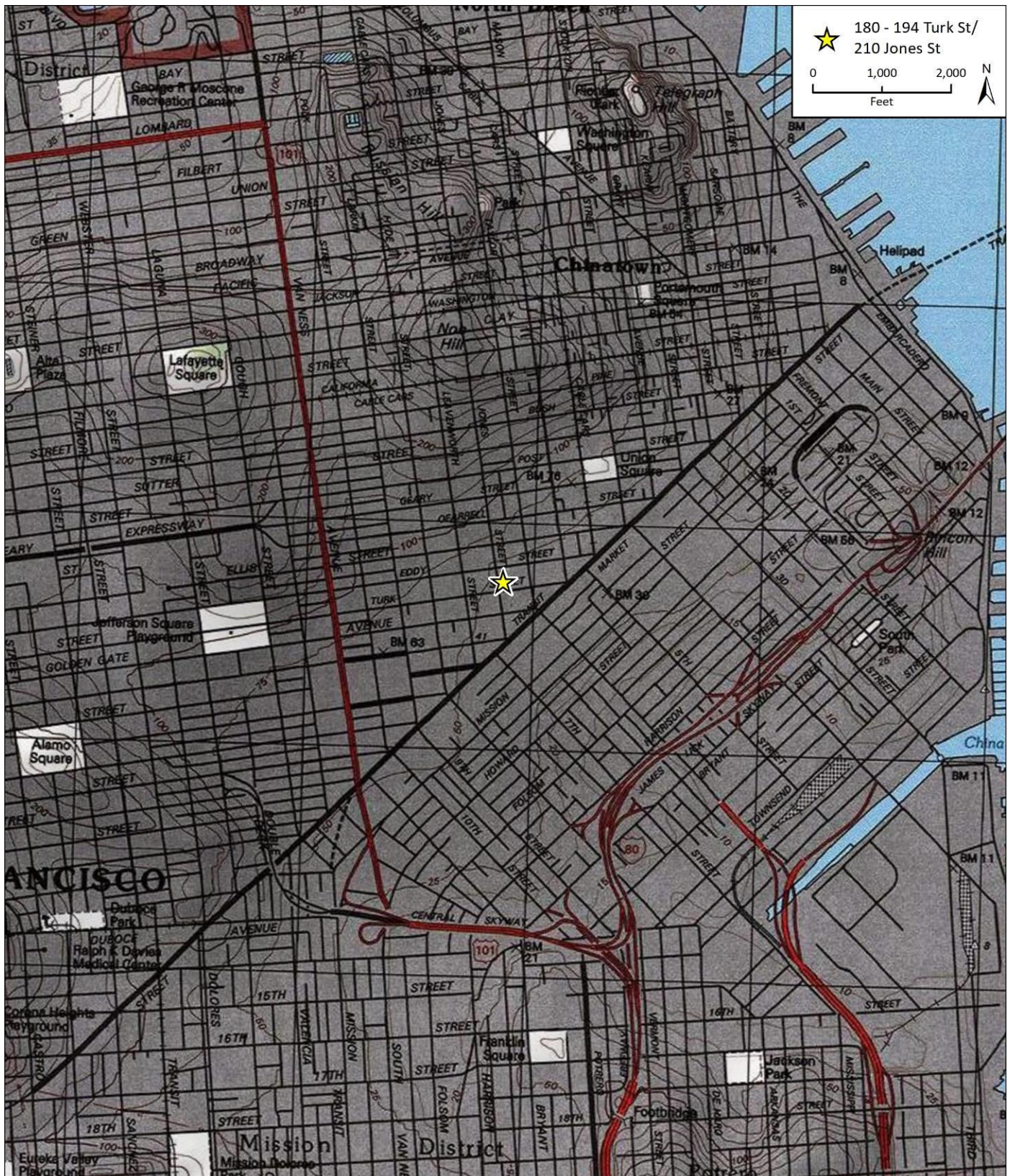
Page 2 of 4

Resource Name or # (Assigned by recorder) 180-194 Turk Street/210 Jones Street

*Recorded by Alexandra Madsen, Rincon Consultants

*Date June 22, 2020

☒ Continuation ☐ Update



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*CHR Status Code 1D

*Resource Name or #: 180-194 Turk Street/210 Jones Street

- B1. Historic Name: *Hotel Governor*
B2. Common Name: *Antonia Manor*
B3. Original Use: *Hotel* B4. Present Use: *Mixed-Use*
*B5. Architectural Style: *Renaissance/Baroque Revival*

*B6. Construction History:

The subject building was constructed in 1925 by architect Creston H. Jensen for then-owner Catherine S. Blair. Alterations include replacement with double-hung aluminum sash windows.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: *N/A*

Original Location: *N/A*

*B8. Related Features: *N/A*

B9a. Architect: *Creston H. Jensen*

b. Builder: *Unknown*

*B10. Significance: Context/Theme: *Upper Tenderloin Historic District*

Area: *San Francisco*

Period of Significance: *1906-1957* Property Type: *Apartment*

Applicable Criteria: *A/C*

In 2009, the Keeper listed the subject property in the National Register of Historic Places (NRHP) as a contributor to the Uptown Tenderloin Historic District. Properties listed on the NRHP are automatically listed on the California Register of Historical Resources (CRHR). The district is significant under NRHP Criteria A and C for its residential development of brick and reinforced concrete buildings constructed between 1906 and the Great Depression (Corbett and Bloomfield 2008). At the time of this evaluation, the subject property retains integrity and continues to be a contributor to the Uptown Tenderloin Historic District.

The current evaluation was prepared at the request of the San Francisco Planning Department to support compliance with Section 106 of the National Historic Preservation Act for a project at 180 Jones Street. The subject property is located within the boundaries of the Compton's Transgender Cultural District, which was established in to commemorate historical sites and preserve spaces associated with Transgender, Gender-variant, Intersex, Lesbian, Gay, and Bisexual affirming communities in the Tenderloin and Mid-Market areas (Resolution No. 239-17; City and County of San Francisco 2017). The Planning Department requested this evaluation to specifically investigate any potential historical associations between the subject property and the LGBTQIA+ community.

Research efforts included consultation with professionals in the field including: Architectural Historian Shayne E. Watson; Katie Conry of the Tenderloin Museum; Isaac Fellman of the GLBT Historical Society; Sean Greene and Aria Said of the Transgender District; and Susan Goldstein of the San Francisco Public Library.

Additionally, extensive original research was performed to confirm if the subject property possesses direct and significant associations with the LGBTQIA+ community. San Francisco City Directories were consulted from 1933 to 1982. The results of these searches were then cross-referenced with newspaper archives online, including the San Francisco Examiner, San Francisco Chronicle, and the San Francisco Call.

(See Continuation Sheet page 4)

B11. Additional Resource Attributes: *N/A*

*B12. References:

(See Continuation Sheet page 4)

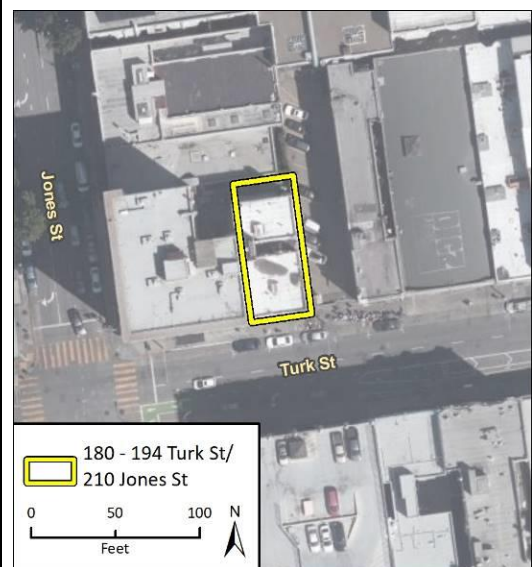
B13. Remarks: *N/A*

*B14. Evaluator: *Alexandra Madsen, Rincon Consultants*

*Date of Evaluation: *June 22, 2020*

(This space reserved for official comments.)

Sketch Map: (Subject Property Outlined)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 38-002004

HRI # _____

Trinomial _____

Page 4 of 4

Resource Name or # (Assigned by recorder) 180-194 Turk Street/210 Jones Street

*Recorded by Alexandra Madsen, Rincon Consultants

*Date June 22, 2020

☒ Continuation ☐ Update

***B10. Significance (continued):**

Additionally, LGBTQ-specific resources and archives were consulted, including the City of San Francisco LGBTQ Historic Context Statement, the Bay Area Reporter archives, the Vanguard archives, and the San Francisco LGBT Business Ephemera Collection. The GLBT Historical Society provided staff with their Historic LGBTQ Sites Database, which was also cross-referenced.

As a result of these extensive research efforts, it can be ascertained that the subject property does not have any known associations with the LGBTQIA+ community. The subject property was used consecutively as a hotel since its erection and research failed to identify any notable persons, organizations, or businesses, which can be considered significant within the context of LGBTQIA+ history. Nonetheless the building remains significant as a contributor to the Uptown Tenderloin Historic District.

B12. References (continued):

Bay Area Reporter. Var. "Internet Archive." [digital archive]. Accessed June 17, 2020 at <https://archive.org/details/bayareareporter>.

City and County of San Francisco. 2016. "Neighborhood Commercial Buildings, 1865-1965, Historic Context Statement." Accessed February 18, 2010 at https://default.sfplanning.org/Preservation/nbh_comm_building_hrs/hp_NCD_Storefronts_HCS.pdf.

City and County of San Francisco. 2017. "Establishment of Compton's Transgender Cultural District." File No. 170131. Resolution No. 239-17. 6/13/2017.

Corbett, Michael R. and Anne Bloomfield. 2009. "Uptown Tenderloin Historic District." National Register of Historic Places Nomination form. NRIS Reference No. 08001407. Listed February 2, 2009.

Gay and Lesbian Bisexual Transgender Historical Society. 1969-2010. San Francisco LGBT Business Ephemera Collection. Online Archive of California. Accessed June 19, 2020 at http://pdf.oac.cdlib.org/pdf/glhs/glbths_bus_eph.pdf.

Gay and Lesbian Bisexual Transgender Historical Society. 2019. "Historic LGBTQ Sites Database." Updated February 2019.

Gay and Lesbian Bisexual Transgender Historical Society. 2020. Personal communication with Isaac Fellman. June 17, 2020.

Gay and Lesbian Bisexual Transgender Historical Society. Var. "Online Collections." [digital archive]. Accessed June 18, 2020 at <https://www.glbthistory.org/online-collections>.

Graves, Donna J. and Shayne E. Watson. 2015. "Citywide Historic Context Statement for LGBTQ History in San Francisco." Prepared for the City & County of San Francisco. October 2015.

James C. Hormel Center, San Francisco Public Library. 2020. Personal communication with Susan Goldstein. June 29, 2020.

National Park Service. 1983. "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines." Accessed July 18, 2020 at http://www.nps.gov/history/local-law/Arch_Standards.htm.

National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin, National Park Service, Washington D.C.

National Park Service. 2016. "LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History." Edited by Megan E. Springate. Accessed June 19, 2020.

Transgender District. 2020. Personal communication with Sean Greene. June 16, 2020.

Vanguard Magazine. Var. "Digital Transgender Archive." [digital archive]. Accessed June 17 at https://www.digitaltransgenderarchive.net/catalog?utf8=%E2%9C%93&search_field=all_fields&q=tenderloin.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 38-001980

HRI #

Trinomial

NRHP Status Code 1D

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

Resource name(s) or number (assigned by recorder) 205 Jones Street

P1. Other Identifier: N/A

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad:** San Francisco North

***c. Address:** 205 Jones Street

***e. Other Locational Data:** APN 0338/004

***a. County:** San Francisco County

Date: 1995

City: San Francisco

Zip: 94102

***P3a. Description:**

Sited on the northwest corner of Jones and Turk streets in the Tenderloin neighborhood of San Francisco, the subject property is an approximately 0.12-acre parcel improved with a 6-story mixed-use building. Constructed in 1924, the building features a rectangular footprint, concrete foundation, and flat roof with parapet. The building has a steel frame with brick curtain walls.

The building has an overall symmetrical façade with storefronts at ground level and living spaces on the floors above. The storefronts each feature steel multi-pane display windows and transoms and are separated by pilasters. Checkered white and black tile clads the various bulkheads, and the sign band features a juxtaposed diamond pattern. The primary entrance has an ornate wrought iron marquee flanked by round sconces along Jones Street. A metal squared column creates a recessed corner entrance at Jones and Turk streets. One of the storefronts along Turk Street was covered at an unknown date.

Dentilated galvanized iron belt courses separate the ground floor from the above apartments and the uppermost (fifth) floor from the cornice. The shaft of the building is characterized by evenly placed, paired multi-light windows; fenestration is comprised of double casement lights set below a fixed transom light. Decorative brickwork separates windows along the uppermost story, which is set directly below a dentillated cornice. Three iron fire escapes provide emergency exits along Jones and Turk streets.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Other

P5a. Photo: (See Continuation Sheet page 4)



P5b. Photo:

South and east elevations, camera facing northwest, May 29, 2020.

***P6. Date Constructed/Age and Sources:**

☒ historic 1924

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Alexandra Madsen
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**

June 22, 2020

***P10. Survey Type:** Intensive Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none"):

None.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 38-001980

HRI #

Trinomial

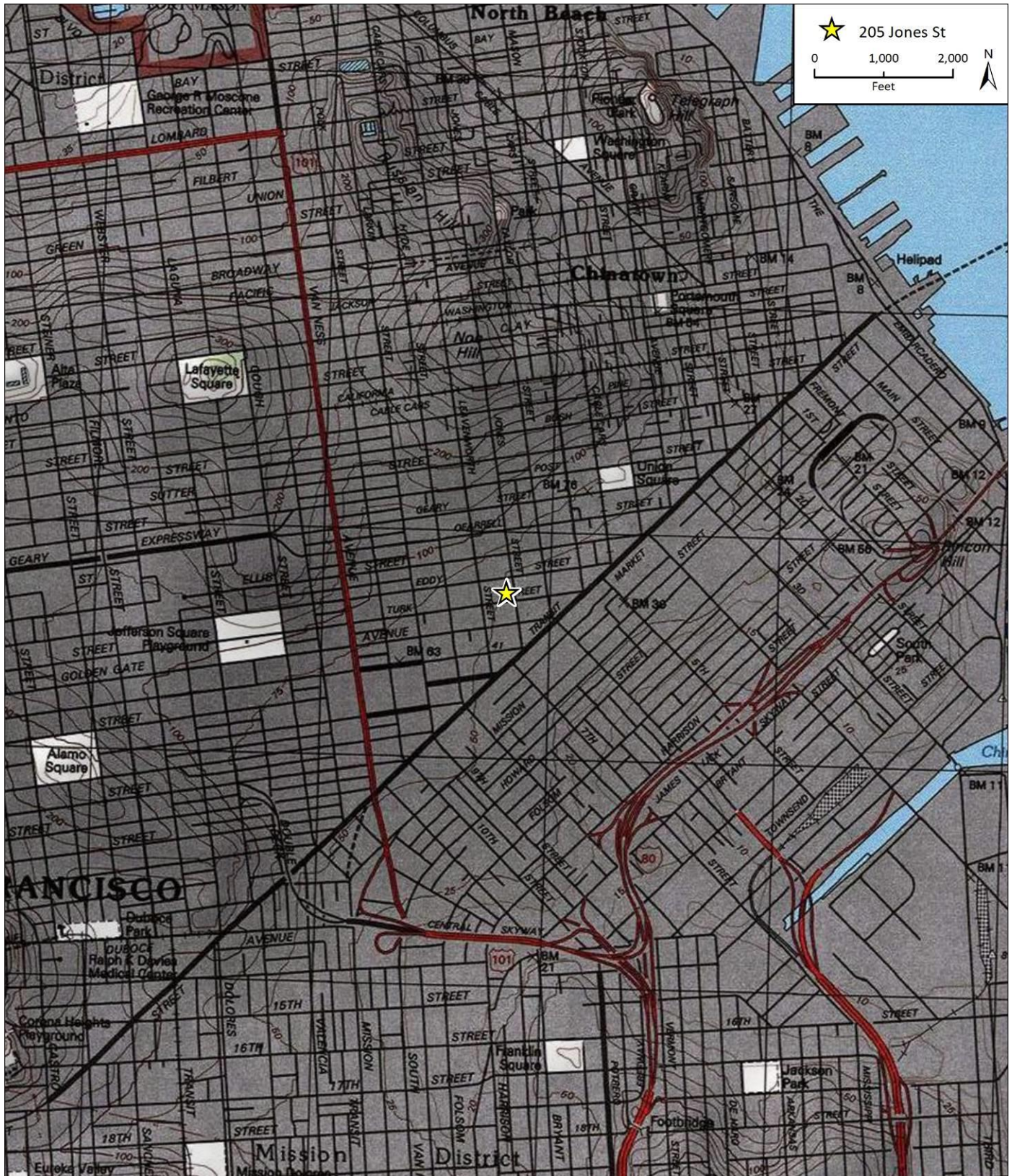
Page 2 of 4

*Recorded by Alexandra Madsen, Rincon Consultants

Resource Name or # (Assigned by recorder) 205 Jones Street

*Date June 22, 2020

☒ Continuation ☐ Update



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*CHR Status Code 1D

*Resource Name or #: 205 Jones Street

B1. Historic Name: *Jones Street Apartments*

B2. Common Name: *205 Jones Street*

B3. Original Use: *Apartments; Commercial*

B4. Present Use: *Apartments; Commercial*

*B5. Architectural Style: *Renaissance/Baroque Revival*

*B6. Construction History:

The subject building was constructed in 1924 by architect Edward E. Young for then-owner Walt A. Plummer of W.A. Plummer Manufacturing Company. Alterations have been made to the security gates and storefront.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: *N/A*

Original Location: *N/A*

*B8. Related Features: *N/A*

B9a. Architect: *Edward E. Young*

b. Builder: *Unknown*

*B10. Significance: Context/Theme: *Upper Tenderloin Historic District*

Area: *San Francisco*

Period of Significance: *1906-1957* Property Type: *Apartment*

Applicable Criteria: *A/C*

In 2009, the Keeper listed the subject property in the National Register of Historic Places (NRHP) as a contributor to the Uptown Tenderloin Historic District. Properties listed on the NRHP are automatically listed on the California Register of Historical Resources (CRHR). The district is significant under NRHP Criteria A and C for its residential development of brick and reinforced concrete buildings constructed between 1906 and the Great Depression (Corbett and Bloomfield 2008). At the time of this evaluation, the subject property retains integrity and continues to be a contributor to the Uptown Tenderloin Historic District.

The current evaluation was prepared at the request of the San Francisco Planning Department to support compliance with Section 106 of the National Historic Preservation Act for a project at 180 Jones Street. The subject property is located within the boundaries of the Compton's Transgender Cultural District, which was established in to commemorate historical sites and preserve spaces associated with Transgender, Gender-variant, Intersex, Lesbian, Gay, and Bisexual affirming communities in the Tenderloin and Mid-Market areas (Resolution No. 239-17; City and County of San Francisco 2017). The Planning Department requested this evaluation to specifically investigate any potential historical associations between the subject property and the LGBTQIA+ community.

Research efforts included consultation with professionals in the field including: Architectural Historian Shayne E. Watson; Katie Conry of the Tenderloin Museum; Isaac Fellman of the GLBT Historical Society; Sean Greene and Aria Said of the Transgender District; and Susan Goldstein of the San Francisco Public Library.

Additionally, extensive original research was performed to confirm if the subject property possesses direct and significant associations with the LGBTQIA+ community. San Francisco City Directories were consulted from 1933 to 1982. The results of these searches were then cross-referenced with newspaper archives online, including the San Francisco Examiner, San Francisco Chronicle, and the San Francisco Call.

(See Continuation Sheet page 4)

B11. Additional Resource Attributes: *N/A*

*B12. References:

(See Continuation Sheet page 4)

B13. Remarks: *N/A*

*B14. Evaluator: *Alexandra Madsen, Rincon Consultants*

*Date of Evaluation: *June 22, 2020*

(This space reserved for official comments.)

Sketch Map: (Subject Property Outlined)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 38-001980

HRI # _____

Trinomial _____

Page 4 of 4

Resource Name or # (Assigned by recorder) 205 Jones Street

*Recorded by Alexandra Madsen, Rincon Consultants *Date June 22, 2020 ☒ Continuation ☐ Update

***B10. Significance (continued):**

Additionally, LGBTQ-specific resources and archives were consulted, including the City of San Francisco LGBTQ Historic Context Statement, the Bay Area Reporter archives, the Vanguard archives, and the San Francisco LGBT Business Ephemera Collection. The GLBT Historical Society provided staff with their Historic LGBTQ Sites Database, which was also cross-referenced.

As a result of these extensive research efforts, it can be ascertained that the subject property does not have any known associations with the LGBTQIA+ community. The subject property was used consecutively as an apartment building and commercial space (typically occupied with a restaurant/café) since its erection. Additionally, extensive original research was performed to confirm if the subject property possesses direct and significant associations with the LGBTQIA+ community. San Francisco City Directories were consulted from 1933 to 1982. The results of these searches were then cross-referenced with newspaper archives online, including the San Francisco Examiner, San Francisco Chronicle, and the San Francisco Call.

B12. References (continued):

Bay Area Reporter. Var. "Internet Archive." [digital archive]. Accessed June 17, 2020 at <https://archive.org/details/bayareareporter>.

City and County of San Francisco. 2016. "Neighborhood Commercial Buildings, 1865-1965, Historic Context Statement." Accessed February 18, 2010 at https://default.sfplanning.org/Preservation/nbh_comm_building_hrs/hp_NCD_Storefronts_HCS.pdf.

City and County of San Francisco. 2017. "Establishment of Compton's Transgender Cultural District." File No. 170131. Resolution No. 239-17. 6/13/2017.

Corbett, Michael R. and Anne Bloomfield. 2009. "Uptown Tenderloin Historic District." National Register of Historic Places Nomination form. NRIS Reference No. 08001407. Listed February 2, 2009.

Gay and Lesbian Bisexual Transgender Historical Society. 1969-2010. San Francisco LGBT Business Ephemera Collection. Online Archive of California. Accessed June 19, 2020 at http://pdf.oac.cdlib.org/pdf/glhs/glbths_bus_eph.pdf.

Gay and Lesbian Bisexual Transgender Historical Society. 2019. "Historic LGBTQ Sites Database." Updated February 2019.

Gay and Lesbian Bisexual Transgender Historical Society. 2020. Personal communication with Isaac Fellman. June 17, 2020.

Gay and Lesbian Bisexual Transgender Historical Society. Var. "Online Collections." [digital archive]. Accessed June 18, 2020 at <https://www.glbthistory.org/online-collections>.

Graves, Donna J. and Shayne E. Watson. 2015. "Citywide Historic Context Statement for LGBTQ History in San Francisco." Prepared for the City & County of San Francisco. October 2015.

James C. Hormel Center, San Francisco Public Library. 2020. Personal communication with Susan Goldstein. June 29, 2020.

National Park Service. 1983. "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines." Accessed July 18, 2020 at http://www.nps.gov/history/local-law/Arch_Standards.htm.

National Park Service. 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin, National Park Service, Washington D.C.

National Park Service. 2016. "LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History." Edited by Megan E. Springate. Accessed June 19, 2020.

Transgender District. 2020. Personal communication with Sean Greene. June 16, 2020.

Vanguard Magazine. Var. "Digital Transgender Archive." [digital archive]. Accessed June 17 at https://www.digitaltransgenderarchive.net/catalog?utf8=%E2%9C%93&search_field=all_fields&q=tenderloin.

FORM B

NEPA SECTION 106 REVIEW FORM

Planning Department, City and County of San Francisco

Reviewed per 2007 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 132 Jones 94102 ☐ District
Assessor's Block: 343 Lot: 013 ☐ Site
Case Number __2020-003840PRJ ☒ Building
Date Review Completed __8/28/2020__ ☐ Structure
☐ Object

1. National Register Status

Note on Source of Determination: If the State Office of Historic Preservation has made no previous determination of eligibility for the resource, the Planning Department should make a determination of eligibility for the purposes of this Section 106 review. In this case, the planner should put his or her initials under source for the status code chosen. If there is a determination made by the State Office Historic Preservation Office (OHP), please put OHP under source for the status code. Use item 3 on page 2 of this review form to show the Planning Department's application of the National Register Criteria for eligibility.

a.	<u>Source</u>	<u>Determination (indicates the status generally):</u>
_____	<u>__x__</u> 1	Listed in the National Register
_____	2	Determined eligible for the Register in a formal process involving federal agencies
_____	3	Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form. (In this case the form is either an attached survey or nomination form, not the Section 106 review form.)
_____	_____ 4	Might become eligible for listing
_____	_____ 5	Ineligible for the Register but still of local interest
_____	_____ 6	Determined ineligible for National Register listing
_____	_____ 7	Not evaluated

b. The subject status (indicates why the registration status was given to the property):

__x__ D Part of District
_____ I Individual Property
_____ B Both of the above

FORM B
SECTION 106 REVIEW FORM
Page 2

2. Record of Planning Department's Application of National Register Criteria for Eligibility
**The Planning Department should make a determination of eligibility only when no other determination of eligibility has been made.*

The subject resource being evaluated is a:

- ☒ district
☐ site
☒ building
☐ structure
☐ object

The subject resource possesses integrity of:

- ☒ location
☒ design
☒ setting
☒ materials
☒ workmanship
☒ feeling and association

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☒ A associated with events that have made a significant contribution to the broad patterns of our history
☐ B associated with the lives of persons significant in our past
☒ C embodies the distinctive characteristics of a type, period, or method of construction which:

- ☐ represents the work of a master
☐ possesses high artistic values
☐ represents a significant and distinguishable entity whose components may lack individual distinction

- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☐ does not have significance for any reason above

***Please note that the subject property is contributory to the Uptown Tenderloin Historic District and that is the resource in question. An updated DPR form was prepared for the subject property to evaluate its potential association with LGBTQIA+ history and the Compton's Transgender Cultural District, but no such association was found, and the property is not individually eligible. Though it still contributes to Uptown Tenderloin.**

8/28/2020
Date

Project: 180 Jones
Resource: 132 Jones
San Francisco, CA 94102
343- 013

1650 Mission Street, Fourth Floor
San Francisco, CA 94103

FORM B

NEPA SECTION 106 REVIEW FORM

Planning Department, City and County of San Francisco

Reviewed per 2007 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 175 Turk 94102 ☐ District
Assessor's Block: 343 Lot: 016 ☐ Site
Case Number 2020-003840PRJ ☒ Building
Date Review Completed 8/28/2020 ☐ Structure
☐ Object

1. National Register Status

Note on Source of Determination: If the State Office of Historic Preservation has made no previous determination of eligibility for the resource, the Planning Department should make a determination of eligibility for the purposes of this Section 106 review. In this case, the planner should put his or her initials under source for the status code chosen. If there is a determination made by the State Office Historic Preservation Office (OHP), please put OHP under source for the status code. Use item 3 on page 2 of this review form to show the Planning Department's application of the National Register Criteria for eligibility.

a.	<u>Source</u>	<u>Determination (indicates the status generally):</u>
	<u> </u>	<u> x </u> 1 Listed in the National Register
	<u> </u>	2 Determined eligible for the Register in a formal process involving federal agencies
	<u> </u>	3 Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form. (In this case the form is either an attached survey or nomination form, not the Section 106 review form.)
	<u> </u>	4 Might become eligible for listing
	<u> </u>	5 Ineligible for the Register but still of local interest
	<u> </u>	6 Determined ineligible for National Register listing
	<u> </u>	7 Not evaluated

b. The subject status (indicates why the registration status was given to the property):

 x D Part of District
 I Individual Property
 B Both of the above

FORM B
SECTION 106 REVIEW FORM
Page 2

2. Record of Planning Department's Application of National Register Criteria for Eligibility
**The Planning Department should make a determination of eligibility only when no other determination of eligibility has been made.*

The subject resource being evaluated is a:

- ☒ district
☐ site
☒ building
☐ structure
☐ object

The subject resource possesses integrity of:

- ☒ location
☒ design
☒ setting
☒ materials
☒ workmanship
☒ feeling and association

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☒ A associated with events that have made a significant contribution to the broad patterns of our history
☐ B associated with the lives of persons significant in our past
☒ C embodies the distinctive characteristics of a type, period, or method of construction which:

- ☐ represents the work of a master
☐ possesses high artistic values
☐ represents a significant and distinguishable entity whose components may lack individual distinction

- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☐ does not have significance for any reason above

***Please note that the subject property is contributory to the Uptown Tenderloin Historic District and that is the resource in question. An updated DPR form was prepared for the subject property to evaluate its potential association with LGBTQIA+ history and the Compton's Transgender Cultural District, but no such association was found, and the property is not individually eligible. Though it still contributes to Uptown Tenderloin.**

FORM B
SECTION 106 REVIEW FORM
Page 3

3. Record of Proposed Projects and Required Approvals (check and complete items that apply):

☒ The proposed project is shown in plans labeled that are included in the project file.

☐ There is no active Building Permit Application (BPA) at the time of Section 106 review.

☒ Associated active BPA's at time of Section 106 review include:
BPA no. 2020.0430.7276

Assigned planner: Samantha Updegrave

☐ A notation was placed in Parcel Tracking to notify planners of the need to review future BPAs with the associated section 106 review. This is required if a project was reviewed and approved under Section 106 but had no active BPA.

☐ A Certificate of Appropriateness is required for the proposal. Case No. and Date reviewed by Landmarks Preservation Advisory Board:

4. Findings

Finding of no adverse effect

☒ yes ☐ no ☐ unknown ☐ not applicable

Comments: The project entails the replacement of an adjacent, non-contributory surface parking lot with new infill construction. The new building fits within the prevailing scale, massing, and proportions of the district while utilizing materials and an architectural language providing meaningful differentiation.

Finding of no adverse effect with mitigations

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

Proposed activity causes an adverse effect:

☐ yes ☒ no

Comments: See above

Jonathan Vimr
Planner
San Francisco Planning Department

8/28/2020
Date

Project: 180 Jones
Resource: 175 Turks
San Francisco, CA 94102
343- 016

1650 Mission Street, Fourth Floor
San Francisco, CA 94103

FORM B

NEPA SECTION 106 REVIEW FORM

Planning Department, City and County of San Francisco

Reviewed per 2007 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 205 Jones 94102	<input type="checkbox"/>	District
Assessor's Block: 338 Lot: 004	<input type="checkbox"/>	Site
Case Number 2020-003850PRJ_____	<input checked="" type="checkbox"/>	Building
Date Review Completed _8/28/2020_____	<input type="checkbox"/>	Structure
	<input type="checkbox"/>	Object

1. National Register Status

Note on Source of Determination: If the State Office of Historic Preservation has made no previous determination of eligibility for the resource, the Planning Department should make a determination of eligibility for the purposes of this Section 106 review. In this case, the planner should put his or her initials under source for the status code chosen. If there is a determination made by the State Office Historic Preservation Office (OHP), please put OHP under source for the status code. Use item 3 on page 2 of this review form to show the Planning Department's application of the National Register Criteria for eligibility.

a.	<u>Source</u>	<u>Determination (indicates the status generally):</u>
	_____	<u>__x__</u> 1 Listed in the National Register
	_____	2 Determined eligible for the Register in a formal process involving federal agencies
	_____	3 Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form. (In this case the form is either an attached survey or nomination form, not the Section 106 review form.)
	_____	4 Might become eligible for listing
	_____	5 Ineligible for the Register but still of local interest
	_____	6 Determined ineligible for National Register listing
	_____	7 Not evaluated

b. The subject status (indicates why the registration status was given to the property):

<u>__x__</u>	D	Part of District
_____	I	Individual Property
_____	B	Both of the above

FORM B
SECTION 106 REVIEW FORM
Page 2

2. Record of Planning Department's Application of National Register Criteria for Eligibility
**The Planning Department should make a determination of eligibility only when no other determination of eligibility has been made.*

The subject resource being evaluated is a:

- ☒ district
☐ site
☒ building
☐ structure
☐ object

The subject resource possesses integrity of:

- ☒ location
☒ design
☒ setting
☒ materials
☒ workmanship
☒ feeling and association

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☒ A associated with events that have made a significant contribution to the broad patterns of our history
☐ B associated with the lives of persons significant in our past
☒ C embodies the distinctive characteristics of a type, period, or method of construction which:

- ☐ represents the work of a master
☐ possesses high artistic values
☐ represents a significant and distinguishable entity whose components may lack individual distinction

- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☐ does not have significance for any reason above

***Please note that the subject property is contributory to the Uptown Tenderloin Historic District and that is the resource in question. An updated DPR form was prepared for the subject property to evaluate its potential association with LGBTQIA+ history and the Compton's Transgender Cultural District, but no such association was found, and the property is not individually eligible. Though it still contributes to Uptown Tenderloin.**

FORM B
SECTION 106 REVIEW FORM
Page 3

3. Record of Proposed Projects and Required Approvals (check and complete items that apply):

☒ The proposed project is shown in plans labeled that are included in the project file.

☐ There is no active Building Permit Application (BPA) at the time of Section 106 review.

☒ Associated active BPA's at time of Section 106 review include:
BPA no. 2020.0430.7276

Assigned planner: Samantha Updegrave

☐ A notation was placed in Parcel Tracking to notify planners of the need to review future BPAs with the associated section 106 review. This is required if a project was reviewed and approved under Section 106 but had no active BPA.

☐ A Certificate of Appropriateness is required for the proposal. Case No. and Date reviewed
by Landmarks Preservation Advisory Board:

4. Findings

Finding of no adverse effect

☒ yes ☐ no ☐ unknown ☐ not applicable

Comments: The project entails the replacement of a nearby, non-contributory surface parking lot with new infill construction. The new building fits within the prevailing scale, massing, and proportions of the district while utilizing materials and an architectural language providing meaningful differentiation.

Finding of no adverse effect with mitigations

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

Proposed activity causes an adverse effect:

☐ yes ☒ no

Comments: See above

Jonathan Vimr
Planner
San Francisco Planning Department

8/28/2020
Date

Project: 180 Jones
Resource: 205 Jones
San Francisco, CA 94102
338- 004

1650 Mission Street, Fourth Floor
San Francisco, CA 94103

FORM B

NEPA SECTION 106 REVIEW FORM

Planning Department, City and County of San Francisco

Reviewed per 2007 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 180 Turk 94102 ☐ District
Assessor's Block: 339 Lot: 011 ☐ Site
Case Number 2020-003840PRJ _____ ☒ Building
Date Review Completed _8/28/2020_____ ☐ Structure
☐ Object

1. National Register Status

Note on Source of Determination: If the State Office of Historic Preservation has made no previous determination of eligibility for the resource, the Planning Department should make a determination of eligibility for the purposes of this Section 106 review. In this case, the planner should put his or her initials under source for the status code chosen. If there is a determination made by the State Office Historic Preservation Office (OHP), please put OHP under source for the status code. Use item 3 on page 2 of this review form to show the Planning Department's application of the National Register Criteria for eligibility.

a.	<u>Source</u>	<u>Determination (indicates the status generally):</u>
_____	<u>__x__</u> 1	Listed in the National Register
_____	2	Determined eligible for the Register in a formal process involving federal agencies
_____	3	Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form. (In this case the form is either an attached survey or nomination form, not the Section 106 review form.)
_____	_____ 4	Might become eligible for listing
_____	_____ 5	Ineligible for the Register but still of local interest
_____	_____ 6	Determined ineligible for National Register listing
_____	_____ 7	Not evaluated

b. The subject status (indicates why the registration status was given to the property):

__x__ D Part of District
_____ I Individual Property
_____ B Both of the above

FORM B
SECTION 106 REVIEW FORM
Page 2

2. Record of Planning Department's Application of National Register Criteria for Eligibility
**The Planning Department should make a determination of eligibility only when no other determination of eligibility has been made.*

The subject resource being evaluated is a:

- ☒ district
☐ site
☒ building
☐ structure
☐ object

The subject resource possesses integrity of:

- ☒ location
☒ design
☒ setting
☒ materials
☒ workmanship
☒ feeling and association

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☒ A associated with events that have made a significant contribution to the broad patterns of our history
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***Please note that the subject property is contributory to the Uptown Tenderloin Historic District and that is the resource in question. An updated DPR form was prepared for the subject property to evaluate its potential association with LGBTQIA+ history and the Compton's Transgender Cultural District, but no such association was found, and the property is not individually eligible. Though it still contributes to Uptown Tenderloin.**

8/28/2020
Date

Project: 180 Jones
Resource: 180 Turk
San Francisco, CA 94102
339- 011

1650 Mission Street, Fourth Floor
San Francisco, CA 94103

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100

Sacramento, CA 95814

(916) 373-3710

(916) 373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 180 Jones Street

County: San Francisco

USGS Quadrangle Name: San Francisco North

Township: 02S Range: 05W Section(s): Unsectioned

Company/Firm/Agency: Rincon Consultants, Inc.

Contact Person: Steven Treffers

Street Address: 449 15th Street Suite 303

City: Oakland

Zip: 94612

Phone: 510-834-4455

Email: streffers@rinconconsultants.com

Project Description:

The proposed project would involve the demolition of an existing surface parking lot and the development of a nine-story residential building.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

May 19, 2020

NWIC File No.: 19-1966

Eugene T. Flannery
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Record search results for the proposed project at 180 Jones Street (APN 0343/014).

Dear Mr. Eugene T. Flannery:

Per your request received by our office on May 8, 2020, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the 180 Jones Street project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies that cover the 180 Jones Street project area. This 180 Jones Street project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within the proposed 180 Jones Street project area. However, these lists indicate the proposed project area is located within the boundaries of, but as non-contributing properties of, two recorded and listed Historic Districts, P-38-002256, the San Francisco Apartment Hotel District, OTIS number 410800 with a status code of 3S, meaning this property appears eligible for the National Register (NR) as an individual property through survey evaluation. And P-38-005269, the Uptown Tenderloin District, OTIS number 529543 with a 1S, meaning this individual property is listed in the National Register (NR) by the Keeper, and also listed in the California Register (CR), as well as 3S (see above).

In addition, the 180 Jones Street property is located immediately adjacent to 175 Turk Street, Bell Garage, OTIS number 410573 with a status code of 1D, meaning this property is a contributor to a district or multiple resource property listed in the National Register by the Keeper, also listed in the California Register. And, across the street from 180 Turk Street, the Hotel Governor, OTIS number 410548, also with a 1D (see above). In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 180 Jones Street project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Ramaytush language, part of the Costanoan/Ohlone language family (Levy 1978:485). There are Native American occupation sites noted in the vicinity of the proposed 180 Jones Street project area referenced in the ethnographic literature (Bocek 1991:70).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found in areas marginal to San Francisco Bay and the Pacific Ocean, as well as inland near the hill to valley interface. The 180 Jones Street project area is located approximately 1.25 miles from San Francisco Bay, located below the fifty-foot contour of the southern slope of Nob Hill. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate potential for buried unrecorded Native American resources to be within the proposed 180 Jones Street project area.

Review of historical literature and maps indicated historic-period activity within the 180 Jones Street project area. The 1895 and 1899 San Francisco 15-minute topographic quadrangle depicts buildings or structures within and adjacent to the 180 Jones Street project area. Whereas, the 1915 San Francisco 15-minute topographic quadrangle depicts no buildings within the project area. With this in mind, there is a moderate to high potential for buried unrecorded historic-period archaeological resources to be within the proposed 180 Jones Street project area.

The 1947 San Francisco North USGS 7.5-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within or surrounding the 180 Jones Street project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the

project area. Given the potential for archaeological resources in the proposed 180 Jones Street project area, our usual recommendation would include archival research and a field examination. The proposed project area, however, has been highly developed and is presently covered with asphalt or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection.

Therefore, prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface.

Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that the project area is located within the boundaries of, and as non-contributing properties of, two recorded and listed Historic Districts, P-38-002256, the San Francisco Apartment Hotel District, OTIS number 410800 and P-38-005269, the Uptown Tenderloin District, OTIS number 529543. In addition, the project area is located adjacent to 175 Turk Street, the Bell Garage, OTIS number 410573, and across the street from 180 Turk Street, the Hotel Governor, OTIS number 410548. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings, structures, and Districts:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

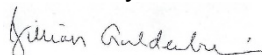
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bocek, B.

1991 Occupation Sites of the Eastern San Francisco Peninsula (Figure 3-3, pg. 70)

General Land Office

1864, 1866, 1882, 1896, 1978 Survey Plat for Township 2 South/Range 5 West.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Levy, Richard

1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Nelson, N.C.

1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Nichols, Donald R., and Nancy A. Wright

1971 *Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California*. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **

2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019).

State of California Office of Historic Preservation, Sacramento.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

May 21, 2020

Julianne Polanco
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: 180 Jones Street, San Francisco, CA 94102 (APN: 0343/014
NWIC File Number: 19-1966

Dear Ms. Polanco:

The Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) has been asked to certify an Environmental Assessment which will evaluate the effects of developing of affordable family housing units on the site (Undertaking). Proposed funding for the Undertaking may include federal funds subject to regulation by 24 CFR Part 58. Accordingly, the Undertaking is subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (PA).

The site of the undertaking, 180 Turk Street is unimproved. The Undertaking will include ground disturbing activities that may affect archeological resources.

IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

MOHCD has defined the Area of Potential Effects (APE) for the Undertaking in accordance with the Secretary of the Interior Standards. The proposed project area is located within the boundaries of two recorded and listed Historic Districts, P-38-002256, the San Francisco Apartment Hotel District, OTIS number 410800 with a status code of 3S, and P-38-005269, the Uptown Tenderloin District, OTIS number 529543 with a 1S status code. Based on this, the San Francisco Planning Department will make a determination of the effect of the Undertaking on these historic resources.

CONSIDERATION AND TREATMENT OF ARCHEOLOGICAL RESOURCES

The Undertaking will involve ground disturbing activities that have the potential to affect archeological resources. Per Stipulation XI of the PA, (Consideration And Treatment Of Archeological Resources) MOHCD requested that the Northwest Information Center of the California Historical Resources System at Sonoma State University, Rohnert Park, California, ("IC") conduct a records search for the Undertakings APE. The IC responded on May 19, 2020 that there is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area. The IC recommended a qualified archaeologist conduct further archival and field study to identify archaeological resources.

In accordance with Stipulation XI.D, I am requesting your comments on this recommendation. Enclosed with this letter please find a copy of the IC letter.

If you have any questions or need additional information, please contact me at 415-799-6605 or Eugene.flannery@sfgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Eugene T Flannery".

Eugene Flannery
Environmental Compliance Manager
Mayor's Office of Housing and Community Development

Enclosure

Re: 180 Jones Street, City and County of San Francisco

The Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) has been asked to certify an environmental review under Title 24 Part 58 of the Code of Federal Regulations for a proposed project at the above referenced address. The project sponsor, Tenderloin Neighborhood Development Center is considering using federal funds subject to regulation by 24 CFR Part 58 to finance the Undertaking. The proposed project will demolish an existing surface parking lots and construct a nine-story affordable housing development. The proposed project is an Undertaking for the purposes of Section 106 of the National Historic Preservation Act (NHPA) and must comply with the requirements of that law. It is also subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs ("PA").

The Undertaking will involve ground disturbing activities that have the potential to affect archeological resources. MOHCD requested a search of historical records for the area of potential effects from the Northwest Information Center of the California Historical Resources System at Sonoma State University, Rohnert Park, California, ("IC"). The IC responded on May 19, 2020 that there is a moderate potential for identifying Native American archaeological resources and a moderate to high potential for identifying historic-period archaeological resources in the project area. The IC recommended that a qualified archaeologist conduct further archival and field study to identify archaeological resources. The California State Historic Preservation Officer has not responded to our request for concurrence with the IC's recommendation and is assumed to concur with this recommendation. MOHCD desires to negotiate a Programmatic Agreement with the California State Historic Preservation Office that will put into effect mitigation measures that will eliminate any potential adverse effects on archeological resources that might occur.

We are contacting you to inform you of this proposed Undertaking and request your comments regarding cultural resources that may be affected by the proposed undertaking. Please provide your response by September 30, 2020 to eugene.flannery@sfgov.org.

Sincerely,

First	Last	Title
Aaron	Peskin	
Adrian	Simi	Local Field Representative
Alex	Lantsberg	Director of Research & Advocacy
Chuck	Turner	Director
David	Villa-Lobos	Executive Director
Mary	Miles	0
Tim	Paulson	Secretary-Treasurer
Stephen	Williams	Attorney
Sue	Hestor	Attorney at Law
Ted	Gullicksen	Office Manager
John	Valdez	Executive Director
Lynn	Sousa-Schussel	Public Works Coordinator
Danny	Campbell	Business Development Representative
George Wooding /	Rose Hillson	Land Use Committee
Corey	Smith	Deputy Director
Morgan	Noble	Registered Agent
Andrew	Chandler	0
Donald	Savoie	Executive Director
Eric	Lopez	President
Ian	Lewis	0
James	Haas	Chairman

Matt	Haney	Supervisor, District 6
Jason	Henderson	Vice Chariman
Dean	Preston	Supervisor, District 5
Marlayne	Morgan	President
Marvis	Phillips	Interim Board Chair
Randy	Shaw	Director
Ted	Olsson	Member
Nadia	Sesay	Executive Director
Craig	Hamburg	President
Claude	Imbault	Director of Strategic Initatives
Mark	Moreno	Co-Director
Brian	Basinger	Executive Director

David	Lal	Executive Director
Adam	Mayer	Director of Design, Zoning and Land Use
Jeffrey	Kwong	Organizer
Curtis	Bradford	0
Sue	Hestor	Attorney
Antonio	Flores	General Manager
Michael	Nulty	Executive Director
Irenne	Zwierlein	Chairperson
Tony	Cerda	Chairperson
Ann Marie	Sayers	Chairperson
Monica	Arellano	-
Andrew	Galvan	-
William	Beutner	Research Assistant
-	-	-
Lorri	Ungaretti	Administrative Director

-	-	California Historical Society
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Organization	Address	City	State	ZIP
-	470 Columbus Avenue, Ste. 211	San Francisco	CA	94133
Carpenters Local 22	2085 Third Street	San Francisco	CA	94107
San Francisco Electrical Construction Industry (SFECI)	55 Fillmore Street	San Francisco	CA	94117
Community Design Center	5 Thomas Mellon Circle, #128	San Francisco	CA	94134
Community Leadership Alliance	P.O. Box 642201	San Francisco	CA	94109
Coalition for Adequate Review	364 Page Street, #36	San Francisco	CA	94102
SF Building and Construction Trades Council	1188 Franklin Street, Ste.203	San Francisco	CA	94109
Law Office of Stephen M. Williams	1934 Divisadero Street	San Francisco	CA	94115
-	870 Market Street, #1128	San Francisco	CA	94102
San Francisco Tenants Union	558 Capp Street	San Francisco	CA	94110
SOMA Neighborhood Association	2 Townsend Street, 3-105	San Francisco	CA	94107
AT&T Construction and Engineering	359 Washington Street, Room 205	Daly City	CA	94015
Sheet Metal Workers Local Union No. 104	1939 Market Street, Suite A	San Francisco	CA	94103
Coalition for San Francisco Neighborhoods (CSFN)	P.O. Box 156616	San Francisco	CA	94115-6616
San Francisco Housing Action Coalition	95 Brady Street	San Francisco	CA	94103
Mission Awareness Project	1198 S. Van Ness Ave #104	San Francisco	CA	94110
Lower Polk Neighbors	PO BOX 642428	San Francisco	CA	94164-2428
Civic Center Community Benefit District	234 Van Ness Avenue	San Francisco	CA	94102
SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141
HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102
Civic Center Stakeholder Group	100 Van Ness Avenue	San Francisco	CA	94102

Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102
Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Cathedral Hill Neighbors Association	1200 Gough Street, #17A	San Francisco	CA	94109
District 6 Community Planners	230 Eddy Street #1206	San Francisco	CA	94102-6526
Tenderloin Housing Clinic	126 Hyde Street	San Francisco	CA	94102
Market/Octavia Community Advisory Comm.	30 Sharon Street	San Francisco	CA	94114-1709
Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
Hayes Valley Neighborhood Association	400 Grove Street, #E	San Francisco	CA	94102
Union Square Business Improvement District	323 Geary Street, Suite 203	San Francisco	CA	94102
Market/Van Ness Neighborhood Association	77 Van Ness Avenue	San Francisco	CA	94102
Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102

SF CityWide	142 S. Van Ness Ave	San Francisco	CA	94103
Middle Polk Neighborhood Association	PO Box 640918	San Francisco	CA	94164
874 Sacramento Street Tenants Association	874 Sacramento Street, Apt. 42	San Francisco	CA	94108
Tenderloin Neighborhood Development Corporation	201 Eddy Street	San Francisco	CA	94102
San Franciscans for Reasonable Growth (SFRG)	870 Market Street #1128	San Francisco	CA	94102
Hotel Zeppelin	545 Post Street	San Francisco	CA	94102
Alliance for a Better District 6	P.O. Box 420782	San Francisco	CA	94142
Amah Mutsun Tribal Band of Mission San Juan Bautista	789 Canada Road	Woodside	CA	94062
Costanoan Rumsen Carmel Tribe	244 E. 1st Street	Pomona	CA	91766
Indian Canyon Mutsun Band of Costanoan	P.O. Box 28	Hollister	CA	95024
Muwekma Ohlone Indian Tribe of the SF Bay Area	20885 Redwood Road, Suite 232	Castro Valley	CA	94546
The Ohlone Indian Tribe	P.O. Box 3388	Fremont	CA	94539
San Francisco Heritage	2007 Franklin Street	San Francisco	CA	94109
San Francisco History Association	P.O. Box 31907	San Francisco	CA	94131
San Francisco Museum & Historical Society	P.O. Box 420470	San Francisco	CA	94142

California Historical Society	678 Mission Street			
		San Francisco	CA	94105

Telephone	Email Address	Neighborhood of Interest	Correspondence Method: USPS or Email?	Date Consultation Letter Sent	Follow-Up and Response
415-986-7014	aaron.peskin@earthlink.net	Citywide			
415-355-1322	ASimi@nccrc.org	Citywide			
415-794-2539	alex@sfeci.org	Citywide			
415-586-1235	hn3782@earthlink.net	Citywide			
415-921-4192	admin@communityleadershipalliance.net	Citywide			
0		Citywide			
415-345-9333	tim@sfbuildingtrade council.org	Citywide			
415-292-3656	SMW@stevewilliamslaw.com	Citywide			
415-362-2778	hestor@earthlink.net	Citywide			
415-282-5525	ted@sftu.org	Citywide			
415-990-2111	sfloans@sbcglobal.net	Citywide			
650-991-5630	ls4524@att.com	Citywide			
415-621-2930	dannyc@smw104.org	Citywide			
415-695-1393	CSFNnotices@gmail.com	Citywide			
925-360-5290	corey@sfhac.org	Citywide			
415-644-5050	info@missionawarenessproject.com	Citywide			
0		Downtown/Civic Center, Nob Hill			
415-626-1819	info@sfciviccenter.org	Downtown/Civic Center			
415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market			
0		Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market			
415-285-5048	JWHaasESQ@AOL.com	Downtown/Civic Center			

415-554-7970	haneystaff@sfgov.org; Abigail.Rivamontemesa@sfgov.org; Courtney.McDonald@sfgov.org; Honey.Mahogany@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI			
415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition			
415-554-7630	prestonstaff@sfgov.org; Jen.Snyder@sfgov.org; Kyle.Smeallie@sfgov.org; Preston.Kilgore@sfgov.org	Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition			
415-572-8093	marlayne16@gmail.com	Downtown/Civic Center, Russian Hill			
415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition			
415-771-9850	randy@thclinic.org	Downtown/Civic Center			
415-407-0094	olssonted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission			
	0 Nadia.F.Sesay@sfgov.org	Bayview, Downtown/Civic Center, South of Market, Visitacion Valley			
	0 president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition			
415-781-7880	claudes@unionsquarebid.com	Downtown/Civic Center			
415-286-3492	mmoreno@citiscapesf.com	Downtown/Civic Center			
415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition			

415-735-4609	info@sfcitywide.org	Downtown/Civic Center, Financial District, South of Market, Treasure Island			
	0moe@middlepolk.org	Downtown/Civic Center, Nob Hill, Russian Hill			
415-290-5595	cardinals@gmail.com	Chinatown, Downtown Civic Center, Financial District, Nob Hill, North Beach			
415-358-3900		0Downtown/Civic Center, South of Market			
415-362-2778	hestor@earthlink.net	Bernal Heights, Chinatown, Downtown/Civic Center, Financial District, Mission, Nob Hill, North Beach, Russian Hill, South of Market, Western Addition			
415-447-6960	antonio.flores@viceroyhotelgroup.com	Castro/Upper Market, Chinatown, Downtown/Civic Center, Financial District, Nob Hill, North Beach, South of Market, Treasure Island			
415-339-8779	sf_district6@yahoo.com	Downtown/Civic Center, Financial District, Mission, Nob Hill, South of Market, Treasure Island, Western Addition			
(650) 851-7489	amahmutsuntribal@	N/A			
(909) 629-6081	rumsen@aol.com	N/A			
(831) 637-4238	ams@indiancanyon.	N/A			
(408) 205-9714	marellano@muwekm	N/A			
(510) 882-0527	chochenyo@AOL.co	N/A			
(415)441-3000 x10	wcbeutner@sferitag	N/A			
(415)750-9986	info@sanfranciscohis	N/A			
(415)537-1105	info@sfhhistory.org	N/A			

(415) 357-1848	Submit correspondence through the organization's website: https://californiahistoricalsociety.org/about/contact-us/	N/A				
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APN	SITE_ADDR	SITE_CITY	SITE_STATE	SITE_ZIP
0343 -014	199 TURK ST	SAN FRANCISCO	CA	94102
0339 -015A	249 EDDY ST	SAN FRANCISCO	CA	94102
0339 -016	233 EDDY ST	SAN FRANCISCO	CA	94102
338024				
0338 -025	230-242 TURK ST	SAN FRANCISCO	CA	94102
0338 -023	301-329 EDDY ST	SAN FRANCISCO	CA	94102
0338 -001A	241 JONES ST	SAN FRANCISCO	CA	94102
338006				
0338 -005	218-220 TURK ST	SAN FRANCISCO	CA	94102
0338 -002	225 JONES ST	SAN FRANCISCO	CA	94102
0338 -004	205 JONES ST	SAN FRANCISCO	CA	94102
0344 -004	150 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102
0344 -010	201B TURK ST # 201B	SAN FRANCISCO	CA	94102
0344 -002	111 JONES ST	SAN FRANCISCO	CA	94102
0344 -003	134 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102
349001				
0339 -014	240 JONES ST	SAN FRANCISCO	CA	94102
0339 -013	226-234 JONES ST	SAN FRANCISCO	CA	94102
0339 -015	265 EDDY ST	SAN FRANCISCO	CA	94102
0339 -011A	180-194 TURK ST	SAN FRANCISCO	CA	94102
0339 -012	220 JONES ST	SAN FRANCISCO	CA	94102
0339 -011	174 TURK ST	SAN FRANCISCO	CA	94102
0339 -010	168 TURK ST	SAN FRANCISCO	CA	94102
0339 -009	162-166 TURK ST	SAN FRANCISCO	CA	94102
0339 -019	145 TAYLOR ST	SAN FRANCISCO	CA	94102
339002				
0339 -008	152 TURK ST	SAN FRANCISCO	CA	94102
0339 -007	140 TURK ST	SAN FRANCISCO	CA	94102
0339 -006	130-132 TURK ST	SAN FRANCISCO	CA	94102
0339 -005	124 TURK ST APT 126	SAN FRANCISCO	CA	94102
0339 -004	116-118 TURK ST	SAN FRANCISCO	CA	94102
0339 -003	101-121 TAYLOR ST	SAN FRANCISCO	CA	94102
0343 -016	175 TURK ST	SAN FRANCISCO	CA	94102
0343 -001	101-105 TURK ST	SAN FRANCISCO	CA	94102
0343 -017	161-165 TURK ST	SAN FRANCISCO	CA	94102
0343 -017A	155 TURK ST	SAN FRANCISCO	CA	94102
0343 -018	133-145 TURK ST	SAN FRANCISCO	CA	94102
0343 -009	64 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102
0343 -013	132-148 JONES ST	SAN FRANCISCO	CA	94102
0343 -012	124-130 JONES ST	SAN FRANCISCO	CA	94102
0343 -011	118 JONES ST	SAN FRANCISCO	CA	94102
0343 -010	86-98 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102
343002				

0343 -008	48-50 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102
0350 -003	1060-1066 MARKET ST	SAN FRANCISCO	CA	94102
0350 -002	1028-1056 MARKET ST	SAN FRANCISCO	CA	94102

SITE_PLUS_4	OWNER_NAME_STD	OWNER_ADDRESS	OWNER_CITY
3914	CITY AND COUNTY OF SAN FRANCISCO	25 VAN NESS AVE STE 400	SAN FRANCISCO
2707	TURK & EDDY ASSOCS LP	201 EDDY ST	SAN FRANCISCO
2715	3916 SACRAMENTO STREET LLC	402 8TH AVE STE 207	SAN FRANCISCO
3808	ARMY, SALVATION	832 FOLSOM ST	SAN FRANCISCO
2606	CITY & COUNTY OF SAN FRANCISCO	25 VAN NESS AVE STE 400	SAN FRANCISCO
2683	PADRE APARTMENTS CMNTY	1999 BROADWAY STE 1000	DENVER
7217	SAN FRANCISCO BAY AREA, RESCUE	PO BOX 16217	SAN FRANCISCO
2608	KING FAMILY LIVING TRUST	141 JULIAN AVE	SAN FRANCISCO
2660	MERCY HOUSING CALIFORNIA VI	1600 BROADWAY STE 2000	DENVER
3810	SAINT ANTHONYS FOUNDATION	150 GOLDEN GATE AVE	SAN FRANCISCO
3807	TENDERLOIN FAMILY HOUSING LP	1525 GRANT AVE	SAN FRANCISCO
3902	111 JONES ASSOCIATES	1360 MISSION ST # 100	SAN FRANCISCO
3810	134 GOLDEN GATE LLC	100 LARKSPUR LANDING CIR	LARKSPUR
2614	AFFORDABLE, MARLTON ASS	1999 BROADWAY STE 1000	DENVER
2609	SAN FRANCISCO BAY AREA, RESCUE	230 JONES ST	SAN FRANCISCO
2715	WALDMAN FAMILY PARTNERSHIP LP	459 FULTON ST STE 307	SAN FRANCISCO
3947	AM PRESERVATION LP	201 EDDY ST	SAN FRANCISCO
2609	ALAN, TERRANCE J	1540 KIRKWOOD AVE	SAN FRANCISCO
3940	174 TURK ST LLC	4993 W BUENA VISTA AVE	VISALIA
3915	TENDERLOIN PCI LLC		
3915	SHAIKH, USMAN M	3807 CLEMENT ST	SAN FRANCISCO
2874	TAYLOR FAMILY HOUSING INC	201 EDDY ST	SAN FRANCISCO
3915	FISCHMAN, JACK	PO BOX 1239	ALAMO
3915	DESAI ENTERPRISES LLC	178 DRY CREEK RD	HEALDSBURG
3915	NALE, DAVID SCOTT	130 TURK ST # 132	SAN FRANCISCO
3932	124 TURK STREET LP	124 MIDCREST WAY	SAN FRANCISCO
3915	CENTRAL YOUTH HOSTEL LLC	626 27TH AVE	SAN FRANCISCO
2802	WBP LEASING INC	621 NW 53RD ST STE 700	BOCA RATON
3914	BUILT 1925 LLC	5155 W ROSECRANS AVE STE 361	HAWTHORNE
3914	57 TAYLOR I7 LP	1 BUSH ST STE 900	SAN FRANCISCO
3914	TURK & EDDY ASSOCS LP	201 EDDY ST	SAN FRANCISCO
3900	155 TURK ST ASSOCS LP	1145 BUSH ST	SAN FRANCISCO
3914	FRANCISCO STUDIOS INC	PO BOX 1670	IOWA CITY
3919	MOFFATT FAMILY TRUST	PO BOX 541	BRENTWOOD
3922	LYRIC HOUSING ASSOCIATES	1385 MISSION ST STE 200	SAN FRANCISCO
3922	BAPU DOLATSINH LLC	1461 UNIVERSITY AVE	BERKELEY
3922	AL-SABEEL	118 JONES ST	SAN FRANCISCO
3919	SEN, JACK ASSN	750 PACIFIC AVE	SAN FRANCISCO

3919	48 GOLDEN GATE AVE ASSOCIATES	308 JESSIE ST	SAN FRANCISCO
3923	1066 MARKET LLC	235 MONTGOMERY ST	SAN FRANCISCO
3923	1028 MARKET STREET OWNER LLC	560 MISSION ST # 5TH	SAN FRANCISCO

OWNER_STATE	OWNER_ZIP	OWNER_ZIP4	OWNER_OCCUPIED	Correspon dence Method: USPS or Email?	Date Consultatio n Letter Sent	Follow-Up and Response
CA	94102	6051	N			
CA	94102	2715	N			
CA	94118	3057	N			
CA	94107	4502	N			
CA	94102	6051	N			
CO	80202	5704	N			
CA	94116	217	N			
CA	94103	3410	N			
CO	80202	4929	N			
CA	94102	3810	N			
CA	94133	3323	N			
CA	94103	2626	N			
CA	94939	1764	N			
CO	80202	5704	N			
CA	94102	2662	N			
CA	94102	4366	N			
CA	94102	2715	N			
CA	94124	2111	N			
CA	93291		N			
			N			
CA	94121	1518	N			
CA	94102	2715	N			
CA	94507	7239	N			
CA	95448	4702	N			
CA	94102	3915	N			
CA	94131	1240	N			
CA	94121	2813	N			
FL	33487	8242	N			
CA	90250	6653	N	USPS	8/27/2020	
CA	94104	4415	N	USPS	8/27/2020	
CA	94102	2715	N	USPS	8/27/2020	
CA	94109	5919	N	USPS	8/27/2020	
IA	52244	1670	N	USPS	8/27/2020	
CA	94513	541	N	USPS	8/27/2020	
CA	94103	2631	N	USPS	8/27/2020	
CA	94702	1508	N	USPS	8/27/2020	
CA	94102	3922	N	USPS	8/27/2020	
CA	94133	4440	N	USPS	8/27/2020	
				USPS	8/27/2020	

CA	94103	3002	N	USPS	8/27/2020	
CA	94104	2902	N	USPS	8/27/2020	
CA	94105	2907	N	USPS	8/27/2020	

**Native American Heritage Commission
Native American Contact List
San Francisco County
8/4/2020**

***Amah Mutsun Tribal Band of
Mission San Juan Bautista***

Irenne Zwiernie, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan

***Costanoan Rumsen Carmel
Tribe***

Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Costanoan

***Indian Canyon Mutsun Band of
Costanoan***

Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Costanoan

***Muwekma Ohlone Indian Tribe
of the SF Bay Area***

Monica Arellano,
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

Costanoan

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3388
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com

Bay Miwok
Ohlone
Patwin
Plains Miwok

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 180 Jones Street Project, San Francisco County.

PROGRAMMATIC AGREEMENT
BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO (City) AND THE
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER (SHPO)
REGARDING 180 JONES STREET
AFFORDABLE HOUSING DEVELOPMENT,
SAN FRANCISCO, CALIFORNIA

WHEREAS, the Mayor's Office of Housing and Community Development of the City and County of San Francisco (City) has determined that the development (Undertaking) of an affordable housing development at 180 Jones Street, San Francisco, California, by Tenderloin Neighborhood Development Corporation (Concurring Party) may have an effect on yet unidentified subsurface properties; and

WHEREAS, the Tenderloin Neighborhood Development Corporation (Concurring Party) has been invited to be signatory to this agreement as a Concurring Party; and

WHEREAS, the Concurring Party is applying for Section Eight project-based housing vouchers which are subject to regulation by 24 CFR Part 58; and

WHEREAS, the City and County of San Francisco (City) has assumed responsibility for environmental review responsibilities for programs and activities subject to regulation under Part 58; and

WHEREAS, the Director of the Mayor's Office of Housing and Community Development has been designated the Agency Official under Section 106 of the National Historic Preservation Act (NHPA) and the Certifying Officer under Part 58; and

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the January 2007 Programmatic Agreement (Part 58 PA) by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs; and

WHEREAS, pursuant to the PA, the City and the SHPO have agreed that resolution of potential adverse effects cannot be resolved through a Standard Mitigation Measures Agreement (SMMA); and

WHEREAS, the City is a Certified Local Government pursuant to Section 101(c)(1) of the NHPA; and

WHEREAS, the City has established the Area of Potential Effects (APE) for the Undertaking for archaeological resources as defined at 36 CFR § 800.16 to be limited to the legal lot lines of the property described as 180 Jones Street (APN 0343014), City and County of San Francisco, California; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a moderate potential of identifying Native American archeological resources and a moderate to high potential of identifying historic-period archeological resources

in the APE and has recommended a qualified archeologist conduct further archival and field study to identify cultural resources, especially a good-faith effort to identify those buried deposits that may show no signs on the surface (NWIC File No. 19-1966); and

WHEREAS, the NWIC has further advised the City that if archeological resources are encountered during construction, that work should be temporarily halted in the vicinity of discovered materials and workers should avoid altering the materials and their context until a qualified professional archeologist has evaluated the situation and provided appropriate recommendations; and

WHEREAS, the San Francisco Planning Department employs staff who are appropriately qualified to coordinate the reviews of resources and historic properties as applicable to the resources and historic properties being addressed and who meet the Secretary of the Interior's Professional Qualifications Standards and have the knowledge to assess the resources within an Undertaking's APE; and

WHEREAS, the Staff Archeologist has reviewed archival research, and site sensitivity in regards to prehistoric and historical archeological resources; and

WHEREAS, pursuant to the Advisory Council on Historic Preservation's (ACHP) Section 106 regulations and the PA for Part 58, the City has conducted outreach and has actively sought and requested the comments and participation of members of the Ohlone/Costanoan Indian tribe; and

WHEREAS, in accordance with 36 CFR § 800(6)(a)(1), the City has informed the ACHP of its potential adverse effect determination with specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, the City and the SHPO have agreed to the procedures and methodology that the City will use to avoid any adverse effects from the proposed project on buried or submerged historic properties; and

WHEREAS, on **May 6, 2020**, the Mayor's Office of Housing sent a letter seeking public comment regarding the Undertaking to businesses, residents and occupants of buildings within 300 feet of 180 Jones Street (APN 0343014), and considered comments received on the Undertaking.

NOW, THEREFORE, the City and the SHPO agree that the Undertaking shall be implemented according to the following stipulations in order to take into account the effects the Undertaking may have on historic properties.

Execution of this PA by the City and the SHPO, and implementation of its terms, evidence that the City has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment. Based on the reasonable assumption that the Undertaking may cause alterations in the character or use of historic properties and in accordance with the requirements of Stipulation XI of the PA (Consideration and Treatment of Archeological

Resources) and IX Resolution of Adverse Effects, the following measures shall be undertaken to avoid any adverse effects from the proposed project on buried or submerged historic properties:

STIPULATIONS

The City will ensure that the following measures are carried out.

I. Qualified Archeological Consultant Responsibilities

- A. The City shall ensure that all work carried out pursuant to this Agreement shall be done by or under the direct supervision of historic preservation professionals who meet the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historic Archeology.
- B. The Project Developers will retain the services of an Archeological Consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the San Francisco Planning Department;
- C. All work carried out pursuant to this Agreement shall meet the Secretary of the Interior's Standards for Archeology and Historic Preservation (SOI's Standards);
- D. The Archeological Consultant shall undertake such archival research and conduct field studies as deemed necessary by the Staff Archeologist.
- E. The Archeological Consultant shall develop an Archeological Testing Plan.
- F. The Archeological Consultant shall undertake the archeological testing program as specified herein. In addition, the Archeological Consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.
- G. The Archeological Consultant's work shall be conducted in accordance with this measure at the direction of the Staff Archeologist.
- H. All plans and reports prepared by the Archeological Consultant as specified herein shall be submitted first and directly to the Staff Archeologist for review and comment, and shall be considered draft reports subject to revision until final approval by the Staff Archeologist.

II. Consultation with Descendant Communities

On discovery of an archeological site associated with descendant Native Americans, Overseas Chinese, or other descendant group, an appropriate representative of the descendant group and the Staff Archeologist shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with the Staff Archeologist regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group;

III. Archeological Testing Program

A. The archeological testing program shall be conducted in accordance with the Archeological Testing Plan (ATP) as approved by the Staff Archeologist. The ATP will identify the types of expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing methods to be used, and the locations recommended for testing.

B. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historic property using the criteria of the National Register of Historic Places (NRHP).

C. At the completion of the archeological testing program, the Archeological Consultant shall submit a written report of the findings to the Staff Archeologist. If based on the archeological testing program the Archeological Consultant finds that significant archeological resources may be present, the Staff Archeologist in consultation with the Archeological Consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the Staff Archeologist. If the Staff Archeologist determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the Project Developers either:

1. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
2. A data recovery program shall be implemented, unless the Staff Archeologist determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

D. Archeological Data Recovery Program

1. If archeological resources are identified and determined by the Staff Archeologist to be significant under NRHP Criterion D, an archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The Archeological Consultant, Project Developers, and Staff Archeologist shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The Archeological Consultant shall submit a draft ADRP to the Staff Archeologist. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.

2. Data recovery, in general, should be limited to archeological properties determined to be significant, following application of all NRHP criteria, as defined above, and portions of the historic property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical;

3. The scope of the ADRP shall include the following elements:
 - a) Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
 - b) Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
 - c) Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
 - d) Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
 - e) Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
 - f) Final Report. Description of proposed report format and distribution of results.
 - g) Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

IV. Evaluation of Archeological Resources

The City shall use the NRHP criteria for evaluating the significance of the archeological resources and their eligibility for listing on the NRHP. The criteria for evaluation are the quality of significance in American history, architecture, archeology, engineering, and culture, and may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

If an archeological resource is encountered that the City determines is eligible for inclusion in the NRHP, the City shall act in accordance with the applicable provisions of the Part 58 PA. The property and eligibility determination will be submitted to the SHPO for review pursuant to the terms of Stipulation V.

If resources are found that the Staff Archeologist determines to meet significance Criterion D, and if preservation in place is not feasible, an Archeological Data Recovery Program shall be implemented in accordance with Stipulation XI of the Part 58 PA. If resources are found to meet Criteria A and/or B and/or C, then representatives of the appropriate descendant community or the appropriate community member shall be notified immediately upon the determination. Upon

such notification and in consultation with appropriate descendant community representatives, the Staff Archeologist will identify appropriate treatment and will be implemented by the Archeological Consultant and Project Developers. If after fifteen days of notification to the descendant community does not respond to the request for consultation then the appropriate treatment, as approved by the Staff Archeologist, will be implemented by the Archeological Consultant and Project Developers.

V. Archeological Monitoring Program (AMP)

A. If the Staff Archeologist (in consultation with the Archeological Consultant) determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

1. The Archeological Consultant, Project Developers, and Staff Archeologist shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing.
2. The Staff Archeologist (in consultation with the Archeological Consultant) shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context.
3. The Archeological Consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource.
4. Archeological monitor(s) (Monitors) under the supervision of the Archeological Consultant and as approved by the Staff Archeologist shall be present on the project site according to a schedule agreed upon by the Archeological Consultant and the Staff Archeologist until the Staff Archeologist has (in consultation with the Archeological Consultant) determined that project construction activities could have no effects on significant archeological deposits.
5. The Monitors shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.
6. If an intact archeological resource is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The Monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the Monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the Staff Archeologist. The Archeological Consultant shall immediately notify the Staff Archeologist of the encountered archeological deposit. The Archeological Consultant shall make a reasonable effort to assess the identity, integrity, and

significance of the encountered archeological deposit, and present the findings of this assessment to the Staff Archeologist.

7. Whether or not significant archeological resources are encountered, the Archeological Consultant shall submit a written report of the findings of the monitoring program to the Staff Archeologist.

VI. Human Remains and Associated or Unassociated Funerary Objects

If human remains are discovered at any time during the implementation of the Undertaking, the agency shall follow the provisions of the Native American Graves Protection and Repatriation Act (25 USC § 3001) and the California Health and Human Safety Code (Human Remains) Section 7050.5 as well as local laws as appropriate. This shall include immediate notification of the Office of the Medical Examiner of the City and County of San Francisco and in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The Staff Archeologist, Archeological Consultant, Project Developers, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

VII. Final Archeological Resources Report

A. The Archeological Consultant shall submit a Draft Final Archeological Resources Report (FARR) to the Staff Archeologist that evaluates the historic significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

B. Once approved by the Staff Archeologist, copies of the FARR shall be distributed as follows: the California Historical Resources Information System, NWIC shall receive one (1) copy and the Staff Archeologist shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the NRHP or the California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the Staff Archeologist may require a different final report content, format, and distribution than that presented above.

VIII. Objections

A. Should any signatory object at any time to the manner in which the terms of this agreement are implemented, the City shall consult with the objecting party(ies) to resolve the objection and inform the other signatories of the objection. If the City determines within fifteen (15) calendar days of receipt that such objection's cannot be resolved, the City will forward all

documentation relevant to the dispute to the ACHP in accordance with 36 CFR § 800.2(b)(2). The City in reaching a final decision regarding the dispute shall take any ACHP comment provided into account. The City's responsibility to carry out all other actions under this PA that are not the subjects of the disputed will remain unchanged.

B. At any time during implementation of the measures situated in this agreement, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen (15) calendar days and inform the other signatories of the objection. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR 800.2(b)(2).

C. If any signatory believes that the terms of this agreement cannot be carried out, or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR § 800.6(c)(7) and 800.6(c)(8). If this agreement is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR 800.

IX. Duration of the agreement.

This PA is in effect for five (5) years from the date of execution. At any time, the signatories can agree to amend the PA in accordance with the amendment process referenced in Stipulation XII, below.

X. Post-Review Discoveries.

After all archeological work has concluded there is the possibility that unanticipated discovery of archeological deposits and/or features could occur during additional construction efforts. It is possible that such actions could unearth, expose, or disturb subsurface archeological, historical, or Native American resources that were not observable during previous archeological phases. To facilitate compliance with regulatory requirements, project personnel shall be alerted to the possibility of encountering archeological materials and/or human remains during construction, and apprised of the proper procedures to follow in the event that such materials are found in accordance with 36 CFR 800.13(a)(3).

XI. Dispute Resolution:

A. Should any signatory or concurring party to this PA object at any time to any actions proposed or the manner in which the terms of this PA are implemented, City shall consult with such party to resolve the objection. If the City determines that such objection cannot be resolved, the City will:

1. Forward all documentation relevant to the dispute, including the City's proposed resolution, to the ACHP. The ACHP shall provide the City with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the City shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP,

signatories and concurring parties, and provide them with a copy of this written response. The City will then proceed according to its final decision.

2. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period; the City may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the City shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the PA, and provide them and the ACHP with a copy of such written response.

3. The City's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

XII. AMENDMENTS, NONCOMPLIANCE, AND TERMINATION

A. If any signatory believes that the terms of this PA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR § 800.6(c)(7). If this PA is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR § 800.6(c)(8).

B. If either the terms of this PA or the Undertaking have not been carried out within five (5) years of the execution of this agreement, the signatories shall reconsider its terms. If signatories agree to amend the PA, they shall proceed in accordance with the amendment process outlined in stipulation XII.A.

Execution and implementation of this agreement evidence that the City has taken into account the effects of the Undertaking on historic properties, and the City has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and its implementing regulations.

CITY AND COUNTY OF SAN FRANCISCO
MAYOR'S OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT

By:

Eric D. Shaw, Director

Date

CALIFORNIA STATE HISTORIC
PRESRVATION OFFICER

By:

Julianne Polanco

Date

Tenderloin Neighborhood Development
Corporation
(Concurring Party)

By:

Its:

Date

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: Tuesday, January 7, 2020
 Meeting Time: 6 pm
 Meeting Address: 180 Turk Street
 Project Address: 180 Jones Street
 Property Owner Name: City and County of San Francisco, ground lessor 180 Jones Associates, L.P.
 Project Sponsor/Representative: Nick Wilder, Tenderloin Neighborhood Development Corporation

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.				<input type="checkbox"/>
2. C.H.L	816	#816		<input type="checkbox"/>
3. Wei Guang Lei		#207		<input type="checkbox"/>
4. Wan Chang Xu		#909		<input type="checkbox"/>
5. Gui Yu Li		501		<input type="checkbox"/>
6. SHANAN LI		502		<input type="checkbox"/>
7. YU		910		<input type="checkbox"/>
8. RJ		715		<input type="checkbox"/>
9. SH		805		<input type="checkbox"/>
10. Y M OH		809		<input type="checkbox"/>
11. Hui Ai YU		508		<input type="checkbox"/>
12. Y. H		812		<input type="checkbox"/>
13. W. H. M		703		<input type="checkbox"/>
14. PEI song zeng		702		<input type="checkbox"/>
15. Y. C		401		<input type="checkbox"/>
16. F C		608		<input type="checkbox"/>
	BC	605		

Address: all attendees live at Antonia Manor (180 Turk St, San Francisco, CA 94102)

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NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. JL 903				<input type="checkbox"/>
2. Min Liang, 509				<input type="checkbox"/>
3. Zha S. Eper 514				<input type="checkbox"/>
4. Chung Shu 304				<input type="checkbox"/>
5. QIAO YUE KWAIV/STIV 216				<input type="checkbox"/>
6. Jin Xiao Huhale 212				<input type="checkbox"/>
7. SH ZHEN ZHOU 210				<input type="checkbox"/>
8. Jia & Jia 908				<input type="checkbox"/>
9. RL 1002				<input type="checkbox"/>
10. Shan Jigao Li 515				<input type="checkbox"/>
11. Tite 415				<input type="checkbox"/>
12. LLE 215				<input type="checkbox"/>
13. M.W 312				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>

↓

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 (180 Turk St San Francisco, CA 94102)

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	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Elida Huang		#411		<input type="checkbox"/>
2.	HU, GING		1015		<input type="checkbox"/>
3.	Siuwan-mui marl		915		<input type="checkbox"/>
4.	4 B H		714		<input type="checkbox"/>
5.	HONG BO LIANG		811		<input type="checkbox"/>
6.	Susan B. Ryan				<input type="checkbox"/>
7.	Curtis Bradford		415 426 8982		<input type="checkbox"/>
8.	QIANG Hides		704		<input type="checkbox"/>
9.	YAN CHANG WANG		205		<input type="checkbox"/>
10.	YONG YI TAN		204		<input type="checkbox"/>
11.	RICHARD DESAUTELL		307		<input type="checkbox"/>
12.	YIUBO - 12		410		<input type="checkbox"/>
13.	YAU LOU		409		<input type="checkbox"/>
14.	LEI		406		<input type="checkbox"/>
15.	TI HOAN		511		<input type="checkbox"/>
16.	Zai sheng lei		911		<input type="checkbox"/>
	WEIZ HUANG		405		<input type="checkbox"/>

Address: all attendees live at Antonia Manor
 (180 Turk St San Francisco, CA 94102)

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	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Quynh We	T165 # 405			<input type="checkbox"/>
2.		attendee lives at Antonia Manor			<input type="checkbox"/>
3.		(180 Jones St San Francisco CA			<input type="checkbox"/>
4.		94102)			<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

BLOCK SAFETY SIGN-IN SHEET

GROUP	200/300 Turk		
LOCATION	Kroc Center	DATE	Nov 13, 2019

NAME	ORGANIZATION	PHONE	EMAIL
Nicole Richardson	TLCBD	415.850.4696	blocksafetygroups@tlcbd.org
Jacob Goldstein	TNDC	415 350 3927	jgoldstein@tndc.org
Jimmy Newell	Money Housing	415 474-9760	jnewell@moneyhousing.org
JOE GATMEN	KROC CENTER	415 345 3436	joseph.gatmen@usw.salvationarmy.org
CORY BARONE	TENDERLOIN POLICE STATION	415-345-7300	CORY.BARONE@sfgov.org
Katherine Au	The Salvation Army Kroc Center	415.345.3407	katherine.au@usw.salvationarmy.org
Erin Geer	CCDC - TPH	415.921.8695	erin.geer@chinatowncdc.org
Michael Vuong	BELSF	415.516.2320	mvuong@kidsclub.org
Rhondalechuga	Lyric Hotel	415-776-3660	Lyric@JSCO.NET
Larry Kido	Lyric Hotel	415-255-3788	
R.A. Lucha	Lyric Hotel	415 573-5982	Lyricapm@JSCO.NET
SAL G	Healing Well SF	415.500.2099	Sa@healingwellSF.org
Bushra Tanaka Alabsi	CCFC	415-852-2189	alabbushra123@gmail.com