




Appendix C

Historical and Cultural Resource Documentation



Legend:

-  Direct APE
-  Indirect APE
-  Parcel Boundary

Scale: 0 75 150 Feet

North Arrow: N

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: 4200 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 4200 Geary Boulevard

City:

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 1438/017A

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located at the northwest corner of Geary Boulevard and Sixth Avenue, the property at 4200 Geary Boulevard occupies the corner lot. The building is comprised of two portions – a 1918 mortuary building and an adjacent 1936 chapel building. The mortuary building is rectangular in plan with a flat roof, stucco exterior, and brick waterline. The 1936 chapel building is immediately west of the mortuary building and features a cross-gable roof with a stucco exterior and Gothic Revival elements like its west elevation oriel window. The mortuary is a modified two-story classical revival style building and features two entries – one on the Geary Boulevard elevation, pronounced by a barrel canvas awning and one at the 6th Avenue elevation with flanking Corinthian columns. Its Geary elevation continues for five bays, while its Sixth Avenue elevation is comprised of eight bays. First floor windows are arched with paired casements below a transom while second floor windows are rectangular with a mix of fixed and paired casement windows. The chapel building continues from the mortuary portion of the building along Geary and features the same brick waterline along its street facing elevation. Its primary entrance is at the west side of the building, beneath a decorative entablature that reads “Ashely Memorial Chapel”. It features tripartite stained-glass windows on its primary elevation’s first and second floors. The west elevation, also visible from the street, features an oriel window at the second-floor gable and continues for three bays toward the rear of the site. A surface parking lot occupies the north end of the site with vehicular access at Sixth Avenue. There is secondary vehicular access along Geary leading to a covered carport parking spot. The building is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

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

☐ Prehistoric ☐ Both

1918; 1936 San Francisco
Department of Building Inspection,
building permit

***P7. Owner and Address:**

N/A

***P8. Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**

December 2021

***P10. Survey Type:** (Describe)

Intensive

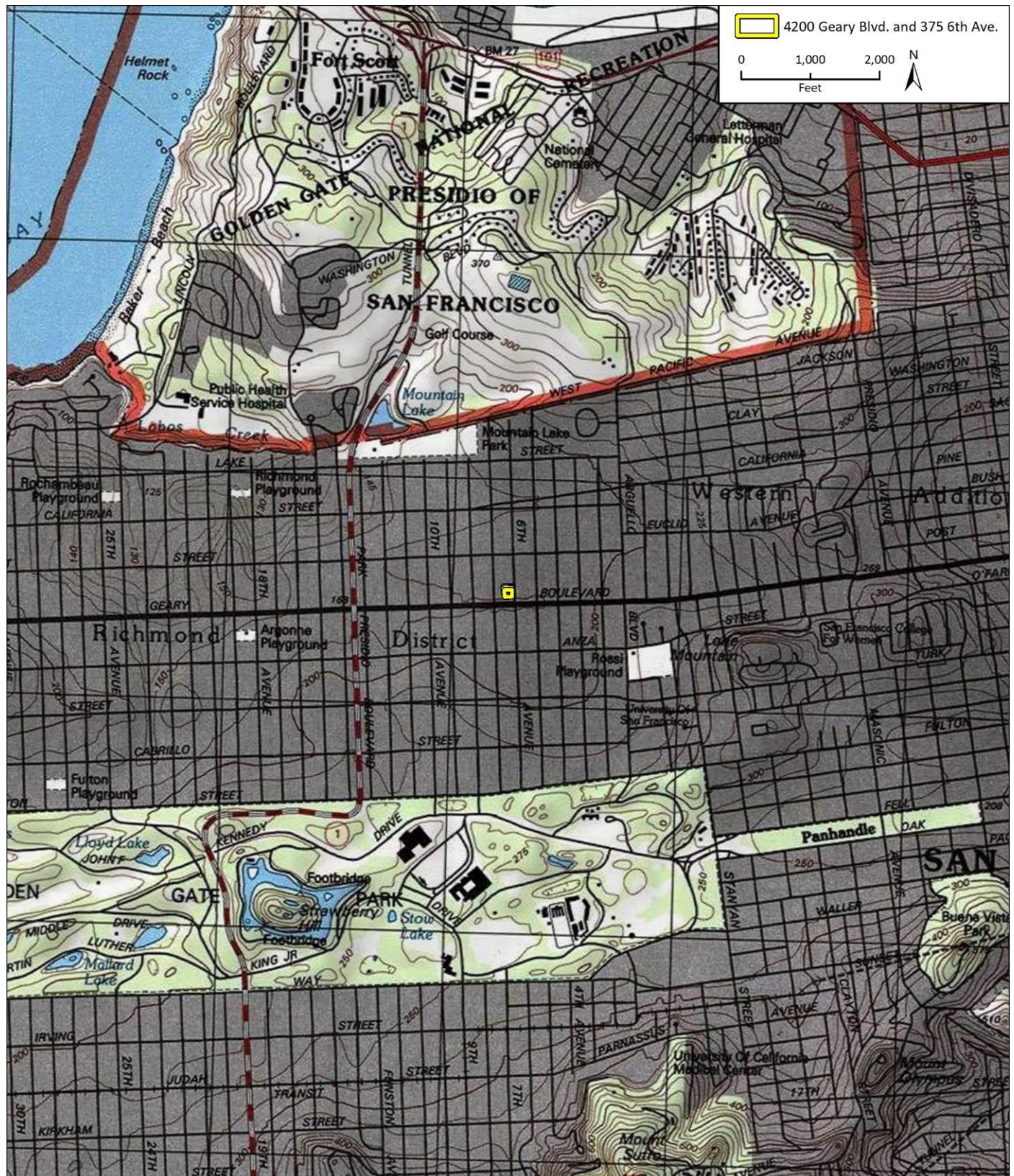
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") none

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4200 Geary Boulevard

- B1. Historic Name: Ashley & McMullen Mortuary
B2. Common Name: Ashely & McMullen/ Cathay Mortuary-Wing Sun
B3. Original Use: Mortuary B4. Present Use: Vacant

*B5. Architectural Style: Classical Revival and Gothic Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original mortuary building, constructed in 1918, was designed by local architect August G. Headman who designed a two-story over basement building with the business offices on the first floor and two apartments above. Interior improvements, modifying second floor partitions were carried out in 1928 and 1931. The permit to construct the chapel on adjoining parcels (17B and 17C) was issued in November 1936. The chapel addition, designed by Arthur O. Johnson, nearly doubled the footprint of the building. In September 1940, the chapel received minor interior alterations. In 1944, the roof in the organ room was raised. In 1962 the original cornice at the mortuary portion of the building was removed received new stucco cladding and wood casement windows on Geary were replaced with aluminum sliders. Also, in 1962, the building's signage was replaced with back lit signage on Geary. In 1972, the mortuary's second story was remodeled. In 1975 the building was updated again. At the exterior, the brick waterline was added and entrance canopies were replaced. At this time the chapel interior was remodeled and the second floor of the mortuary was also remodeled. In 1976 the chapel and mortuary second floor received further changes, including enlarging the business office and updates to the chapel. After the Loma Prieta earthquake in 1989 damaged the building's chimney and roof-mounted water tank, the chimney was removed and the water tank secured. In 1992, the building was remodeled for a new funeral chapel and interior ADA updates. In 2004, a permit was issued for a wood-burning fireplace to be installed.

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

Original Location:

*B8. Related Features: None

B9a. Architect: August G. Headman; Arthur O. Johnson

b. Builder: Nelson & Bauer; Peter Satoris

*B10. Significance: Theme: Institutional Development

Area: Richmond District

Period of Significance: Property Type: Mortuary Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to construction of the building, the site housed the Richmond Lumber Company which contained several one-story wood-framed offices and sheds. The current building was constructed in 1918 by local architect August G. Headman for Jacob Macowsky for an undertaking establishment with two flats on the second floor. He leased the property to Charles Ashley and Irving McMullen, of Ashley & McMullen funeral directors, who previously had an establishment at 325 Sixth Avenue. In 1928, Ashley purchased the adjacent lot and in 1931 began to make alterations to the building, including an expansion. The expansion continued in 1936 with the addition of the chapel building. Ashley & McMullen operated at this location until 1971 when it was sold to the Cathay Corporation, a subsidiary of Nicholas Daphne's chain of Bay Area mortuaries. Operated at the Cathay Mortuary-Win Sun, it catered to the Richmond District's growing Chinese and Chinese-American population. The building underwent several updates and changes during in the following years. Daphne died in 1990 and the business was passed to his daughter Daphne Daphne, who operated the business until it closed in 2019. The building is currently vacant. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

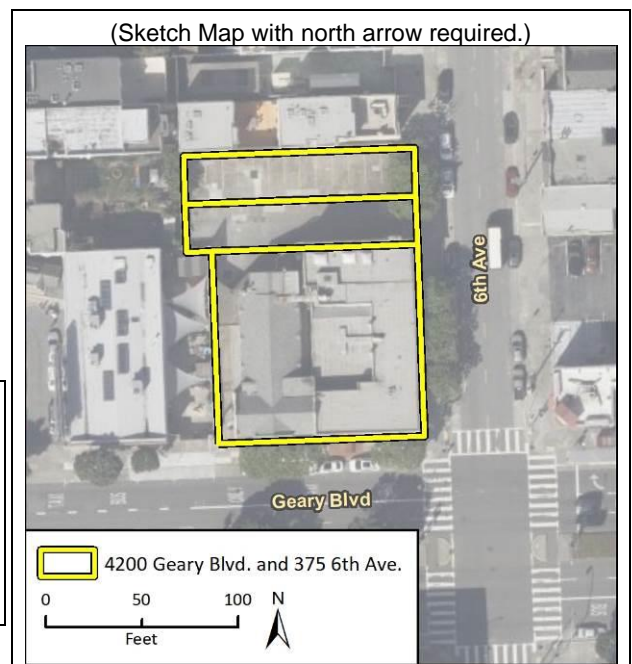
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



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

Primary #
HRI#
Trinomial

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*Resource Name or # 4200 Geary Boulevard

*Recorded by: JulieAnn Murphy, Rincon Consultants *Date: December 2021

■ Continuation □ Update

Historic Context (continued)

Historic Development

San Francisco's west side, including the Inner Richmond remained largely undeveloped throughout the 19th Century. The invention of the Cable Car by Hallidie in 1873 and electrification in the 1890s opened up residential development on the city's steep hills, extending housing development patterns eastward and southward, including the Inner Richmond. The opening of streetcar tunnels in 1918 and 1928, and the later adoption of automobile ownership in the 1920s further spurred residential development. The Inner Richmond was built out from the 1920s to the 1940s, largely with single family homes with integral garages (Brown 2010). The western districts of San Francisco were largely white (California born) and immigrants were mostly from Europe, mostly Irish and Italian (Graves and Watson 2015). After World War II, the city experienced a building boom, building thousands of residences to meet the housing needs of returning veterans. During that period, San Francisco awarded more residential building permits than any other city in the US (Graves and Watson 2015).

This historic context below was extracted largely from the National Register of Historic Places Multiple Documentation Form, Asian Americans and Pacific Islanders in California, 1850-1970 approved by the Keeper of the National Register of Historic Places in January 2020.

Sustained immigration from Asia to California did not occur until the Gold Rush in 1849 and the years after California Statehood in 1850. Initially 325 Chinese "forty-niners" arrived. By 1852, over 20,000 had arrived in California. They were primarily single men, or men who left families and expected to return to China after the Gold Rush. San Francisco attracted Chinese migrants because it was often the first port of disembarkment and was California's largest city in the late nineteenth century, thereby offering the best opportunities for work. In the years after the Gold Rush, many Chinese immigrants worked on the Transcontinental Railroad, spurring more immigration from China. By 1870, over 63,000 Chinese were in the United States, with most residing in California. Once the railroad was completed in 1869, many migrated to San Francisco where there was a strong Chinese community involved in manufacturing. Chinese immigrants were confined by law to live in Chinatown. In San Francisco, Chinatown emerged with eighty-five establishments including general stores, apothecaries, restaurants, butchers, and boarding houses and was located between Kearny and Stockton Streets and Sacramento and Jackson Streets.

Though Chinese immigrants were first welcomed as hard working, as the as the first group to emigrate en masse to California, they became the target of the organized labor movement that represented predominately white, low-skilled workers. By 1880 there were over 100,000 Chinese in the United States. The economic downturn in the 1870s lent itself to increased anti-Chinese sentiment and the development of restrictive immigration policies targeting migration from Asia followed soon thereafter and continued into the 1960s. The animosity toward Chinese immigrants, often expressed through violence, ultimately resulted in the Chinese Exclusion Act of 1882, the first US immigration policy to bar a specific group of people based on race or nationality. Initially only passed for a ten-year period it was extended in 1892 and made permanent in 1902. San Francisco's Angel Island Immigration Station opened in 1910 to enforce the Exclusion Act. By 1920 the Chinese population in California fell to about 60,000.

Most of the buildings of San Francisco's Chinatown were destroyed in the 1906 earthquake. In the aftermath, city officials tried to locate Chinatown from downtown to less desirable areas of the city. In the decade after the earthquake, however, Chinatown was rebuilt by the Chinese community. White architects were hired to create Chinese style architecture to distinguish the area as uniquely Chinese, later becoming a tourist draw and transforming the mainstream American impression of the Chinese community. The attitude toward Chinese immigrants changed during World War II, and while Japanese Americans were forcibly removed, and incarcerated Chinese immigrants and Chinese Americans were considered the "good Asians". The Chinese Exclusion Act of 1882 was repealed by in the Magnuson Act of 1946, following the War Brides Act of 1945 which allowed Chinese women to enter the US in significant numbers, either as new brides or as part of family reunification.

Chinese Americans in the Inner Richmond

The postwar years brought significant changes in development and immigration. Immigration was further expanded through the 1965 Immigration and Nationality Act. As explained in the *Chinese American Historic Context Study (Internal Draft)*, completed by the San Francisco Planning Department, as San Francisco continued to expand, the city's Chinese American population began to move out of Chinatown and into the western neighborhoods of the city, including the Inner Richmond. Though there is some evidence of a small Chinese population in the Richmond District in the late 1890s, including reference to a Chinese laundry in the 1897 Sanborn Map large scale Chinese and Chinese-American populations did not appear to move to the area until many years later. Beginning in the mid-1900s, Chinese families began to move to the Richmond District looking for bigger homes and more space. The Inner Richmond was an area where banks were willing to lend money to minority residents, while many other neighborhoods remained out of reach due to redlining practices.

In addition to access to funding, the Inner Richmond was logistically a good choice for the Chinese community to expand to because of its proximity to Chinatown. Though Chinese populations would eventually extend to other areas of San Francisco, including the neighboring western neighborhood of the Sunset District, Chinese residents first left Chinatown for the Inner Richmond, thereby allowing them to maintain connections with the existing Chinatown community (Floersh 2021). Similar to Chinatown in the 19th century, the expansion of the Chinese and Chinese American population included the growth and development of establishments to cater to the population. It was not until the late 1970s, however, that the Richmond District came to be known as a "Second Chinatown" or "New Chinatown" as Chinese restaurants, grocers, and services were established in the Richmond District, especially along Clement Street.

CONTINUATION SHEET

Page 5 of 6

*Resource Name or # 4200 Geary Boulevard

*Recorded by: JulieAnn Murphy, Rincon Consultants *Date: December 2021

■ Continuation □ Update

Significance (continued):

August G. Headman

August G. Headman was born in Oregon in 1883 and moved to San Francisco with his family in when he was a teenager. After completing his high school education, August began work as a draftsman with established firms Havens & Toepke and Salfeld & Kohlberg, in the evenings attending classes at the Hopkins Art Institute, the Mechanics Institute, and the Humboldt Evening Technical School. He attended the University of Pennsylvania, and graduated with his architecture degree in 1907. After attending the Ecole des Beaux-Arts, he returned to San Francisco in 1909, beginning a partnership with Perseo Righetti (1871-1982). The partnership designed a large number of downtown buildings, as well as many multi-unit apartment buildings and hotels before being dissolved in 1914. Headman established his own practice and designed several grand homes, including a group of six duplex houses (2525 through 2637) along Lyon Street completed in 1924. He died in 1925.

Arthur O. Johnson

Arthur O. Johnson was born in Visalia in 1876. He spent most of his life in San Francisco, working as an architect and opening his own practice beginning in approximately 1935. He specialized in the design of school and public buildings. He died in Oakland in 1939.

Nicholas Daphne and Cathay Mortuary

Nicholas Daphne, born in Greece in 1908, immigrated to the United States as a young boy and grew up in San Francisco. After high school he studied embalming and worked for several funeral homes before opening his first mortuary in 1938, Daphne Funerals. He was dissatisfied with how the mortuary business was run and became an informant to Jessica Mitford who exposed price gouging and price fixing in the American funeral industry in her 1963 book, *The American Way of Death* (VerPlank 2019).

In 1946, Daphne bought the Cathay Mortuary in Chinatown, which catered almost exclusively to Chinese and Chinese Americans. Daphne Funerals went on to open other funeral homes and mortuaries in the Bay Area that did not cater to a specific group or religious practice. In the early 1970s Daphne sought to capitalize on the expansion of the Chinese community to the Inner Richmond and purchased the funeral home at 4200 Geary, then known as the Ashley and McMullen Mortuary in 1971. Officially owned by the Cathay Mortuary, the business was known simultaneously Ashley and McMullen and Cathay Mortuary -Wah Sang. Like its Chinatown location, it specialized in Chinese funerals rooted in Buddhist traditions. The Chinatown Cathay Mortuary closed in 1990 after Nicholas Daphne's death and Cathay Mortuary-Wah Sang continued to serve the Chinese community until it closed in 2019 (VerPlank 2019).

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds the property ineligible for listing in the NRHP.

In addition to applicable NRHP designation criteria, the property at 4200 Geary Boulevard was evaluated using the registration requirements provided for in the Multiple Property Documentation Form (MPDF) Asian Americans and Pacific Islanders in California, 1850-1970, from which the property's historic context was derived. That MPDF establishes several themes and properties types associated with Asian Americans and Pacific Islanders in California. The MPDF provides guidelines for evaluating "Property Types Associated with Migration and Community Formation," for those properties associated with Asian American and Pacific Islander (AAPI) communities during the period of significance in many ways including:

- Properties associated with settlement patterns and community formation, often near the location of jobs, may be linked to the establishment of residential or commercial AAPI concentrations, or residential, commercial, institutional (private or public), educational, or civic properties associated with significant individuals or events.

The MPDF further explains that the registration requirements should reflect one or more of the following:

- Directly associated with the migration or community formation of one or more associated AAPI communities.
- May be important for its association with numerous historic events and personages for the cumulative importance of those events and individuals to the community or communities.
- May reflect the changing demographics of a neighborhood
- May represent a significant event or movement in the social history of a locality or California.
- Length of time and significance to the associated AAPI community or communities must be compared to other properties with similar association and significance to identify resources that are most representative.
- May be buildings designed by AAPI architects, constructed by AAPI builders, and/or with Asian design features.
- Should retain integrity of location, design, feeling, and association.
- Those nominated under Criterion C should also retain integrity of materials and workmanship through the presence of the majority of the features that illustrate its architectural distinction.

CONTINUATION SHEET

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*Resource Name or # 4200 Geary Boulevard

*Recorded by: JulieAnn Murphy, Rincon Consultants *Date: December 2021

☐ Continuation ☒ Update

National Register of Historic Places (NRHP) Evaluation (Continued)

4200 Geary Avenue is associated with the settlement patterns of Chinese and Chinese Americans as they moved from San Francisco's downtown Chinatown to the western neighborhood of the Inner Richmond. Its transformation into a funeral home which catered to the growing Chinese and Chinese American population under the direction of Nicholas Daphne is representative of the changing demographics of the Inner Richmond from a mostly white neighborhood to an increasingly Chinese neighborhood, which began in the mid-1960s and increased in the following decade such that by the late 1970s, the Richmond District was recognized as a "Second Chinatown." The period of significance defined in the MPDF, however, spans from 1850 to 1970. The Cathay Mortuary-Wah Sung was not established until Daphne's purchase of the existing funeral home in 1971, outside the period of significance. Furthermore, while Daphne's acquisition of the funeral home and its conversion into a facility which catered to the burial traditions of Chinese and Chinese Americans began in 1971, Cathay Mortuary-Wah Sung's role in the community is one which continued to develop into the following years and decades, a period which has not yet crossed the 50-year threshold required for NRHP eligibility. At this time, there is insufficient documentation and scholarship to demonstrate Cathay Mortuary-Wah Sung can be considered "exceptionally important" per Criteria Consideration G (which is required for properties which have achieved significance in the last 50 years). During the late 1960s and early 1970s during the earliest expansion of the Chinese and Chinese American community into the Inner Richmond, the community continued in large part, to maintain their connection to San Francisco's Chinatown (Floersht 2021). The earlier years of the growing Chinese neighborhoods to the Inner Richmond, within the period of significance of the MPDF, were largely connected to existing institutions in Chinatown, including its funeral homes like Daphne's Cathay Mortuary site at Jackson and Powell Streets (McCunn 1999).

4200 Geary does not appear to have become an important location to the Chinese American community in San Francisco, especially as it extended to the city's western neighborhoods, until the late 1970s and has not reached the significance threshold of 50 years – the general estimate of time needed to develop historical perspective to be eligible for listing in the NRHP. Cathay Mortuary in Chinatown was more strongly connected to the cultural funeral practices of the Chinese community in San Francisco, including the Richmond District, during the period of significance. For these reasons, it fails to meet the registration requirements set out in the MPDF and does not appear to be eligible for listing in the National Register of Historic Places for its associated with Asian and Pacific Islanders in California.

4200 Geary does not represent a significant event, activity, or pattern of an area's development. Built in 1918 with an addition in 1936 and continuous updates, it was typical of the patterns of development in western San Francisco at the time. Archival research also failed to identify any information to indicate the subject property is significant either individually, or as part of a larger complex, for its association with the development of San Francisco or any other important events significant in the history of the city, region, state, or nation. As such, the property is not eligible for listing in the NRHP under Criterion A. It is not associated with the life of an important person. Though it was purchased by Nicholas Daphne, notable for his funeral businesses in the Bay Area, this location is not closely enough associated with him or his work. Archival research failed to uncover information that illustrated Daphne's achievements in the mortuary business related to 4200 Geary Boulevard and it is, therefore, not eligible for listing under Criterion B. The building at 4200 Geary does exhibit some elements of both Classical Revival and Gothic Revival elements. The Classical Revival elements of the 1918 portion of the building, however, have been significantly altered over time having received renovations to the exterior in the 1960s and 1970s. Designed by local architects August G. Headman (mortuary) and Arthur O. Johnson (chapel), it does not represent a particularly exemplary piece of either of their work, particularly in San Francisco. This along with its later alterations, diminishing its integrity, make it so that 4200 Geary does not appear eligible for listing under Criterion C. Under Criterion D, 4200 Geary does not appear to be significant as a source, or likely source, of important historical information, nor does it appear to be likely to yield important information about historic construction methods or technologies.

References

- Boudreaux, Michelle and Elizabeth Munyan. *Historic Resource Assessment, 4200 Geary Boulevard 2020-001705GEN*. City and County of San Francisco Planning Department, San Francisco, CA, 2020.
- Brown, Mary. *San Francisco Modern Architecture and Landscape Design: 1935-1970 Historic Context Statement*. City and County of San Francisco Planning Department, San Francisco, CA, 2010.
- Chou, Flora, Deepeaka Dhaliwal, and Donna Graves. *Asian Americans and Pacific Islanders in California, 1850-1970*, National Register of Historic Places Multiple Property Documentation Form, 2020.
- Cook, Jia-Rui. *At an Irish-American Funeral Home, I Found My Chinese Roots*. Zocalo Public Square, October 1, 2014. This essay is part of *What It Means to Be American*, a project of the Smithsonian's National Museum of American History and Arizona State University, produced by Zocalo Public Square.
- Floersht, Helen. "Historical Groups Document "Chinese in the Richmond"", *Richmond Review Sunset Beacon*, May 3, 2021.
- Graves, Donna and Shayne Watson. *Citywide Historic Context Statement for LGBTQ History in San Francisco*. Prepared for the San Francisco Planning Department, San Francisco, CA, 2015.
- McCunn, Ruthanne and Lilliam Louie. *Chinese America: History and Perspectives*. Chinese Historical Society of America, 1999.
- VerPlanck Historic Preservation Consulting. *Historic Resource Assessment 4200 Geary Boulevard San Francisco, California*. Prepared for Cathay Mortuary, October 2019.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 371 6th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco

Date: 1993 T 2S ; R 5W ; ¼ of ¼ of Sec: NA ; M.D. B.M.

c. Address: 371 6th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1438/015 historic; currently 1438/052

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the east side of 6th Avenue, north of Geary Avenue in the Richmond neighborhood of San Francisco, the subject property is a two-story plus ground floor, single family residence built in the Eclectic Style with Italianate features; the second story is a contemporary addition. Constructed circa 1906, the property features a rectangular floor plan, and flat roof, which is located behind a parapet wall supported by decorative brackets. The exterior is clad with smooth stucco at the primary elevation and horizontal cladding at the south elevation.

The primary entrance is located on the north side of the primary, or east, elevation and can be accessed via a set of exterior concrete steps. Italianate features include the arched entrance with a terracotta applique; the motif is repeated below the roof line and below the windows at primary elevation. Contemporary windows at the primary elevation consists of a set of three casement windows topped by arched windows. A one car garage is located to the south of the main entrance, which features a replacement roll-up door. A separate, secondary unit is located at the rear. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP02 Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
East elevation, view west, August 2021

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both
1906, City of San Francisco Property Information Map

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
December 2021

*P10. Survey Type: (Describe) Intensive

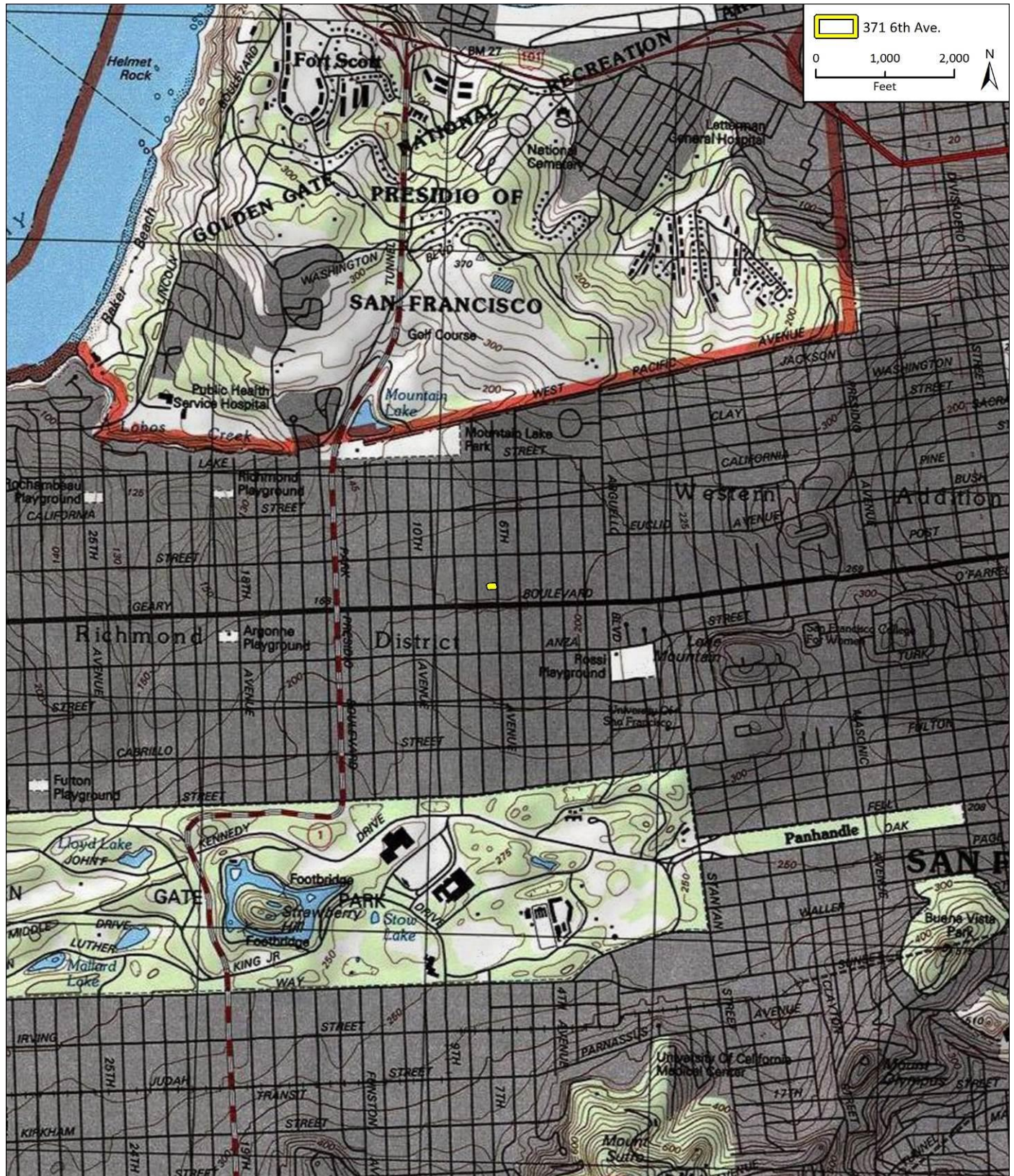
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 371 6th Avenue

B1. Historic Name: N/A

B2. Common Name: 371 6th Avenue

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Eclectic with Italianate features

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in circa 1906. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1925: remodel front cottage, take out bay window and make front straight installing 3 French windows and stucco front, replace sliding doors with French doors; 2008: raise ground floor 6" high and extend northeast corner of building for new garage, reconfigure existing bedroom and kitchen on second floor, add new third floor with 2 new bedrooms and 2 new baths with laundry room, add roof deck; 2009: replace siding on north and south elevation with hardieplank lap siding, replace windows and transom on east side of living room and south side dining room with new wood clad windows.

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

Original Location:

*B8. Related Features: Secondary residential unit

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Development

Area: Inner Richmond

Period of Significance: 1906

Property Type: Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 371 6th Avenue in c.1906, the subject property does not appear to have been developed. The first known occupant was Edwin Rivers (1910-1925); followed by Dr. Edward Sharkey (1925-1935); Laura Saunders (1935-1940); Martin Carpenter (1940-1953), Winifred Carpenter (1953-1971); Henry Ward (1971-1977); Hersh O'Connor (1977-1982); Margaret O'Connor (1982-1985); Richard O'Connor (1985-2014); and Mark Steinberg (2014). The parcel was subdivided in 2010 for a second residence at its west end. The building continues to serve as a residence.

Historic Context

376 7th Avenue was constructed in circa 1906 in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: See Continuation Sheet

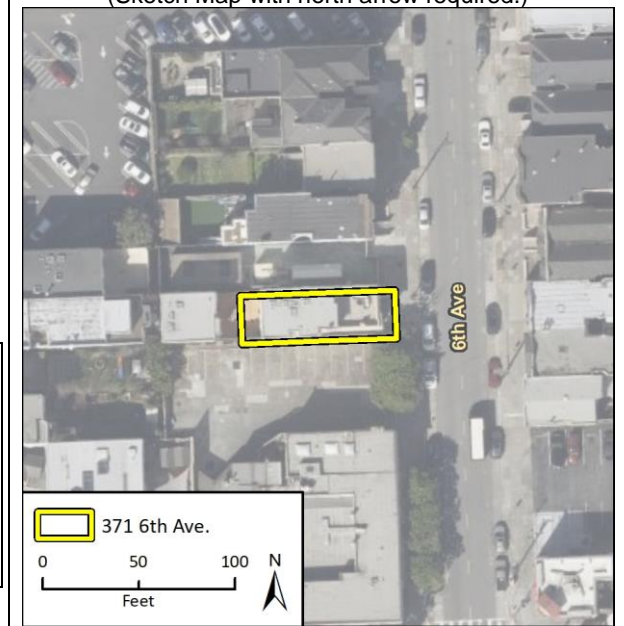
B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time.

Current Historical Status

The subject property at 371 6th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 371 6th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in circa 1906, the single-family residence is typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several residents; however, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 371 6th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line. It is built in the Eclectic style and exhibits some element of the Italianate Style such as its arched openings; however these features are limited and it does not embody distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. Further, several design elements were replaced or removed such as the original siding, windows, and several ornamental features, which have reduced its overall integrity. Archival research was also unable to confirm its original architect. As such it is not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 378 6th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 378 6th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1437/025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the east side of 6th Avenue, just north of Geary Boulevard, the subject property is located in the Richmond neighborhood of San Francisco and rests on a 25' x 120 parcel with a two-story multi-family residence built in the Eclectic Style with French Revival elements. Constructed in 1915 as a multifamily residence, the building features a rectangular floor plan, concrete foundation, flat roof with a front gable projection, indicative of the French Revival style. The building is clad with smooth stucco and rests up against neighboring buildings to the north and south. Air shafts are visible mid-building on the north and south elevations.

The primary elevation features a center projection with a set of tripartite of wood sash windows on the first and second floor. The center window is fixed and flanked by double hung windows. All three windows are topped by fixed transom windows. Double hung windows are located on the second floor, flanking the center projection. A car garage door is located at the street level on the north side, the main entrance into the units is located to the south. The entrance is gated with what appears to be a contemporary alteration. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
West elevation, view east, August 2021

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

☐ Prehistoric ☐ Both

1915, San Francisco Department of Building Inspection building permit

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, 303
Oakland, CA 94612

*P9. Date Recorded:

December 2021

*P10. Survey Type: (Describe)
Intensive

*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):

DPR 523A (1/95)

*Required information

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

Primary #
HRI#
Trinomial

Page 2 of 4

*Resource Name or #: 378 6th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1993



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 378 6th Avenue

B1. Historic Name: N/A

B2. Common Name: 378 6th Avenue

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: Eclectic with French Revival Elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1915 for Mrs. Marie Stevens. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1955: partition off living room into bedroom, cut in and frame for two new DH windows, remove flower boxes in front, patch stucco in front as needed, build closet adjacent to new bedroom, build hall closet, remove all casings in living room, new bedroom, and dining room, sheetrock walls and ceilings in same, enlarge arch from living room to dining room, enlarge door from dining room to hall; 2007: one kitchen and one bathroom upgrade at one unit; 2014, voluntary seismic strengthening, installation of anchor bolts, holdowns, shear walls, steel beam and column, replace two existing HVAC systems for lower (378) and lower (380) units and ductwork.

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

Original Location:

*B8. Related Features: None

B9a. Architect: None

b. Builder: None – Day Labor

*B10. Significance: Theme: Residential Development

Area: Inner Richmond

Period of Significance: 1915

Property Type: Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 378 6th Avenue in 1915 for Marie Stevens, the property does not appear to have been developed. The first known occupant is Andrew Burke (1920); J.W. Smith (1925); Mae and Albert Willis (1930); Frank and Frida McCoy (1935); Arthur Baxter (1935-1958); Mitchell Peters (1958-1966); Jessie Witt (1971); Unknown Occupant (1977-1982); George Partoyan (1982-2000); and Kenneth Partoyan (2000-present). The building continues to be a multi-family residence with two apartments today.

Historic Context

378 6th Avenue was constructed in 1915 in the Inner Richmond District for Mrs. Marie Stevens as a two-story multi-family residence. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: See Continuation Sheet

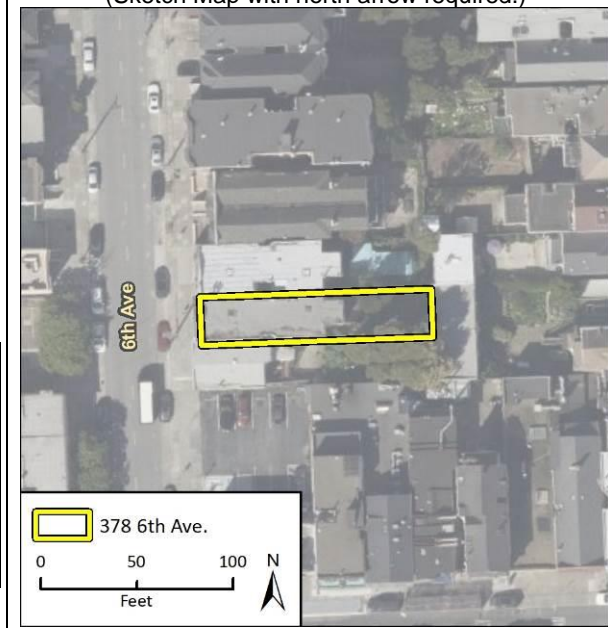
B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time.

Current Historical Status

The subject property at 378 6th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 378 6th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1915, the multi-family residence is typical of the development of the Richmond District; however there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several residents; however, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 378 6th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line with a backyard. It is built in the Eclectic Style with French Revival elements such as its projecting front gable. However these features are limited and it does not, however, embody the distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. Additionally, several design elements were replaced or removed such as the original siding and any ornamentation, resulting in a building without any distinctive design features. Furthermore, archival research was also unable to confirm its original architect or builder. It is, therefore, not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

**B12 References (continued)*

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 382 6th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 382 6th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1437/024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the east side of 6th Avenue, north of Geary Boulevard in the Richmond neighborhood of San Francisco, the subject property is a 25' x 120' parcel with a single-family residence designed with mixed elements of Early 20th Century Revival-style architecture. Constructed in 1916, the building features a rectangular floor plan, concrete foundation, and a flat roof. A wide overhang with a flat edge and a front gable hovers projects from the primary, or west, elevation. The building has a smooth stucco exterior at the primary elevation with asbestos shingles at the south and east elevation.

The primary elevation features a bay window below the front gable. The bay window is located at the uppermost floor with one fixed contemporary vinyl sash window flanked by two single hung windows; a single window is located to the north of the bay window is also contemporary. Indicative of an Early 20th Century Revival Style, there is a tripartite window consisting of a wood sash fixed, arched window flanked by two double hung windows below the bay window with bracket details below. At the street level, there is a double height main entrance with a contemporary security gate, a single contemporary door, and a replacement single-car roll-up garage door. Four single pane windows are located on the south elevation along the second floor and single window is located at the uppermost floor. The property is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
West elevation, view east, August 2021

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both

1916, San Francisco Department of Building Inspection, building permit

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
December 2021

*P10. Survey Type: (Describe)
Intensive

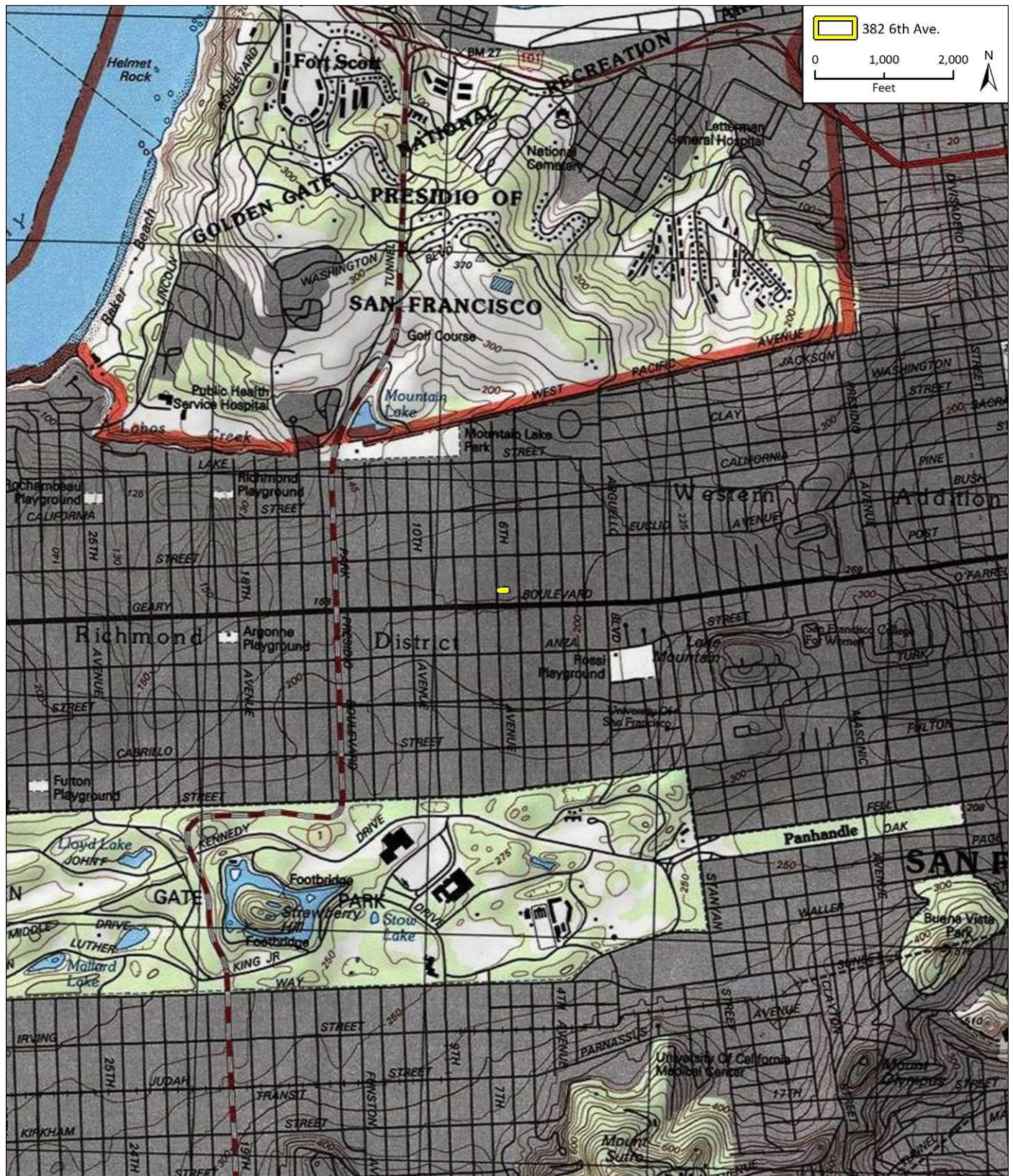
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 382 6th Avenue

B1. Historic Name: N/A

B2. Common Name: 382 6th Avenue

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Early 20th Century Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject building was constructed in 1916 by Leigh & Schultz for Patrick J. Horgan. The list of alterations on file with the San Francisco Department of Building Inspect are as follows: 1966: add asbestos siding to south and rear elevations; 2008: reroof, remodel kitchen and bathroom and upgrade electrical wiring and electrical panel, add full bathroom at third floor, rebuild exterior stairs at rear, replace all 20 windows in kind.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: None

b. Builder: Leigh & Schultz

*B10. Significance: Theme: Residential Development

Area: Inner Richmond

Period of Significance: 1916

Property Type: Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 382 6th Avenue in 1916, the property does not appear to have been developed. The house was built for Patrick J. Horgan, who according to historical newspapers and archival information worked as a fireman. It was built by local builders, Leigh & Schultz, a building team comprised of David Leigh and Niels Schultz. The pair appear to have been active in the residential development of San Francisco's western end from about 1913 until 1918, when the partnership ended and Niels Schultz started his own company. The first known occupant was P.J. Horgan (1920-1944); followed by Horgan's daughter and son-in-law Eileen and William De Vincinzi (1940-1953); John Williamson (1953-2000); and Dorothe Williamson (2000-2008). The building continues to be used as a single-family residence today.

Historic Context

382 6th Avenue was constructed in 1916 for Patrick J. Horgan by builder Leigh & Schultz in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

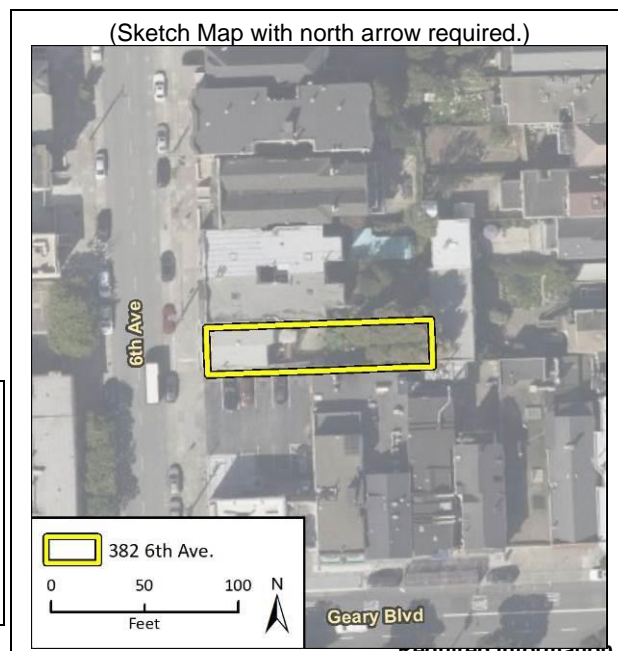
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



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

Primary #
HRI#
Trinomial

Page 4 of 4

*Resource Name or # 382 6th Avenue

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time.

Current Historical Status

The subject property at 382 6th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 382 6th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1916, the single-family residence is typical of the development of the Richmond District; however there is no information to suggest it is individually significant within this context of is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have remained in the same family for a number of years. The original owner, Patrick Horgan was a fireman. The residence was later transferred to his daughter and her husband.. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 382 6th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line with a backyard. Built in with mixed elements of Early 20th Century Revival architectural styles, it features typical design elements such as a projecting bay window, smooth stucco exterior, and bracket details. However, the property does not clearly and wholly embody the distinctive characteristics of any specific Early 20th Century Revival style or The a type, period, or method of construction; it also does not possess high artistic value.. Furthermore, it is not a known work of a master. The associated builder, Leigh & Schultz had a short period of productivity and are not associated with any notable works. 382 6th Avenue is, therefore, therefore not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 372 7th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 372 7th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1438/023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the east side of 7th Avenue, north of Geary Boulevard in the Richmond neighborhood of San Francisco, the subject property is a two story plus ground floor commercial and residential dwelling. Constructed in 1908, the property was first built as a single-family residence and was converted to a mixed-use property in 1990. The property, devoid of an architectural style, features a rectangular floor plan and flat roof. A pent roof is located beneath the parapet wall. A squared, central projection extends from the first to the second floor. The exterior is clad in stucco.

There are two entrances at the ground level plus a single-car garage door. The door at the north end is a contemporary door with a single lite, and the second door is centrally located featuring an aluminum framed glazed door. A single aluminum sash fixed window is located between the central door and the garage door. A sign is located above the central door. Windows on the primary façade feature contemporary vinyl horizontal sliding windows.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property, HP6 Commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

West elevation, view east

August 2021

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1908, City of San Francisco
Department of Building Inspection,
building permit

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

December 2021

*P10. Survey Type: (Describe)
Intensive

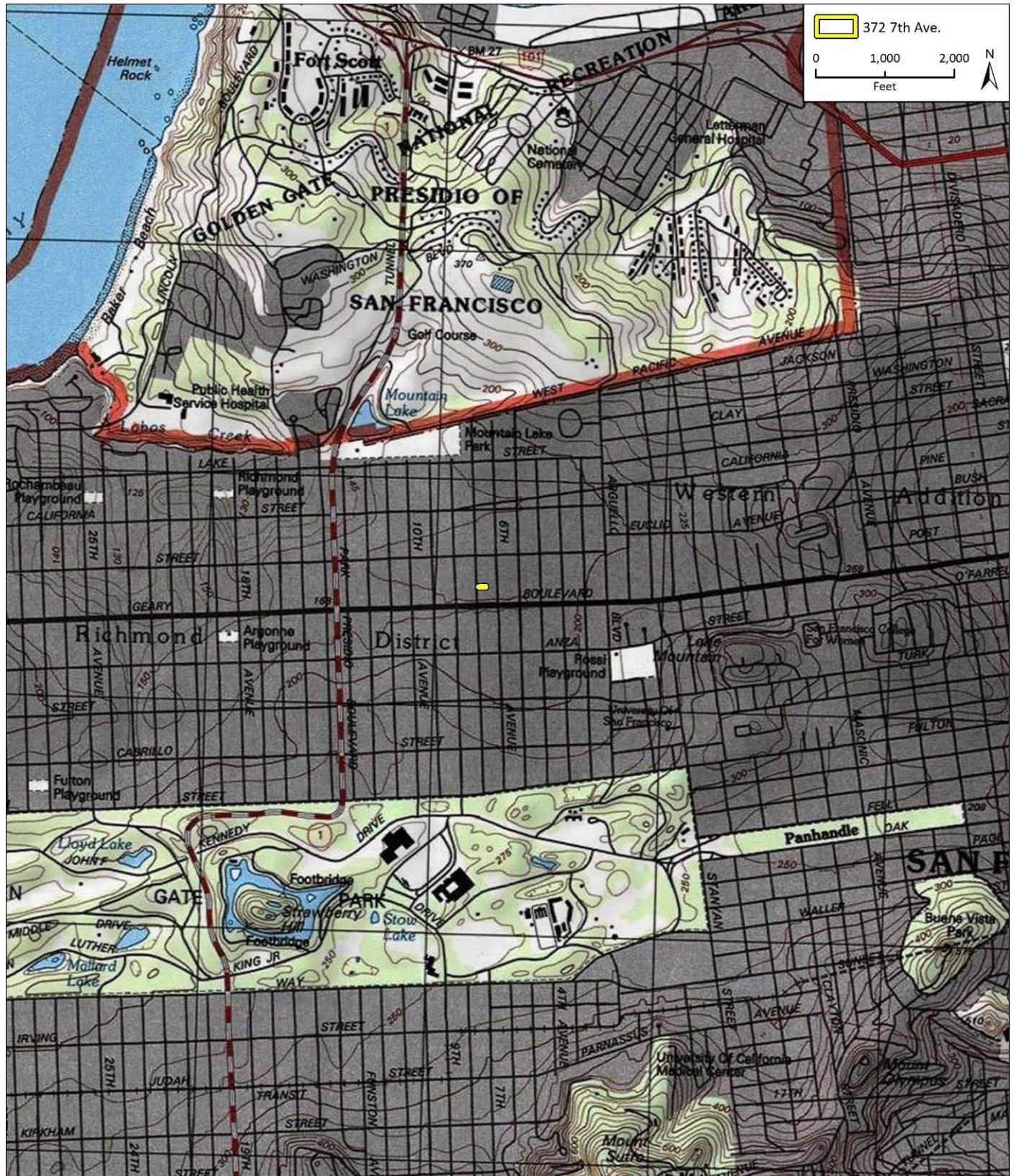
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 372 7th Avenue

B1. Historic Name: N/A

B2. Common Name: 372 7th Avenue

B3. Original Use: Residential

B4. Present Use: Mixed-use

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed for Felix McHugh in 1908. Architect on file is listed as John W. Flugger and builder is listed as C. Windt. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1953: cover front of building with asbestos siding from roof to foundation, remove excess gingerbread, and change front arch by lowering it approximately 30"; 1959: remodel bathroom; 1989: raise building, add 3-story horizontal addition in rear yard and convert 1st and 2nd story into office spaces, maintain 3rd floor as single-family dwelling; 1991: widen garage door to accommodate steel post bollards; 1995: relocate handicapped restrooms; 2006: reroof; 2015: erect sign; 2020: reconfigure 2nd floor to dwelling unit.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: John W. Flugger

b. Builder: C. Windt

*B10. Significance: Theme: Residential Development

Area: Inner Richmond

Period of Significance: 1908

Property Type: Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History:

Prior to the construction of 372 7th Avenue in 1908, the property does not appear to have been developed. The original structure was built for Felix McHugh by architect John W. Flugger. According to historical newspapers, McHugh worked as a road engineer and contractor and lived at the property until his death in 1935. In the succeeding years the property was occupied by the following residents: John and Winifred Lawlor (1925-1944); Sadie Carmichael (1944-1949); Alfons Paquette (1953); George Jones (1958); Rufino Nardo (1962-1966); Winsor Yin (1977-2006); Golden Gate Community Church (2010); and Tian Yun Clinic (2014). Today the property has ground floor retail with residences above.

Historic Context

372 7th Avenue was constructed in 1908 for Felix McHugh in the Inner Richmond District. The architect and builder on file are John W. Flugger and C. Windt, respectively. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: See Continuation Sheet

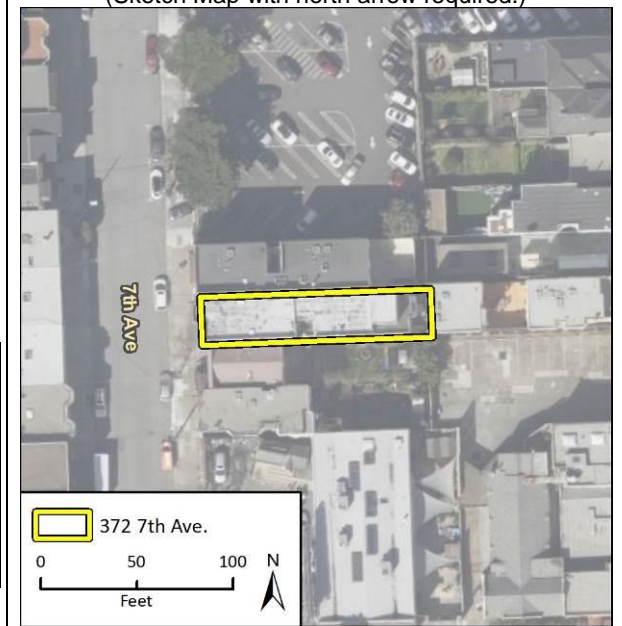
B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 4 of 4

*Resource Name or # 372 7th Avenue

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time. John Charles Flugger 372 7th Avenue (1908) was constructed by John Charles Flugger, a San Francisco architect who practiced from about 1902 until 1923. He grew up on Point Lobos Avenue (later Geary Boulevard), between Arguello Street and 2nd Avenue. His father owned a dairy at Point Lobos and 10th Avenue. He designed many buildings in the years following the 1906 Earthquake and Fire, including 126 27th Avenue (San Francisco Landmark 196). Several of his designs were located in the Richmond District, including residences at 853-555 Arguello Boulevard, 144-146 Lake Street, 766-768 Second Avenue and 640-642 4th Avenue, all built in 1908. He also resided in the Richmond District at 782 2nd Avenue.

Current Historical Status

The subject property at 372 7th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 372 7th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred in this neighborhood occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1908, the single-family residence (currently a mixed-use property) is typical of the development of the Richmond District; however there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several residents; however, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 372 7th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line. It does not exhibit any architectural style and does not embody distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. Though designed by local architect John Flugger, the property does at 372 7th Avenue is not representative of his work and does not express an important example of one of his designs. Additionally, several design elements were replaced or removed such as the original siding, windows, and all possible ornamentation. The building was further materially altered with the addition of third floor in 1989 and the conversion of the ground floor for commercial use in 1990. The building is not recognized as it was originally designed. The building is not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

***B12 References (continued)**

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 376 7th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1997 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 376 7th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1438/022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Sited east of 7th Avenue, north of Geary Boulevard in the Richmond neighborhood of San Francisco, the subject property is a two-story plus ground-floor, single-family residence built in the Eclectic Style with Italianate elements. Constructed in 1906, the property features a rectangular floor plan, concrete foundation, and a flat roof. A pent roof is located beneath the parapet wall. Italianate features include the dentil-like ornamentation along the underside of the roof edge. The exterior is clad with smooth stucco and blond bricks at the basement level.

The primary entrance is located beneath a porch with a secondary roof supported by Doric columns. The porch is enclosed with wood sash, multi-pane, fixed windows. Windows include a set of tripartite, double hung windows on the first and second floor covered by pent roofs with dentil-like ornamentation just below the roofline. A single, double hung window is located above the porch. Terrazzo stairs lead up to the porch. A one-car garage door is located north of the porch steps. Ivy is growing along the steps and at the base of the porch. The building is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
West elevation, view southeast.
August 2021

***P6. Date Constructed/Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
1906, City of San Francisco Property Information Map

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

***P8. Recorded by:** (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**
December 2021

***P10. Survey Type:** (Describe)
Intensive

***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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 376 7th Avenue

B1. Historic Name: N/A

B2. Common Name: 376 7th Avenue

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Eclectic with Italianate elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in circa 1906. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1937: Installation of stairway at front of building., cut in and install garage door., lay cement floor in basement; 1961: install asbestos shingles to rear of building; 1966: install new terrazzo steps, brick supports, platform, and galvanized wrought iron rails, install brick veneer and planter boxes; 1993: reroof; 2008: new rear deck and stairs, remodel all floors, add bathrooms to first and third floors and toilet room to second floor, add storage room to first floor, rebuild interior stairs, change all windows, enlarge garage parking area, remodel kitchen, convert bedroom to master bathroom.

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

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Development

Area: Richmond

Period of Significance: 1906

Property Type: Inner Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 376 7th Avenue in 1906, the property does not appear to have been developed. The first known occupant was Major B. Johnson (1910-1953); Willie Andress (1953); Laverne Watkins (1958); Fred Valoria (1962-1977); and Jesse Valoria (1977-2006). The building continues to be a single-family residence and has continued to have a number of successive residents.

Historic Context

376 7th Avenue was constructed in 1906 in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

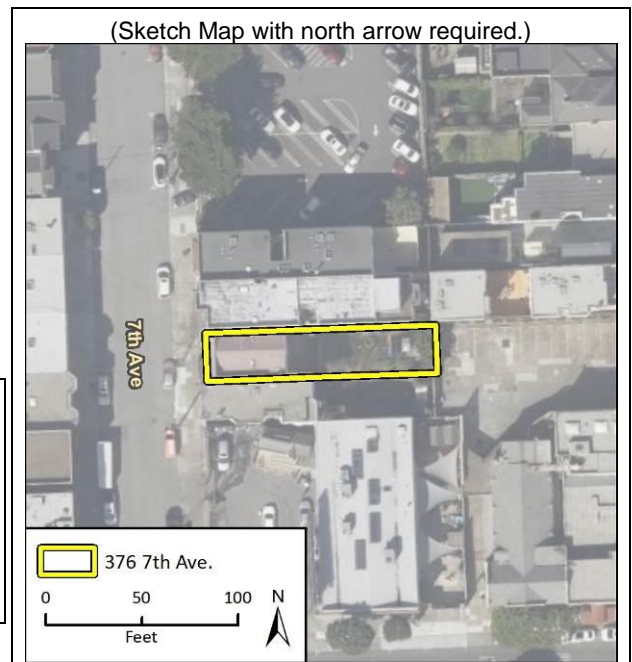
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Trinomial

Page 4 of 4

*Resource Name or # 376 7th Avenue

*Recorded by: Laura Carias *Date: December 2021

■ Continuation □ Update

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time.

Current Historical Status

The subject property at 376 7th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 376 7th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1906, the single-family residence is typical of the development of the Richmond District; however there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several residents, however, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 376 7th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line with a backyard. It is designed in the Eclectic Style with Italianate features such as the dentil-like ornamentation at the roofline. However, these features are limited and it does not, however, embody the distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. Additionally, several design elements were replaced or altered such as the original entry staircase, windows, and added brick veneer at the first floor. The porch was enclosed and a car garage door was "cut in and installed.". Archival research was also unable to confirm its original architect or builder. As such, it is not not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 380 7th Avenue

P1. Other Identifier: 380 7th Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 **T** 2S ; **R** 6W ; **¼ of ¼ of Sec:** N/A ; **M.D. B.M.**

c. Address: 380 7th Avenue

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1438/021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the east side of 7th Avenue and just north of Geary Boulevard in the Richmond neighborhood of San Francisco, the subject property is a 25' x 120' parcel with a multi-family residence with no discernable architectural style. Constructed in 1916, the building features a rectangular floor plan, concrete foundation, and flat roof with a wide overhang on the primary elevation. The building has stucco cladding at the primary elevation with asbestos siding on the south and east elevations.

The primary elevation features a double-height bay window with contemporary anodized aluminum sliding windows atop a fixed window. The main entrance is at street level and features a contemporary iron gate. A single-car garage door is to the south of the main entrance. The building is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
West elevation, view east, August 2021

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

☐ Prehistoric ☐ Both

1916 San Francisco Department of Building Inspection building permit

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

***P8. Recorded by:** (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
499 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**
December 2021

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter

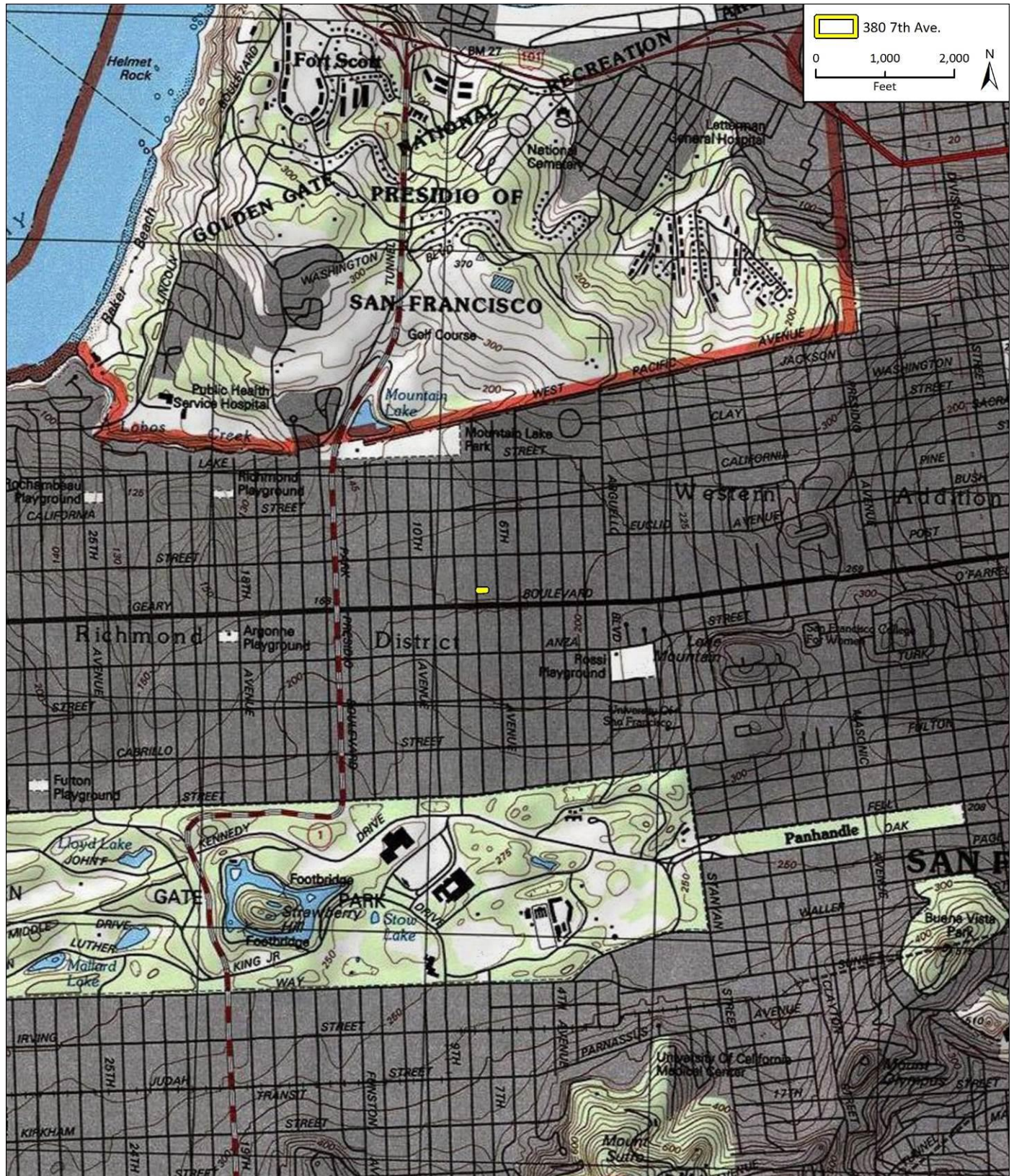
"none.") None

***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):

DPR 523A (1/95)

***Required information**

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 380 7th Avenue

B1. Historic Name: N/A

B2. Common Name: 380 7th Avenue

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1916 by owner and builder J.C. Kirby. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1946: stucco exterior; 1953: remodel kitchen on first and second floors, replace window in bedroom, infill door; 1960: apply asbestos siding to south wall of building; 1966: remove all inside corners, outside corners, window casings, and door casings, excluding lightwell, application of J.M. #309 colorbestos siding shingles over entire back, north side excluding lightwell; 2007: add playroom, bedroom, and half-bath on ground floor.

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

Original Location:

*B8. Related Features: None

B9a. Architect: None

b. Builder: J.C. Kirby

*B10. Significance: Theme: Residential Development

Area: Inner Richmond

Period of Significance: 1916

Property Type: Residential

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 380 7th Avenue in 1916, the property does not appear to have been developed. The first known occupant was Mrs. Gertrude Partos, (1920); followed by Lucile Frates (1930); Kenneth Dukelow (1935); John Davy (1944-1949); Daniel Doherty (1953); Frederick Peaslee (1958); Jessie Witt (1962); G. Magnussen (1966); Yee Chung (1971-1977); Bing Louie (2000-2006). The building continues to be comprised of two flats and house several residents.

Historic Context

380 7th Avenue was constructed in 1916 by owner and builder J.C. Kirby as a multi-family residence with two flats in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

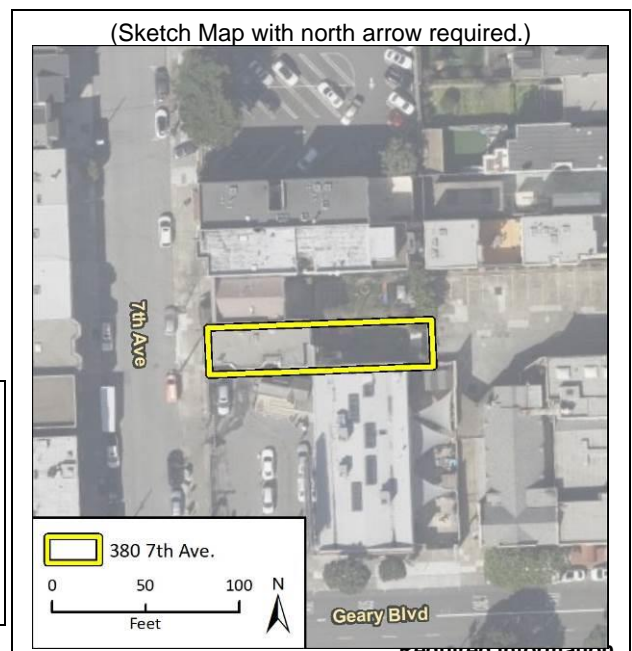
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers. As VerPlanck describes:

By the time the Sanborn Fire Insurance map was published in 1913, the characteristic development pattern of the [sic] Richmond had crystallized. In general, the principal structure on the lot was sited on the front property line, with the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tank house.

In the Richmond neighborhood, "multiple-family flats predominate, with large apartment buildings located on the corners. In general, the flats are scarcely different from the single-family dwellings, except that there are usually two entrances. Most are large buildings with two floors (each containing a single flat) and a garage below."

The general characteristics of the Richmond have remained largely the same since this time.

Current Historical Status

The subject property at 380 7th Avenue does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 380 7th Avenue is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1916, the multi-family residence is typical of the development of the Richmond District; however there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property has also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several residents; however, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 380 7th Avenue is typical of Richmond house featuring a ground floor and two floors of living area, sited up against the property line with a backyard. The building does not reflect an identified architectural style and does not embody the distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. Additionally several design elements were replaced or removed such as the original siding and any ornamentation or architectural detailing.. Archival research was unable to confirm its original architect and did not reveal any notable work by the builder and original owner JC Kirby. It is, therefore, ineligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: 4141 Geary Boulevard

P1. Other Identifier:

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

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:**

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4141 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 1539/003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is located on the south side of Geary Boulevard between 5th and 6th Streets and is comprised of two buildings – 4141 Geary Boulevard and 450 6th Avenue. The two buildings are part of a larger medical complex for the Kaiser Permanente French Campus that extends south for the rest of the block to Anza Street. Comprised of two additional parcels (1539/002 and 004), they were outside the site boundary and not included in the scope of this evaluation.

4141 Geary Boulevard is a 5-story medical building with a rectangular floor plan at the southeast corner of Geary Boulevard and 6th Avenue constructed with elements of Brutalist architecture with a poured-in-place concrete structural system. The first floor features a double-height arcade that expands all four elevations and features metal sash windows walls. The arcade is split into bays separated by painted concrete columns. The main entrance is centrally located on the north, primary elevation featuring sliding doors. Each upper floor is divided by concrete slabs with protruding rectangular elements; fenestration consists of replacement metal sash windows walls.

450 6th Avenue is to the south of 4141 Geary Boulevard with its primary, west elevation fronting 6th Avenue. Also constructed in the Brutalist style, it is four stories above a first-floor podium. The structure is poured-in-place concrete. The primary elevation continues for eight bays, each with full height glazing that spans the width of the bay with replacement horizontal slider windows at the center. The southernmost bay is an open stairwell. An open elevated walkway connects the building a the building on the adjacent parcel to the south.

***P3b. Resource Attributes:** (List attributes and codes) HP41. Hospital

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) East (left) and north (right) elevations, view southwest, August 2021

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

☐ Prehistoric ☐ Both

1969, City of San Francisco Department of Building Inspection, building permit

***P7. Owner and Address:**

Unknown

***P8. Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy and Laura Carias

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

***P9. Date Recorded:** December 2021

***P10. Survey Type:** (Describe) Intensive

***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):

DPR 523A (1/95)

*Required information

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

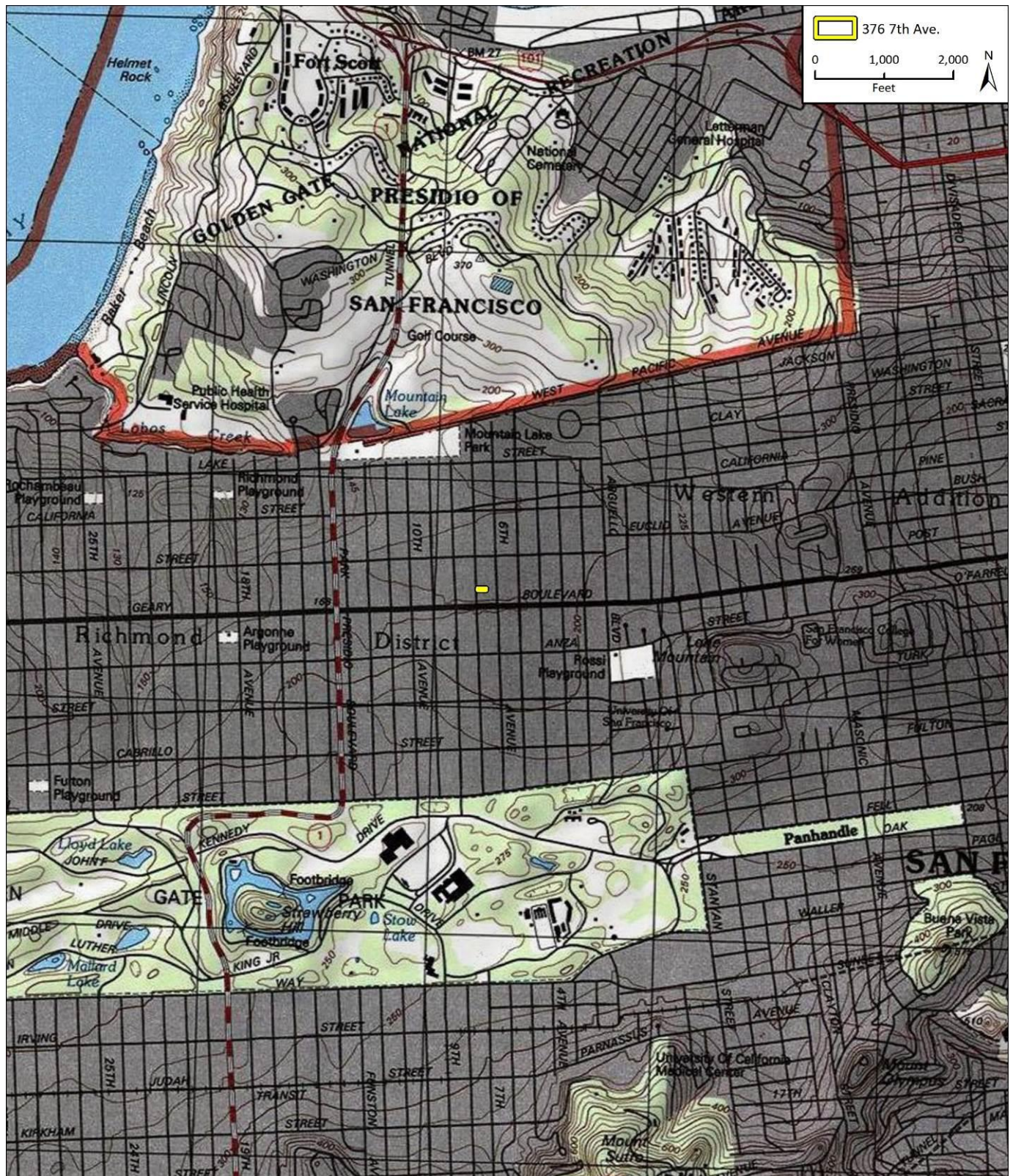
Primary #
HRI#
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*Resource Name or #: 4141 Geary Boulevard

*Scale: 1:24,000 *Date of Map: 1993

*Map Name: San Francisco North



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4141 Geary Boulevard

- B1. Historic Name: The French Hospital
B2. Common Name: Kaiser Permanente French Campus
B3. Original Use: Medical offices

B4. Present Use: Medical offices

*B5. Architectural Style: Brutalist

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1969 as medical office buildings. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1980: alter exterior wall and install new automated teller unit; 1985: remove walk-up window, move existing ATM, install ATM #2; 1992: install new door opening and door adjacent to existing ATM units; 1996: seismic improvements; 1998: ADA compliance, upgrade path of travel to building, 2007: repair and replace portion of existing window & wall damaged by motor vehicle impact – work includes demolition and installation of 3 new window panels, double glass door, wide sidelites and new metal door with three metal panels, installation for wall framing.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Paffard Keatinge-Clay

b. Builder: Peletz-Swinerton+Walberg

*B10. Significance: Theme: Commercial development

Area: Inner Richmond

Period of Significance: 1969

Property Type: Medical office building

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

The subject property was initially constructed in 1969 as part of the expansion of the French Hospital. Founded in 1851, the French Hospital was initially established as a 20-bed hospital at the corner of Bush and Taylor. By 1869 it was providing medical care out of new hospital at Fifth and Bryant to over 3,500 patients (Starr 1989). A much larger and grander hospital was constructed at the location of the subject property in 1896, occupying the entire square block bordered by Geary, Anza, Fifth and Sixth Avenues. This hospital was ultimately replaced by a new hospital building in 1963, which is the extant building located immediately to the south of the subject property. This building, at 4121 Geary Boulevard was designed by architects Rex Whittaken Allen and Associates AIA and John Carl Warnake and Associates AIA (San Francisco Chronicle 1963). Four years later in 1967, architect Paffard Keatinge-Clay was retained for an expansion of the hospital to include an apparent four additional buildings as part of a master plan (Moskowitz 1967). The planned buildings were to be built in three stages and would encircle the 1963 hospital building, including a medical office building along Geary Boulevard and a multi-purpose building on Sixth Avenue under the first phase, an expansion of the hospital along Anza Street under the second phase, and finally a special medical building on Fifth Avenue under the third phase. All were planned to be pre-stressed concrete construction and built on stilts so that the courtyard could be seen by pedestrians from the street (Moskowitz 1967). The City's Planning Commission initially only approved the office building along Geary Boulevard; however appears to have subsequently approved the multi-purpose building on Sixth Avenue as both buildings were completed in 1969. The second and third phases of Clay's expansion plan were never realized (See Figure 2). The buildings were purchased by Kaiser Permanente by the early 1990s and have continued to operate as part of a medical facility since their construction.

B11. Additional Resource Attributes: (List attributes and codes) N/A

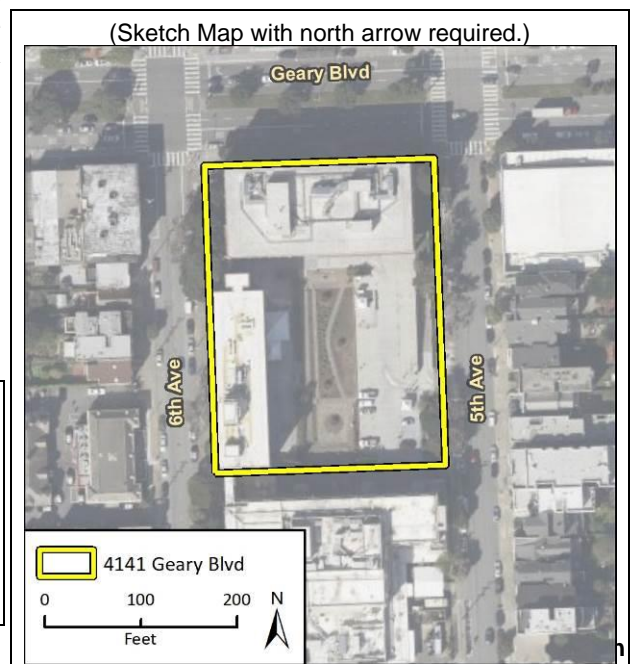
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



CONTINUATION SHEET

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*Resource Name or # 4141 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

Historic Context:

4141 Geary Boulevard was constructed in 1969 as medical offices in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Despite sparse residential development, some institutional development did begin in the late 1890s, when the French Hospital moved their campus to the corner of Point Lobos Avenue (now Geary) and 6th Avenue, becoming the hospital's fourth and final location in 1895.

Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers.

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards. Because Geary Avenue was a wider street, it accommodated automobiles with ease. Therefore, Geary Boulevard was developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s.

With a large influx of immigrants in the 1960s and 1970s, many historic buildings were demolished to make room for larger, multi-family dwellings. Neighborhood serving medical buildings were constructed on corner lots and typically located on in outlying neighborhood or adjacent to existing hospitals. "Two- and three-story office buildings were often economically constructed with little or no ornamentation..." (Brown 2011: 56).

Architect

Paffard Keatinge-Clay is an English born architect that moved to Paris to work for Le Corbusier in 1948. He then moved to the United States working for Frank Lloyd Wright; Skidmore, Owings & Merrill; and Mies van der Rohe. Finally settling in San Francisco, Keatinge-Clay earned the commission to design an addition to the San Francisco Art Institute in 1965. The addition was hailed as "the single most important piece of modern architecture in San Francisco." ("Paffard Keatinge-Clay", n.d). "One of the most innovative features of the building is the 150-foot square studio area, composed of 30-foot concrete structural bays with 20-foot-high ceilings punctured by conical skylights angled to the north." ("Paffard Keatinge-Clay", n.d.). He is also known for designing the San Francisco State University Student Center and his private residence in Mills Valley. Keatinge-Clay has relocated to Spain and now focuses on art and large-scale sculptures. ("Paffard Keatinge-Clay", n.d)

Brutalism Architecture (1960 - 1975):

The subject property exhibits the stylistic elements of the Brutalism style of architecture. In San Francisco, those buildings constructed in the Brutalist style of architecture are massive in scale and represent "a short-lived exploration of the expressive qualities of reinforced concrete" (Brown 2011: 201). The term "Brutalism" originated from the French *béton brut*, meaning "raw concrete." Brutalist buildings generally were blockish, geometric, and composed of repeating massive shapes. Besides concrete, the style incorporated large expanses of glass, although it would always be deeply recessed to create a play on light and shadows allowing the concrete to remain dominant (McAlester 2015).

See Continuation Sheet Page 5.

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

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*Resource Name or # 4141 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

As a relatively inexpensive material reinforced concrete allowed for the interpretation of permanence and stability. It was used worldwide in large scale buildings between 1950 and 1970s (Brown 2011: 201).

Characteristics of the Brutalist style:

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery

Current Historical Status

The subject property at 4141 Geary Boulevard was previously documented as part of the French Hospital Complex in 1990 for a neighborhood survey and assigned the Status Code 7N1, noting that the building was not evaluated for the NRHP, likely because the buildings had not reached the age of eligibility at the time of the survey. The subject property was also identified as a work of Paffard Keatinge-Clay in the City and County of San Francisco's Historic Context Statement for Modern Architecture (Brown 2011).

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4141 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*. Though the French Hospital of San Francisco was first developed on the site beginning in 1896, the hospital from that period was demolished in 1963. The subject property was constructed in 1969 as part of an expansion plan for the French Hospital, which was never fully realized and followed the construction of the replacement hospital building in 1963. As such, the subject property does not represent the early institutional development of the Richmond District or early medical history of San Francisco. Archival research also failed to identify any information to indicate the subject property is significant either individually, or as part of a larger complex, for its association with the post-World War II development of San Francisco or any other important events significant in the history of the city, region, state, or nation. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Archival research failed to identify specific individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

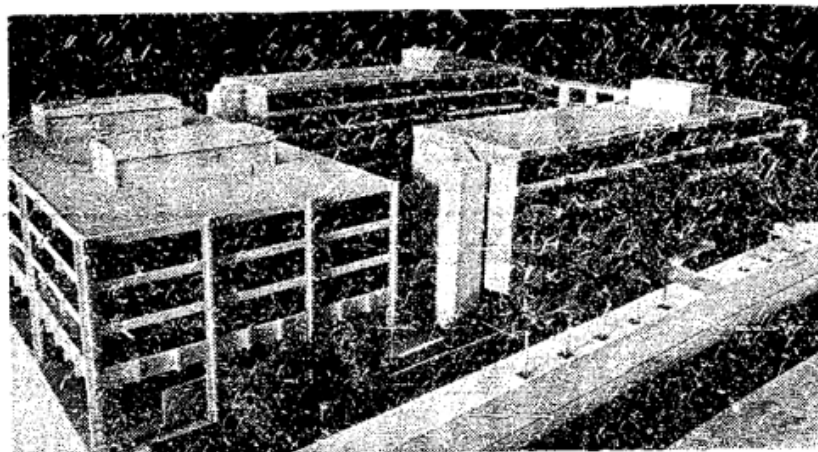
The subject property exhibit elements of the Brutalist styles of architecture, which is characterized by poured-in-place structural systems, with vertical lines, and symmetry. However, neither building can be considered a high-style interpretation the style, as is recommended for architecturally significant per the City and County of San Francisco's Historic Context Statement for Modern Architecture (Brown 2011). Most notably, the building lacks the characteristic recessed windows, which typically read as deep voids and were a reaction to the clickness of corporate glass curtain walls of the late 1950s (Brown 2011: 203). Further, the concrete on both buildings has been painted which has negatively affected one of the key characteristics of notable Brutalist-style buildings. Although designed by Paffard Keatinge-Clay, the buildings are not an exemplary or notable work product and lack the same distinct features as his other work in San Francisco including the addition to the San Francisco Art Institute and the Student Center at San Francisco State University, both of which are better examples of both his work as and of Brutalist architecture. Additionally, both buildings have been altered over time. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

See Continuation Sheet Page 6.



Figure 1: 450 6th Avenue west elevation, view northeast



A MODEL OF THE FRENCH HOSPITAL AFTER THE EXPANSION
The view from the corner of Geary street and 6th avenue

Figure 2: 1967 rendering of Keatinge-Clay plan for French Hospital expansion

***B12 References (continued)**

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District." Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965

Brown, Mary. City & County of San Francisco Planning Department. San Francisco Modern Architecture and Landscape Design 1935-1970.

Fung Associates. 2011. "Hawaii Modernism Context Study." Prepared for Historic Hawaii Foundation, Honolulu, Hawaii.

"Pafford Keatinge-Clay." No date. Academy of Art University School of Architecture. Accessed online November 1, 2021:

<https://architecture.academyart.edu/portfolio-item/paffard-keatinge-clay-lecture/>

McAlester, Virginia McAlester. 2015. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.

Moskowitz, Ron. "Hospital's Expansion Plan Okd by City -Almost," San Francisco Chronicle, September 15, 1967.

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 4150 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1993 T 2S; R6W; 1/4 of 1/4 of Sec: N/A; M.D. B.M.

c. Address: 4150 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1437/22 and 23

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story fast-food restaurant located on the northeast corner of Geary Boulevard and 6th Avenue and features a contemporary design due to numerous alterations. It has a flat roof with parapet walls on the south and west elevations and features a pediment at the southwest corner. The building is clad with stucco siding. The primary entrance is located at an angle on the southwest corner of the building and features contemporary aluminum framed, glazed doors. A bay window is located on the second floor above the main entrance. Other windows are aluminum sash fixed windows. There is a prominent three-dimensional sign at the south elevation. A secondary entrance is located on the north elevation. The property is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) South (right) and west (left) elevations, view northeast, August 2021

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both

1968, City of San Francisco Department of Building Inspection, building permit

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

December 2021

*P10. Survey Type: (Describe) Intensive

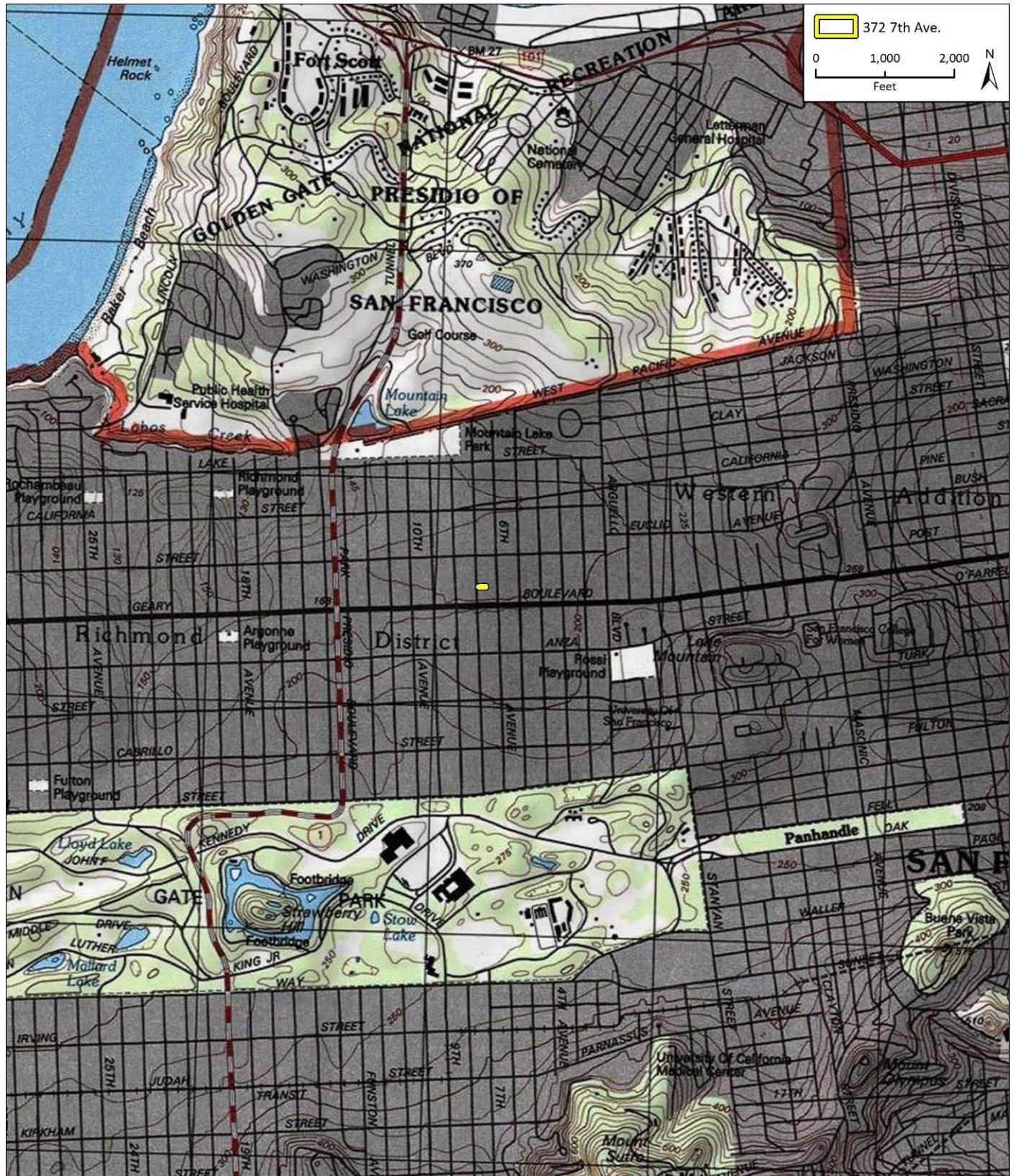
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4150 Geary Boulevard

B1. Historic Name: Kentucky Fried Chicken restaurant

B2. Common Name: KFC/Taco Bell restaurant

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1968 as a Kentucky Fried Chicken (KFC) restaurant. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1968: new construction, one-story, type 5 building; 1984: revise entry, customer service area, new stairs to 2nd floor addition at interior and exterior, new 2nd floor addition, new mansard roof; 1991: 150sq ft 1 story addition; 1996: reroof; 2002, replace mansard roof with parapet stucco wall, color to match existing; 2017: install sign for KFC; 2019: interior remodel of dining area for existing KFC.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Commercial development

Area: Inner Richmond

Period of Significance: 1968

Property Type: Commercial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 4150 Geary Boulevard in 1968, the property appears to have been largely undeveloped. According to a 1950 Sanborn Map, the property was previously a paved lot used for car sales and had a small rectangular structure on the northeast corner. The address's earliest appearance in historical city directories dates to 1949 when it was listed as Chincy Auto Dealers. In the following years it continued to be used as a retail car lot including Geary Motors (1953-1958); David Jacobs Auto (1962); and Geary Ford Used Cars (1966). The property was developed for a Kentucky Fried Chicken restaurant in 1968. By 2000, it was a Kentucky Fried Chicken/Taco Bell restaurant and continues to operate as such.

Historic Context

4150 Geary Boulevard was constructed in 1968 for a Kentucky Fried Chicken restaurant in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

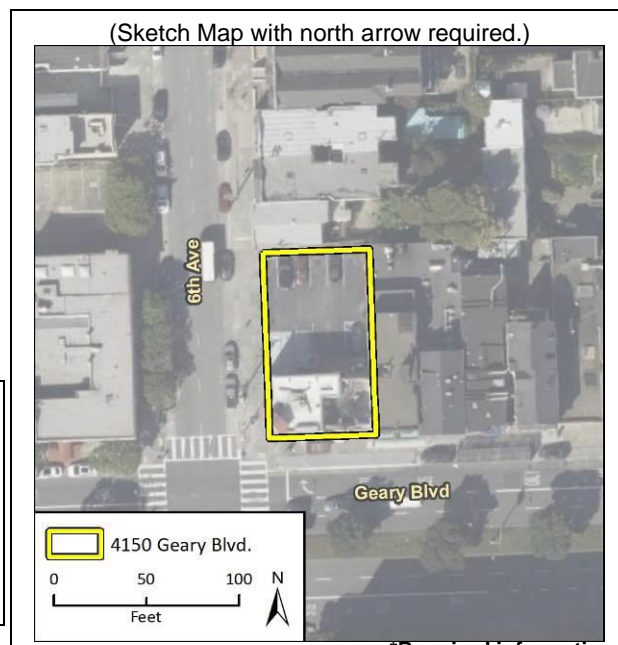
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



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

Primary #
HRI#
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*Resource Name or # 4150 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

☒ Continuation ☐ Update

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers.

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards. Because Geary Avenue was a wider street, it accommodated automobiles with ease. Therefore, Geary Boulevard was developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s.

With a large influx of residents in the 1960s and 1970s, many older buildings were demolished for the development of larger, multi-family dwellings. Most restaurants in the area catered to automobiles offering drive up service or providing off-street parking in the form of large parking lots in front of the stores. In the 1970s, fast food chains began implementing distinctive designs for their stand-alone restaurants.

Kentucky Fried Chicken

Kentucky Fried Chicken (KFC) was founded by Harland Sanders in North Corbin, Kentucky in 1930. His first recipe was a pressure fried chicken with his secret blend of 11 herbs and spices. He first served his chicken at a roadside filling station he took over, catering to the needs of travelers. The restaurant expanded in 1937 to a motel across from the original filling station, and was called Sanders Court & Café. Sanders began to franchise the recipe in 1952. Around the same time, he had a sign painted for the restaurant which read "Kentucky Fried Chicken," and it soon became the moniker for his eatery. The "bucket meal" was introduced in 1957 and by 1963 there were 600 KFC restaurants, becoming the largest fast-food operation in the United States. In 1964, Sanders sold KFC to a group of investors and the chain reached 3,000 outlets in 48 countries by 1970. The company was sold to PepsiCo in 1986.

Current Historical Status

The subject property at 4150 Geary Boulevard does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4150 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District* and in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1968, the fast-food restaurant is not typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. It was constructed during the Kentucky Fried Chicken's largest period of expansion after having been sold to a group of investors and does not represent a unique example of the restaurant's history or development. Furthermore, large scale alterations to the property including complete remodel of the property since original construction with a second-floor addition, reconfiguration of fenestration, and removal of original siding have negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have been under the ownership of KFC managing company since construction. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B. See Continuation Sheet Page 5.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # 4150 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

National Register of Historic Places (NRHP) Evaluation (Continued)

The property at 4150 Geary Boulevard is typical of a 21st century KFC restaurant. It is contemporary in design and original design elements from 1968 have been removed. It does not represent an exemplary or distinctive example KFC or fast food architecture. The building has been highly altered and does not embody the distinctive characteristics of a type, period, or method of construction and does not possess high artistic value. It is not the work of a known master architect or building. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District."

Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965

Jackle, John A and Keith Sculle. *Fast Food: Roadside Restaurants in the Automobile Age*. Baltimore: Johns Hopkins University Press, 1999.

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021: https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 4201 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 4201 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 1538/001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the southwest corner of Geary Boulevard and 6th Avenue in the Richmond neighborhood of San Francisco, the subject property is a three story, plus basement mixed use property. Constructed in 1925, it is built in an Early 20th Century Revival style with Italianate details. The property features a rectangular floor plan, concrete foundation, and a flat roof. A pent roof with decorative corbels is located on the primary, north, and east elevations. The building is clad with smooth stucco on the north and east elevations and horizontal siding on the secondary, south, and west elevations.

The building features ground floor retail stores on the north, Geary elevation with apartment units above. The residential entry is at the east elevation facing 6th Avenue. Three of the four commercial entrances on the north elevation are recessed vestibules and feature contemporary aluminum fixed windows. A fourth entrance is located at the northeast corner of the building accessed via angled recessed vestibule. The east elevation features Italianate elements, including an arched double-height entrance enhanced with a terracotta door surround. The entry is secured behind a contemporary iron gate. Two single leaf doors flank the arched entrance, and three single car garages are located to the south of the main entrance. There are four sets of bay windows on both the north and east elevations and feature contemporary aluminum sash horizontal sliding windows topped by transom windows. One fire escape is located on the north and two are located on the east elevation. Windows on the other elevations are also contemporary aluminum sliders. The property is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property, HP7. 3+ story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) East elevation, view west, August 2021

***P6. Date Constructed/Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
1925, City of San Francisco
Department of Building Inspection,
building permit

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

***P8. Recorded by:** (Name, affiliation, and address)
JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**
December 2021

***P10. Survey Type:** (Describe) Intensive

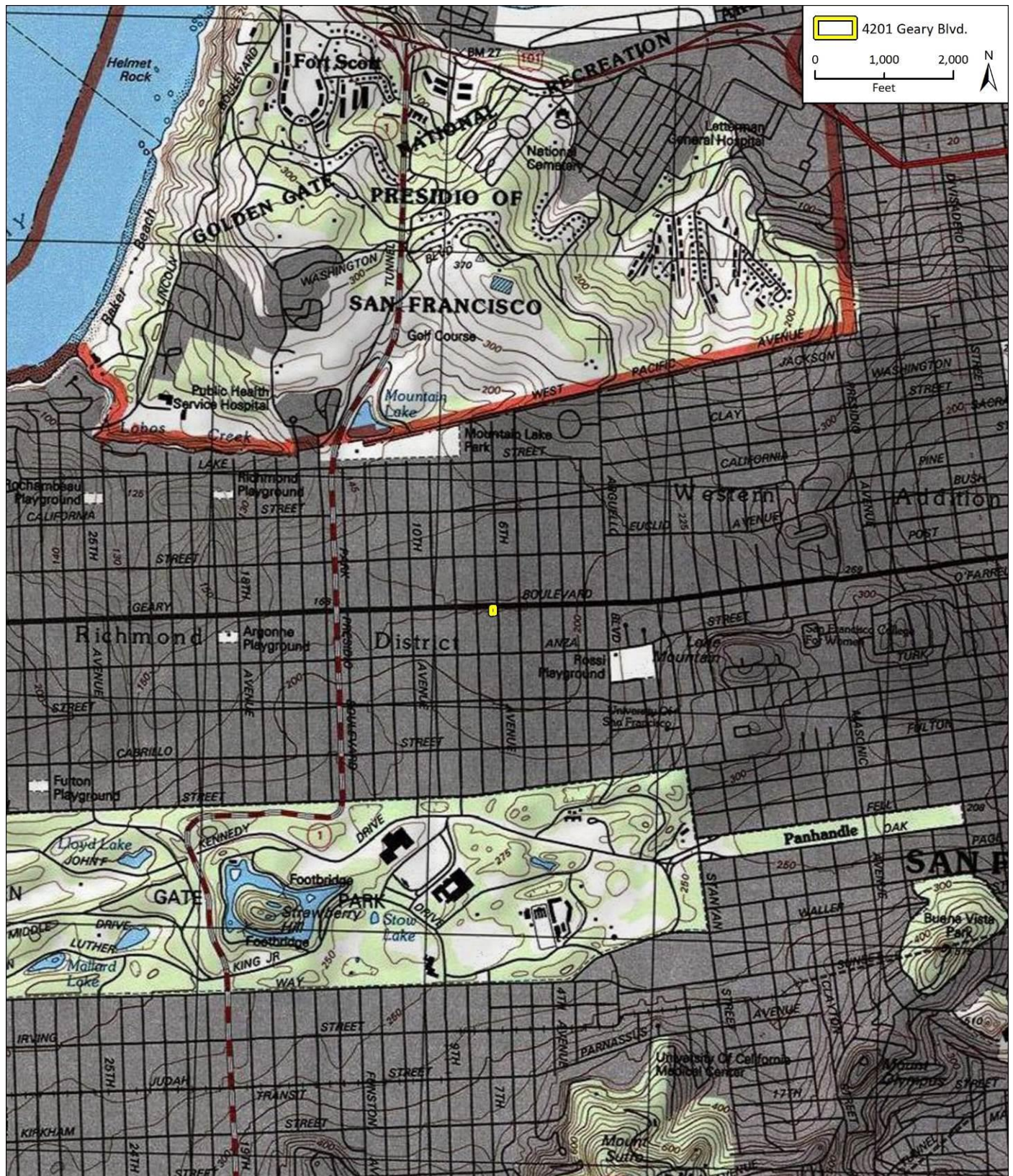
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4201 Geary Boulevard

B1. Historic Name: N/A

B2. Common Name: 4201 6th Avenue

B3. Original Use: Mixed use

B4. Present Use: Mixed use

*B5. **Architectural Style:** Early 20th Century Revival with Italianate elements

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1925 and designed by Baumann & Jose. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1941: remove termite infested sills, replace sills; 1951: build to additional apartments in rear of stores; 1954: cut off door jambs of doors in the store buildings 403-405-407 and door jambs of garage doors indicated from 7-14 inclusive, treating and filling with cement; 1966: install canvas covered awnings on 6th Avenue and Geary Boulevard.

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

Original Location:

*B8. **Related Features:** None

B9a. Architect: Baumann & Jose

b. Builder: J. Varsi

*B10. **Significance: Theme:** Commercial and Residential Development **Area:** Inner Richmond

Period of Significance: 1925

Property Type: Mixed Use

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 4201 Geary Boulevard in 1925, the property does not appear to have been developed. It was built in 1925 by owner and builder Joseph Varsi and designed by the architecture firm Baumann & Jose. Joseph Varsi was a florist, and appears to have operated a business at 555 Clement Street before opening Park Floral Company at 4150 Geary Boulevard after its construction and through the late 1940s. In the following years, the property had a number of retail and residential occupants as is typical of the property type. Early retail occupants include: Bridges-Brown Real Estate Company (1944-1953); Overland Company Real Estate (1958); Alamo Realty (1962); Robert Reich Accounting (1962-1966); Sauls Radio and TV Sales (1971); The Uniform Nook (1977-1982). The property continues to house a variety retail businesses on the first floor with residences above.

Historic Context

4201 Geary Boulevard was constructed in 1925 in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

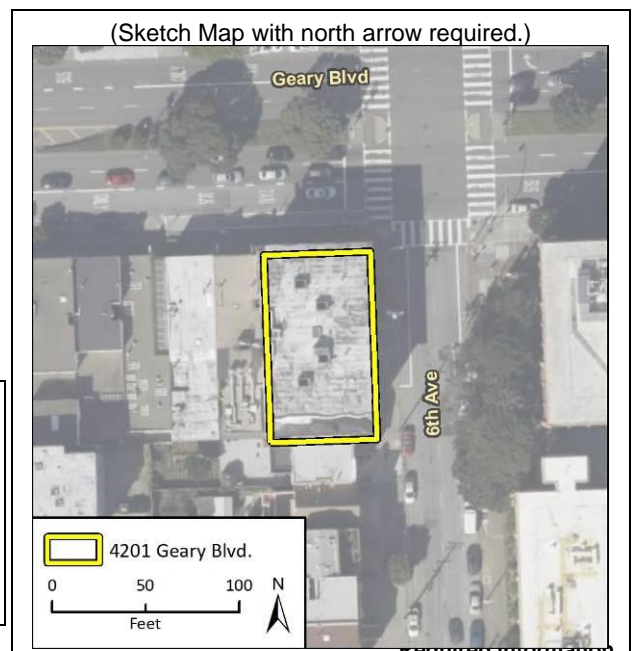
*B12. **References:** See Continuation Sheet

B13. Remarks: N/A

*B14. **Evaluator:** Laura Carias, Rincon Consultants

***Date of Evaluation:** December 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Page 4 of 5

*Resource Name or # 4201 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers.

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards.

Neighborhood commercial buildings built during the reconstruction era, roughly spanning 1906-1913, range from one-story wood-frame retail spaces to large-scale multi-story apartment buildings featuring numerous storefronts at the ground story. Reconstruction led to the marked densification of San Francisco, with larger multi-unit structures replacing many single-family houses and commercial spaces.

[Neighborhood stores] often sold groceries and or liquor. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two- to four- stories in height, and were typically oriented toward the corner, with a center post providing additional structural support. Not all corner stores were designed with a center post; some featured an entryway at the side rather than corner of the building

Because Geary Avenue was a wider street, it accommodated automobiles and became developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s. With a large influx of residents in the 1960s and 1970s, many older buildings were demolished for the development of larger, multi-family dwellings. Storefronts were modified to attract the current-day consumer and therefore stripped of historic material. The trend continues to this day.

Beaumann & Jose

4201 Geary Boulevard was designed by the San Francisco-based firm Beaumann & Jose, comprised of Herman Carl Beaumann and Edward Jose. Beaumann was a trained architect, while Jose was an engineer. Beaumann began his career in about 1905 designing apartment buildings. Their partnership appears to have begun in the early 1920s and continued through the late 1920s. They built several other apartment buildings in San Francisco in 1925 including a three-story building at Dolores and Clipper Streets in the Mission District, a three-story building at Baker and Filbert Streets in Cow Hollow, and a three-story building at Post and Hyde Streets in Lower Nob Hill. Following the dissolution of their partnership, Beaumann continued to design apartment buildings, having designed over 100 in San Francisco between 1927-1929, many of which featured grand designs, including the Bellaire Tower and the Gaylord Hotel (San Francisco Landmark 159).

Current Historical Status

The subject property at 4201 Geary Boulevard does not appear to have been previously evaluated. It was identified in the 1978 survey completed by the Foundation for San Francisco Architectural Heritage; however it was assigned a survey rating of "Not Rated."

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4201 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1925, the subject property is typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property have also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several owners and tenants throughout the years, typical of a multifamily residence and leasable retail space. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including the original owner and builder J. Varsi, are significant to our past. The subject property does not appear eligible for listing under Criterion B. See Continuation Sheet Page 5.

National Register of Historic Places (NRHP) Evaluation (Continued)

The property at 4201 Geary Boulevard is typical of the corner neighborhood market in the Richmond District featuring a corner store plus three other storefronts and three floors of living space above. Built in an Early 20th Century Revival Style, it features typical design elements such as a projecting bay windows, smooth stucco exterior, and bracket details. Italianate detailing at the residential entry includes the arched opening and terra cotta ornamentation. However, the building has been altered through the replacement of original windows and the extensive changes of the storefront and therefore it is not a unique or noteworthy example of this property type or architectural style. Although designed by local firm Baumann & Jose, this does not represent an exemplary or distinctive example of their work for these same reasons. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

Photographs (continued):



North and west elevations of 4200 Geary Boulevard. Camera facing southeast.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District."

Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965 Newspapers.com (consulted)

Pacific Coast Architecture Database (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021: https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 4215 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 4215 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1538/37

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the south side of Geary Boulevard in the Richmond District neighborhood of San Francisco, the subject property is a two-story plus basement mixed-use dwelling built in the Eclectic Style with Mission Revival elements. Constructed in 1919, the building features a rectangular floor plan and a flat roof with a stepped parapet wall, indicative of the Mission Revival style. The building is clad with stucco and vertical plank wood siding on the first floor and stucco on the second floor. Two cabinet signs are placed perpendicular to the building on the east and west ends.

The primary elevation, fronting Geary Boulevard, has been highly altered and features a single contemporary door that leads to the second floor and a second contemporary recessed entrance into the first-floor restaurant. A fabric awning extending out to the street is located over the restaurant entrance. There is a ribbon of four fixed windows and two single fixed windows on the first floor. The second floor features a partial width balcony with two wood framed glazed doors and two wood sash double hung windows. Two wood sash, multi-light, windows flank the balcony. The balcony railing is metal. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) North elevation, view south, August 2021

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

☐ Prehistoric ☐ Both
1919, San Francisco Department of Building Inspection, building permit

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
December 2021

*P10. Survey Type: (Describe) Intensive

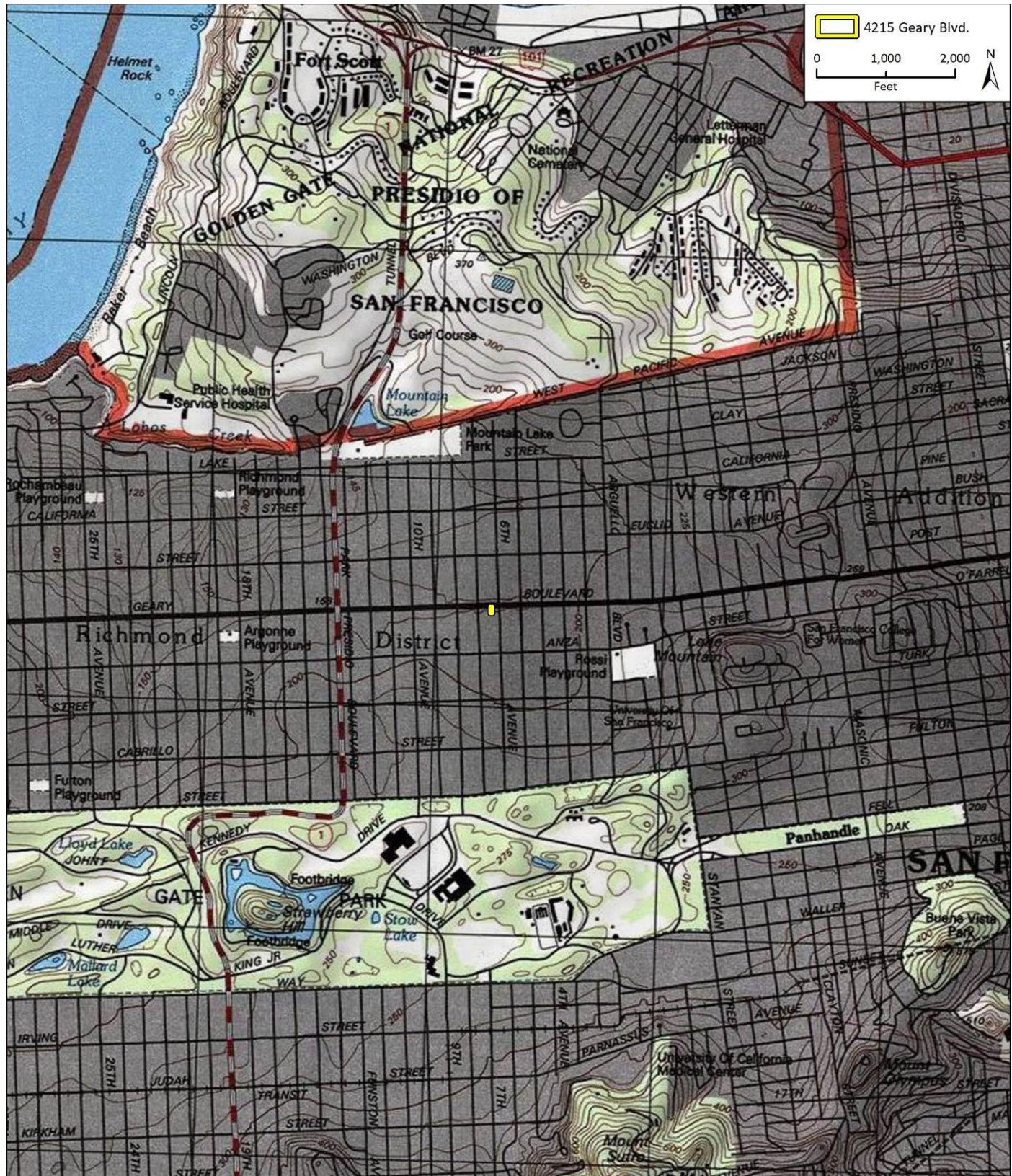
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4215 Geary Boulevard

B1. Historic Name: N/A

B2. Common Name: 4215 Geary Boulevard

B3. Original Use: Residential

B4. Present Use: Mixed use

*B5. Architectural Style: Eclectic with Mission Revival elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1919 and designed by Oscar Heyman & Brother. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1945: convert rear porch into bedroom; 1979: alteration of ground floor area into medical offices and addition of one-story medical office building; 1991: new roof.

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

Original Location:

*B8. Related Features: None

B9a. Architect: Oscar Heyman & Brother

b. Builder: Oscar Heyman & Brother

*B10. Significance: Theme: Commercial Development

Area: Inner Richmond

Period of Significance: 1919

Property Type: Mixed Use

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History:

Prior to the construction of 4215 Geary Boulevard in 1919, the property does not appear to have been developed, as evidenced in the 1913 Sanborn Map. Following its construction, early residential residents include the following: Theron and Mabel Davis (1920-1926); Marion and Matthew Roeckel (1922-1923); Dorothy and John Dukelow (1930); Dorrell and Donna Ford (1933); Leslie and Grace Lucas (1935-1944); Pauline Pedrin Rupert (1944-1949); and Louis Carmel (1945-1977). The Carmels appear to have operated an art frame shop from this location, beginning in 1945 when the garage was converted for commercial use. It was updated for a medical office in 1979 and appears to have no longer been used as a residential address from that point forward. The second-floor medical office was operated by Dr. A.R. Dimapilis (1977-1993) and included the following other medical tenants: Boris Sheremetker (1985-1990); Donald and Donna Lim, DDS (1990-2014). Beginning in 2000 the building was partially occupied by Allstate Insurance Co. (2000-2010). The ground floor appears to have had a restaurant tenant since at least 1985 when it was first occupied by Ankor Wat, a Cambodian restaurant. The building continues to house a restaurant at the first floor with medical and insurance offices on the second floor.

Oscar Heyman & Brother

Oscar Heyman was a San Francisco based developer. With offices based at 742 Market Street, at the time of the construction of 4215 Geary Boulevard, the firm specialized in single-family houses. They did not employ architects and used day labor to complete the work, thereby keeping their overhead costs at a minimum. The firm developed lots in the Richmond, Sunset, and Mission Districts. By the mid-1940s the firm was known as Heyman Homes Inc. and was one of the largest developers in the nearby Sunset District. They also went on to develop the Laurel Village neighborhood between 1948 and 1953. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

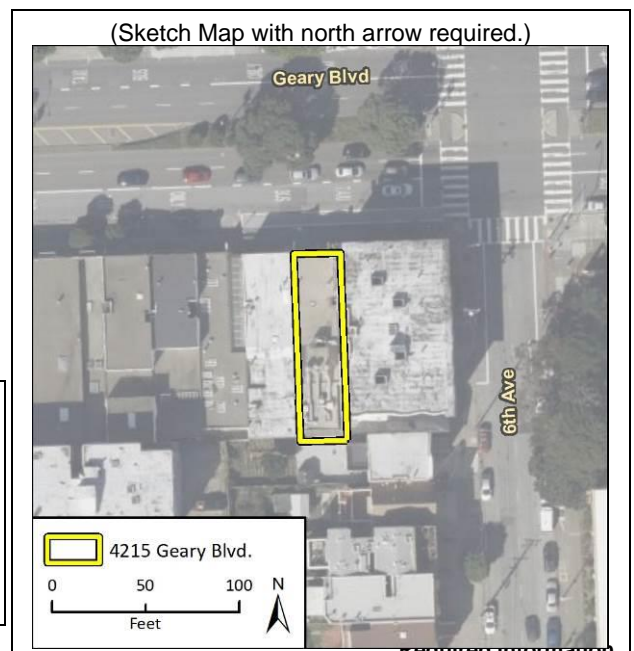
*B12. References: See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)



Historic Context

4215 Geary Boulevard was constructed in 1919 by the Oscar Heyman & Brother in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers.

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards.

Neighborhood commercial buildings built during the reconstruction era, roughly spanning 1906-1913, range from one-story wood-frame retail spaces to large-scale multi-story apartment buildings featuring numerous storefronts at the ground story. Reconstruction led to the marked densification of San Francisco, with larger multi-unit structures replacing many single-family houses and commercial spaces.

[Neighborhood stores] often sold groceries and or liquor. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two- to four- stories in height, and were typically oriented toward the corner, with a center post providing additional structural support. Not all corner stores were designed with a center post; some featured an entryway at the side rather than corner of the building

Because Geary Avenue was a wider street, it accommodated automobiles and became developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s. With a large influx of residents in the 1960s and 1970s, many older buildings were demolished for the development of larger, multi-family dwellings. Storefronts were modified to attract the current-day consumer and therefore stripped of historic material. The trend continues to this day.

Current Historical Status

The subject property at 4215 Geary Boulevard does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4215 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1919, the commercial property is typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property have also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

See Continuation Sheet Page 5.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # 4215 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

National Register of Historic Places (NRHP) Evaluation (Continued)

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several tenants since its construction, including a number of commercial and retail uses. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 4215 Geary Boulevard does not embody the distinctive characteristics of a type, period, or method of construction. It is built in the Eclectic Style with Mission Revival elements, such as its stepped parapet and balcony. It is not, however, representative of the style and does not possess high artistic values. Constructed by Oscar Heyman & Brother, it does not appear to be a notable or important example of their work. Prolific in San Francisco throughout the early twentieth century, 4215 Geary Street is one of several frame dwellings constructed by the firm in the Richmond District during this time, including the adjacent building at 4221 Geary Boulevard. Furthermore, the building has been substantially altered over the years, including its conversion from a residence to a retail location beginning in 1945 and with continuous updates for tenants since that time. As a result, it no longer retains integrity of its original design. It is therefore not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District."

Richmond District Blog. Accessed online August 20, 2022: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965 Newspapers.com (consulted)

City & County of San Francisco Planning Department. 333 California Street Mixed-Use Project, Draft Environmental Impact Report, Volume 2b: Appendix C, 2018.

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021: https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 4221 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1993 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 4221 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1538/036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sited on the south side of Geary Boulevard in the Richmond District neighborhood of San Francisco, the subject property is a two story plus basement commercial building. Constructed in 1919, the building features a rectangular floor plan and a flat roof with a steeply pitched pent roof at the parapet wall. Built in the Eclectic Style with French Revival elements, the building is clad with smooth stucco at the primary elevation and horizontal siding at the west elevation.

The primary elevation, fronting Geary Boulevard, is nearly symmetrical with two recessed, single leaf doors at the west and east ends and a double door entry to the east. A brick planter box is located beneath a large wood sash, multi-light, fixed window. A canvas awning provides shelter across the double doors and fixed window. The second floor features four contemporary single hung windows. The property is in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) North elevation, view south, August 2021

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1919, City of San Francisco Department of Building Inspection, building department

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
December 2021

*P10. Survey Type: (Describe) Intensive

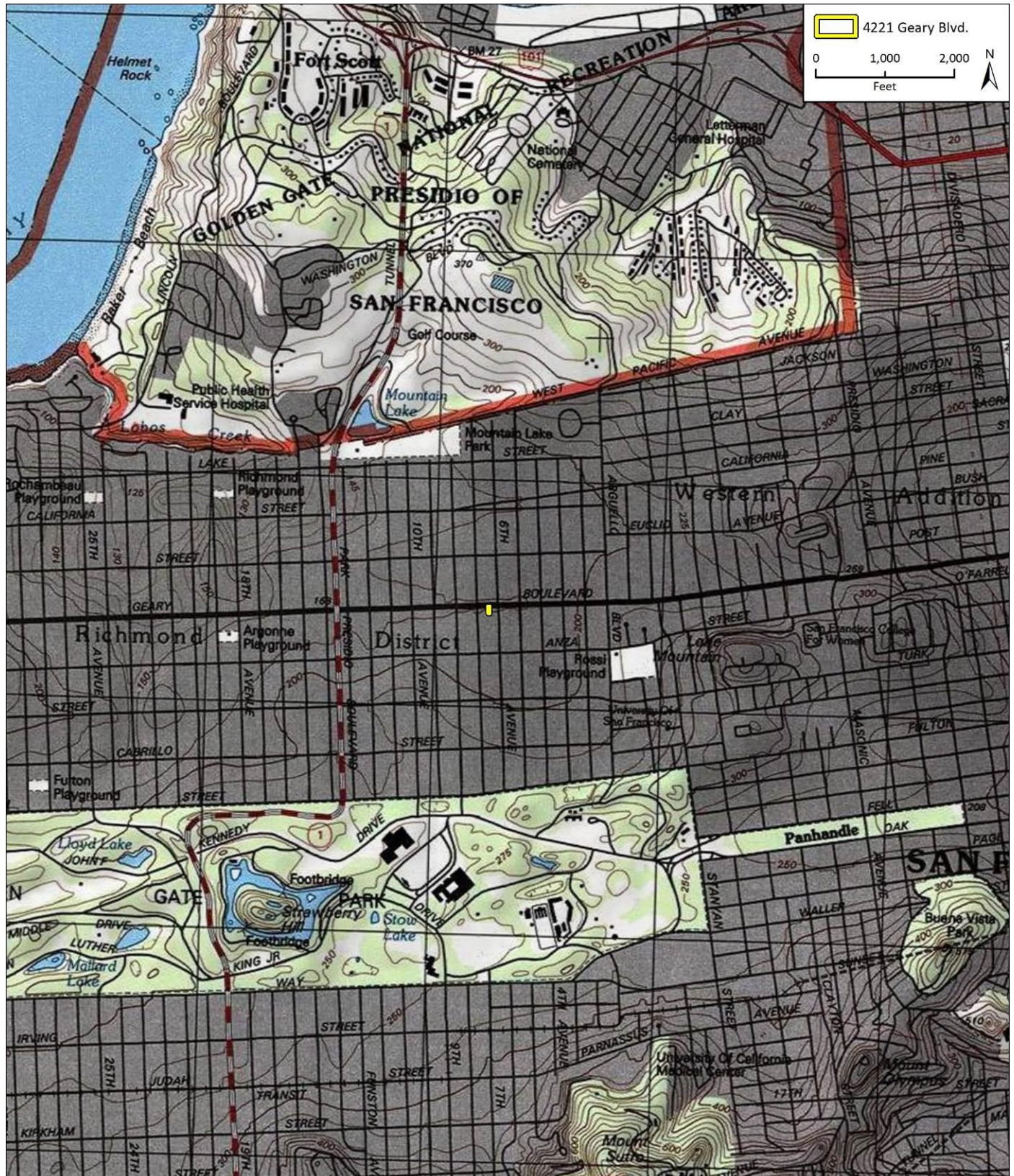
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4221 Geary Boulevard

B1. Historic Name: N/A

B2. Common Name: 4221 Geary Boulevard

B3. Original Use: Residential

B4. Present Use: Mixed use

*B5. **Architectural Style:** Eclectic with French Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1919 by Oscar Heyman & Brother. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1953: remodel garage, install new front doors; 1963: partitions dividing restaurants into office or store; additions and alterations to the existing first floor restaurant including 682 sq ft covering lot between existing building and storage building at rear of lot; 1973: awning frame and cover; 1994: reroof.

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

Original Location:

*B8. **Related Features:** None

B9a. Architect: Oscar Heyman & Brother

b. Builder: Oscar Heyman & Brother

*B10. **Significance: Theme:** Commercial development

Area: Inner Richmond

Period of Significance: 1919

Property Type: Mixed use

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of 4221 Geary Boulevard in 1919, the property does not appear to have been developed, as evidenced in the 1913 Sanborn map. Following its construction, the first known occupant was Joseph and Anastasia Santilla (1920-1928) followed by: Wilbur and Marie Lambard (1926); Nathan and Birdie Field (1930-1933); Tillie Green (1934-1940); Stanley Doughty (1940); Elmer Owens (1944-1945); Lester and Jean Owens (1949-1953). In 1953, the building's ground floor was transformed from a residence for a restaurant by Thomas Lee. The Curry Bowl operated there from 1953-1966. By 1970 the property was occupied by Musa Totah and the ground floor was used for the La Bergerie Restaurant (1971-2014). Today the building continues to house a restaurant on the street level with a residence above.

Oscar Heyman & Brother

Oscar Heyman was a San Francisco based developer. With offices based at 742 Market Street, at the time of the construction of 4221 Geary Boulevard the firm specialized in single-family houses. They did not employ architects and used day labor to complete the work, thereby keeping their overhead costs at a minimum. The firm developed lots in the Richmond, Sunset, and Mission Districts. By the mid-1940s the firm was known as Heyman Homes Inc. and was one of the largest developers in the nearby Sunset District. They also went on to develop the Laurel Village neighborhood between 1948 and 1953.

See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

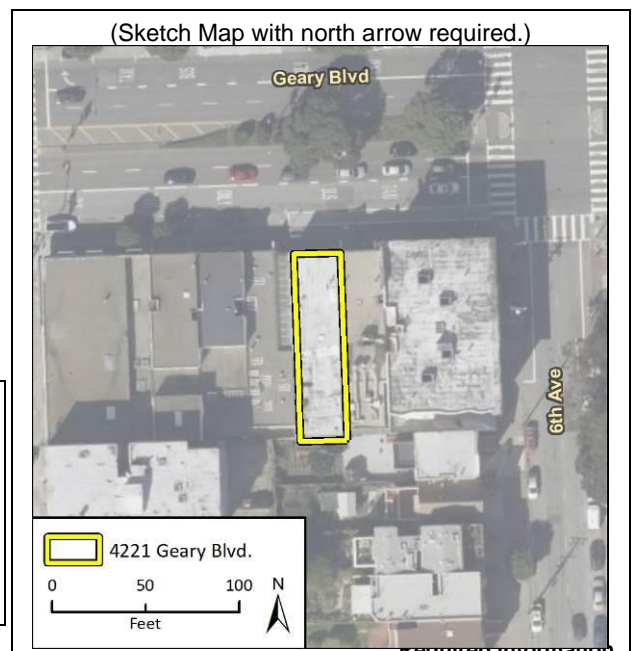
*B12. **References:** See Continuation Sheet

B13. Remarks: N/A

*B14. **Evaluator:** Laura Carias, Rincon Consultants

***Date of Evaluation:** December 2021

(This space reserved for official comments.)



Historic Context

4221 Geary Boulevard was constructed in 1919 by Oscar Heyman & Brother in the Inner Richmond District. The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers.

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards.

Neighborhood commercial buildings built during the reconstruction era, roughly spanning 1906-1913, range from one-story wood-frame retail spaces to large-scale multi-story apartment buildings featuring numerous storefronts at the ground story. Reconstruction led to the marked densification of San Francisco, with larger multi-unit structures replacing many single-family houses and commercial spaces.

[Neighborhood stores] often sold groceries and or liquor. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two- to four- stories in height, and were typically oriented toward the corner, with a center post providing additional structural support. Not all corner stores were designed with a center post; some featured an entryway at the side rather than corner of the building

Because Geary Avenue was a wider street, it accommodated automobiles and became developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s. With a large influx of residents in the 1960s and 1970s, many older buildings were demolished for the development of larger, multi-family dwellings. Storefronts were modified to attract the current-day consumer and therefore stripped of historic material. The trend continues to this day.

Current Historical Status

The subject property at 4221 Geary Boulevard does not appear to have been previously evaluated.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4221 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District* and in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1919, the commercial property is typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property have also negatively impacted its integrity of materials, workmanship, and design. As such, the property is not eligible for listing in the NRHP under Criterion A.

See Continuation Sheet Page 5.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # 4221 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

National Register of Historic Places (NRHP) Evaluation (Continued)

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several tenants since its construction, including a number of commercial and retail uses. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The property at 4221 Geary Boulevard does not embody the distinctive characteristics of a type, period, or method of construction. It is built in the Eclectic Style with French Revival elements, such as its pent roof. It is not, however, representative of the style and does not possess high artistic values. 4221 Geary Street is one of several frame dwellings constructed by the firm in the Richmond District during this time, including the adjacent building at 4215 Geary Boulevard. Furthermore, the building has been substantially altered over the years, including its conversion from a single-family house to a mixed-use building beginning in 1953 and with continuous updates for tenants since that time. As a result, it no longer retains integrity of its original design. It is, therefore, not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District."

Richmond District Blog. Accessed online August 20, 2022: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 4224-4228 Geary Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

Date: 1997 T 2S ; R 6W ; ¼ of ¼ of Sec: N/A ; M.D. B.M.

c. Address: 4224-4228 Geary Boulevard

City: San Francisco

Zip: 94118

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 1438/018-019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is located on the north side of Geary Boulevard in the Richmond District neighborhood of San Francisco. It features a rectangular floor plan and a flat roof. Built in the Mediterranean Revival Style, it includes Spanish clay barrel tiles at its parapet wall ridge and dentils adorn the primary façade beneath the roofline. The building has a smooth stucco exterior at the primary elevation, facing Geary Boulevard and horizontal siding at the east and west elevations.

The primary elevation has been highly altered and is nearly symmetrical and is divided by four pilasters. The main entrance is centrally located and features a contemporary storefront with double doors. The aluminum frame glazed double doors are flanked by ceiling height fixed windows and covered by a fabric awning. Large picture windows flank the main entrance and are divided horizontally by a bulkhead. A single leaf door is located at the west end of the primary elevation.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building, HP39 Other

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) South elevation, view north, August 2021

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

☐ Prehistoric ☐ Both

1907, San Francisco Department of Building Inspection, building permit

***P7. Owner and Address:**

Unknown

***P8. Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy and Laura Carias
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

***P9. Date Recorded:**

December 2021

***P10. Survey Type:** (Describe) Intensive

***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):

DPR 523A (1/95)

*Required information

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

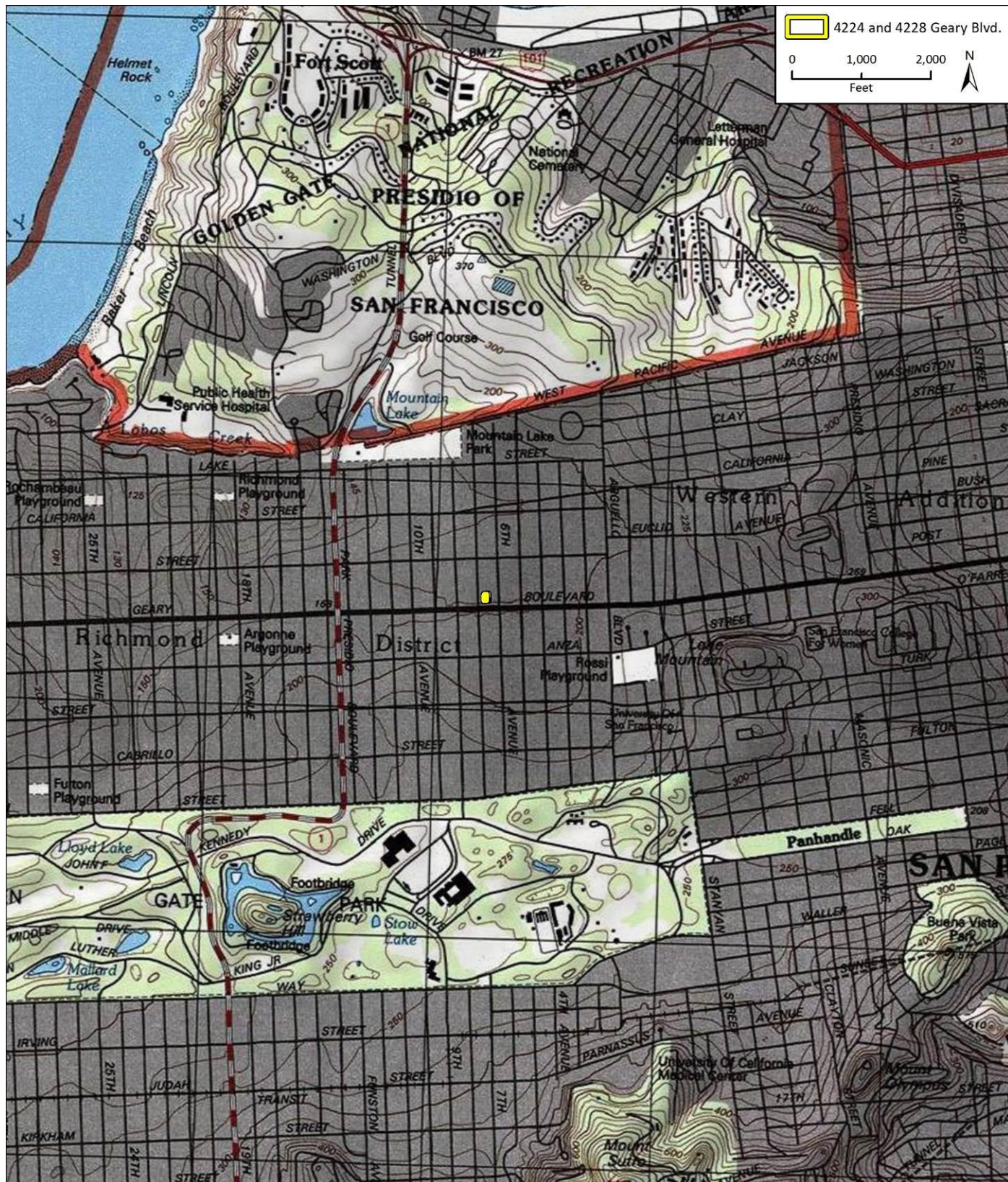
Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 4224-4228 Geary Boulevard

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1993



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 4224-4228 Geary Boulevard

B1. Historic Name: Point Lobos Stables

B2. Common Name: N/A

B3. Original Use: Horse stables

B4. Present Use: Educational

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed for James Finch in 1912 as a horse stable. The list of alterations on file with the San Francisco Department of Building Inspection are as follows: 1913: concrete the floor of entire building according to orders of the Board of Health; 1922: addition of work rack; 1936: new store signage; 1949: addition to side of present building, on adjacent lot for additional space for present building; 1955: remove tile and wood at front bulkhead with 4" concrete: replace front bulkhead wood framing with concrete wall: replace wood window sill and rear bulkhead studs as required; 1985: interior renovation to retail store; 2019: change of space from retail to preschool, seismic upgrades, and reroof.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: James E. Finch

*B10. Significance: Theme: Commercial development

Area: Inner Richmond

Period of Significance: 1907

Property Type: Commercial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

The property was constructed in 1912 by Joseph Finch as a one-story wood structure for Point Lobos Stables. The stable was updated with concrete walls and floor in 1913. The building received a wash rack addition in 1922. By that time, the building was operating as the Julius Brunton Company for the sale of automobile parts and accessories. By 1923 the building was known as Brown & Baker, and was also used for automobile sales. That use appears to have continued until 1934 when it became Herman's Delicatessen, which occupied the building until 1985. Beginning in approximately 1985 the building was used for the clothing store, the Gap which continued to operate at that location until 2000. Since then, it has been a kitchen and bath showroom and currently operates as a children's recreation building.

See Continuation Sheet p. 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: See Continuation Sheet

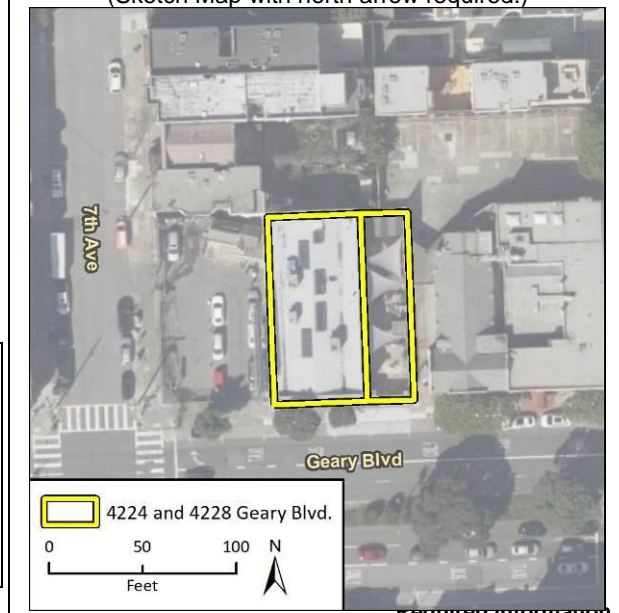
B13. Remarks: N/A

*B14. Evaluator: Laura Carias, Rincon Consultants

*Date of Evaluation: December 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Historic Context

The history of the Richmond District is explored in detail in *Social and Architectural History of the Richmond District* by Christopher VerPlanck and its commercial history is studied in *Neighborhood Commercial Buildings Historic Context Statement 1986-1965* written by the City & County of San Francisco Planning Department. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included what is now Golden Gate Park and the neighborhoods adjacent to the park: Sunset District (to the south) and Richmond District (to the north). By the end of the 19th century Golden Gate Park had been completed and was a popular attraction, but residential development remained limited in the western district. Through the mid- and late 19th century, Richmond was scarcely developed with ranches and dairy farms and featured a race track between 1st (now Arguello Boulevard) and 5th Avenues and between Fulton Street and Point Lobos Avenue (now Geary Boulevard), located just east of the subject property. To assist in accelerating the development of the area, street railway franchises were granted with primary routes on Point Lobos Avenue and California Street.

With paved streets, water and sewer lines, the City of San Francisco hoped that development in Richmond would grow exponentially. Although limited development along major transportation lines occurred as a result of speculative development by builders such as Fernando Nelson & Sons and realtors such as Greenwood & DeWolfe, more substantial growth but remained sparse prior to 1906. The devastation that came after the earthquake and fire of 1906 however caused many to flee from downtown to Richmond to rebuild their homes. With the production of the automobile in the 1920s and convenient public transit, many found Richmond to be easily accessible to downtown. Early development included single-family residences or two-story flats constructed by working class families, middle-class owner-occupants, or speculative developers

According to the City & County of San Francisco Planning Department, commercial properties were generally located along Clement and Geary Boulevards.

Neighborhood commercial buildings built during the reconstruction era, roughly spanning 1906-1913, range from one-story wood-frame retail spaces to large-scale multi-story apartment buildings featuring numerous storefronts at the ground story. Reconstruction led to the marked densification of San Francisco, with larger multi-unit structures replacing many single-family houses and commercial spaces.

[Neighborhood stores] often sold groceries and or liquor. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two- to four- stories in height, and were typically oriented toward the corner, with a center post providing additional structural support. Not all corner stores were designed with a center post; some featured an entryway at the side rather than corner of the building

Because Geary Avenue was a wider street, it accommodated automobiles and became developed with commercial buildings geared towards the car culture in the 1910s and 1920s. The Richmond neighborhood filled in remaining vacant lots by the 1920s and was largely unchanged until the 1960s. With a large influx of residents in the 1960s and 1970s, many older buildings were demolished for the development of larger, multi-family dwellings. Storefronts were modified to attract the current-day consumer and therefore stripped of historic material. The trend continues to this day.

Current Historical Status

The subject property at 4228 Geary Boulevard does not appear to have been previously evaluated for the NRHP.

National Register of Historic Places

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 4228 Geary Boulevard is consistent with the general development trends outlined in *Social and Architectural History of the Richmond District*, which occurred after the great fire and earthquake of 1906 and was further motivated by accessible transportation. Constructed in 1912, the commercial is typical of the development of the Richmond District; however, there is no information to suggest it is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Further, substantial alterations to the property has also negatively impacted its integrity of materials, workmanship, and design, and it is no longer representative of the early development of the Richmond as a result. As such, the property is not eligible for listing in the NRHP under Criterion A.

See Continuation Sheet Page 5.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # 4224-4228 Geary Boulevard

*Recorded by: Laura Carias

*Date: December 2021

■ Continuation □ Update

National Register of Historic Places (NRHP) Evaluation (Continued)

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The property appears to have had several tenants over the years. The building was constructed as a horse stable and remained as such for about six years. The longest tenant appears to be Herman's Delicatessen which occupied the space for almost 50 years. Though a long-time tenant, archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

The building at 4228 Geary Boulevard features some Mediterranean elements, such as its Spanish red barrel tile roof and pilasters. However, it's primary elevation has been substantially altered through the replacement and infill of openings and new windows and doors. As such it does not, however, embody the distinctive characteristics of a type, period, or method of construction. Archival research failed to reveal an architect or builder and it does not appear to be the work of a master. It is, therefore, not eligible under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (continued)

Ancestry.com (consulted)

B. Sarah. "So yeah, there used to be a horse racing track in the Richmond District."

Richmond District Blog. Accessed online August 20, 2021: <https://richmondsfblog.com/2019/03/27/so-yeah-there-used-to-be-a-horse-racing-track-in-the-richmond-district/>

City & County of San Francisco Planning Department. Neighborhood Commercial Buildings Historic Context Statement 1986-1965 Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

Sanborn Map Company

VerPlanck, Christopher. "Social and Architectural History of the Richmond District." Accessed online August 16, 2021:

https://www.outsidelands.org/richmond_arch.php



ACCESS AGREEMENT SHORT FORM

File Number: 21-0001

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	JulieAnn Murphy (Rincon)		Date:	
Signature:				
Affiliation:	Rincon Consultants, Inc			
Address:		City/State/ZIP:		
Billing Address (if different from above):				
Special Billing Information				
Telephone:	(510) 834-4455	Email:	jmurphy@rinconconsultants.com	
Purpose of Access:				
Reference (project name or number, title of study, and street address if applicable):				
	4200 Geary Blvd Rincon Project No. 21-10999			
County:	SFR	USGS 7.5' Quad:	San Francisco North	

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



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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>

July 21, 2021

NWIC File No.: 21-0001

Eugene T. Flannery, Environmental Compliance Manager
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 4200 Geary Blvd Rincon Project No. 21-10999.

Dear Mr. Eugene T. Flannery:

Per your request received by our office on the 1st of July, 2021, a 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 4200 Geary Blvd 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.

As per information received by this office, this search is for the property at 4200 Geary Street, San Francisco (APNs 1438-016, 1438-017 and 1438-017A; depicted in attached KMZ). Two of the parcels are undeveloped and are surface parking lots. Parcel 1438-17A is currently developed with two commercial buildings, one constructed in 1918 and one constructed in 1936. The project proposes to demolish the existing building and develop a 7-story, 98 unit multi-family residential building. The project is receiving federal funding from the Department of Housing and Urban Development. Cultural resources work for this project requires the consideration of a direct APE and indirect APE, consisting of the parcels surrounding the direct APE.

Review of this information indicates that there have been no cultural resource studies that cover the 4200 Geary Blvd project area. This 4200 Geary Blvd 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 or adjacent to the proposed 4200 Geary Blvd project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 4200 Geary Blvd 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 no Native American resources in or adjacent to the proposed 4200 Geary Blvd project area referenced in the ethnographic literature (Bocek 1991, Levy 1976).

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 the Pacific Ocean and San Francisco Bay, and inland near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The 4200 Geary Blvd project area is located halfway between the boundary of the Presidio of San Francisco and Golden Gate Park, and approximately two and one half miles east of Lands End. The project area is located in the Richmond District Neighborhood within an area of Latest Pleistocene to Holocene dune sand. Aerial maps indicate the project area is covered in buildings and asphalt and trees along the borders. Given the dissimilarity of these environmental factors, there is a low potential for unrecorded Native American resources to be within the proposed 4200 Geary Blvd project area.

Review of historical literature and maps indicated historic-period activity within the 4200 Geary Blvd project area. Early San Francisco maps indicated one or more buildings within the project area (1915 San Francisco USGS 15-minute topographic quadrangle). In addition, Sanborn Fire Insurance Maps indicated the project area contained an Undertaker, a Chapel, a Dwelling, and Two Flats (1913-1950: Vol 5: sheet 442). With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed 4200 Geary Blvd 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 the 4200 Geary Blvd 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 low potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. Given the potential for archaeological resources in the proposed 4200 Geary Blvd 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, buildings, 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. 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) No resources were located in either the 4200 Geary Blvd project area or its APE that are included in the OHP BERD. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

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.

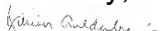
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

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:

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.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

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.

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park.

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).

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 **

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

Wagner, Theodore and George Sandow

1894 Map Showing Portions of Alameda and Contra Costa Counties, City and County of San Francisco, California. (Photo Lith Britton and Rey SF)

**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.



NATIVE AMERICAN HERITAGE COMMISSION

February 23, 2022

Steven Treffers
Rincon Consultants, Inc.

Via Email to: streffers@rinconconsultants.com

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Luiseño

VICE CHAIRPERSON
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Chumash

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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 4200 Geary Street Project, San Francisco County

Dear Mr. Treffers:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
San Francisco County
2/23/2022**

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

Irene Zwierlein, Chairperson
3030 Soda Bay Road
Lakeport, CA, 95453
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com
Costanoan

***Wuksache Indian Tribe/Eshom
Valley Band***

Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA, 93906
Phone: (831) 443 - 9702
kwood8934@aol.com
Foothill Yokut
Mono

***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***

Kanyon Sayers-Roods, MLD
Contact
1615 Pearson Court
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonconsulting.com
Costanoan

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

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

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

Monica Arellano, Vice
Chairwoman
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwerkma.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 4200 Geary Street Project, San Francisco County.

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



London N. Breed
Mayor

Eric D. Shaw
Director

August 13, 2021

Julianne Polanco
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
Sacramento, CA 95816
Delivered via calshpo.ohp@parks.ca.gov.

Re: RE: 4200 Geary Boulevard, San Francisco

Dear Ms. Polanco,

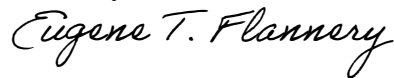
Tenderloin Housing Development Corporation and the Mayor's Office of Housing and Community Development (MOHCD) are proposing to develop affordable housing at 4200 Geary Boulevard. Funding for the project may include funding from the United States Department of Housing and Urban Development (HUD). In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; MOHCD will be asked to certify an Environmental Assessment (EA) that will, among other things, analyze the effects of the proposed project on historic architectural and archeological resources. The Undertaking would be subject to the terms of the 2007 Programmatic Agreement in effect between the City and County of San Francisco and the California State Historic Preservation Office.

4200 Geary is a 100% affordable senior housing project located in the Richmond District of San Francisco, CA. The project will involve the demolition of an existing structure and the construction of a 98-unit, 7-story building consisting of 41 studios and 57 one-bedroom units, as well as ground floor amenities and a commercial space. The ground floor includes on-site resident services offices, on-site property management offices, laundry room, community room with kitchen, bicycle parking, and a large landscaped outdoor space, in addition to back of house areas, including but not limited to a maintenance shop and trash room. An upper courtyard will provide residents with urban agriculture programming along Geary Blvd and another upper courtyard will provide an additional outdoor space for residents along 6th Avenue. The all-electric project will pursue a Platinum Green Point Rating Certification as well as an ILFI CORE Certification. Twenty units (20) are dedicated to formerly homeless seniors, while thirty (30) units are dedicated to extremely low income seniors. Forty-seven (47) units are targeted to seniors earning no more than 50% AMI (San Francisco AMI). There is one manager's unit planned in the building.

The California Historic Resources Information Center (IC) has advised this office there is a low potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. The IC has recommended that prior to demolition or other ground disturbing activity, a qualified archaeologist conduct further archival and field study to identify archaeological resources. Should it be necessary to implement the IC's recommendation it will be necessary to develop a site-specific programmatic agreement as the recommendation of the IC cannot be carried out until the United States Department of Housing and Urban Development issues an Authority to Use Grant Funds upon completion of the environmental review process. In accordance with Stipulation IX Paragraph D of the PA I am requesting your comments on the recommendation of the IC.

Should you have any questions about this project, you may contact me at the eugene.flannery@sfgov.org or 415-799-6605.

Sincerely,

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

Eugene Flannery
Environmental Compliance Manager



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000

FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov

www.ohp.parks.ca.gov

November 22, 2021

VIA EMAIL

In reply refer to: HUD_2021_0813_002

Eugene T. Flannery
Environmental Compliance Manager
Mayor's Office of Housing
City and County of San Francisco
1 South Van Ness Avenue
San Francisco, CA 94103

Subject: 4200 Geary Blvd, San Francisco, Archeology Considerations

Dear Mr. Flannery:

The Office of Historic Preservation is in receipt of your letter of August 13, 2021, requesting comments pursuant to Stipulation XI.D. of the Programmatic Agreement (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 the Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs.

The Northwest Information Center of the California Historical Resources Information System has advised that the project site at 4200 Geary Boulevard, has a low potential for Native American archeological resources and a high potential for historic-period archeological resources. They recommend that prior to demolition or other ground disturbance, that a qualified archeologist conduct further archival and field study to identify archeological resources. Pursuant to Stipulation XI.D.1. of the PA, the State Historic Preservation Officer concurs with their recommendation.

Mr. Flannery
November 22, 2021
Page 2

If you have questions, please contact Lucinda Woodward, Supervisor of the Local Government and Environmental Review Unit at (916) 445-7028 or at Lucinda.Woodward@parks.ca.gov.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line.

Julianne Polanco
State Historic Preservation Officer



April 15, 2022

Mr. Eugene Flannery
Environmental Compliance Manager
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, Fifth Floor
San Francisco, CA 91403

Ref: *Proposed 4200 Geary Boulevard Affordable Housing Project*
San Francisco, California
ACHP Project Number: 18180

Dear Mr. Flannery:

On March 30, 2022, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act, does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the State Historic Preservation Officer, Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to Section 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the California State Historic Preservation Office and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact Anthony Guy Lopez at (202) 517-0220 or by e-mail at alopez@achp.gov and reference the ACHP Project Number above.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

PROGRAMMATIC AGREEMENT
BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO (City) AND THE
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER (SHPO)
REGARDING 4200 GEARY BOULEVARD
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 4200 Geary Boulevard, San Francisco, California, by Tenderloin Neighborhood Development Corporation (Concurring Party) may have an effect on yet unidentified subsurface properties; and

WHEREAS, the Undertaking may be assisted by funding from the United States Department of Housing and Urban Development (HUD) which is 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 Tenderloin Neighborhood Development Corporation (Concurring Party) has been invited to be signatory to this agreement as a Concurring Party; 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 as defined at 36 CFR § 800.16 to be limited to the legal lot lines of the property described as 4200 Geary Boulevard (APN 1438017A), on which all direct project activities would occur, and the surrounding parcels at 371 6th Avenue (APN 1438052), 372 7th Avenue (APN 1438023), 376 7th Avenue (APN 1438022), 378 6th Avenue (APN 1437025), 380 7th Avenue (APN 1438021), 382 6th Avenue (APN 1437024), 4141 Geary Boulevard (APN 1539003), 4150 Geary Boulevard (APN 1437046), 4201 Geary Boulevard (APN 1538001), 4215

Geary Boulevard (APN 1538037), 4221 Geary Boulevard (APN 1538036), and 4218 Geary Boulevard (APN 1438019), City and County of San Francisco, California (attached hereto as Appendix 1); and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a low potential of identifying Native American archeological resources and a 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. 21-0001); 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 12, 2021, 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 4200 Geary Boulevard (APN 1438017A), 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 than 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 Shaw

Eric Shaw (Aug 16, 2022 14:20 PDT)

Eric D. Shaw, Director

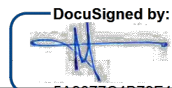
Date

CALIFORNIA STATE HISTORIC
PRESERVATION OFFICER

By:

Julianne Polanco, SHPO

Date

DocuSigned by:


8/16/2022

TENDERLOIN NEIGHBORHOOD
DEVELOPMENT CORPORATION
(CONCURRING PARTY)

By:

Maurilio Leon, CEO

Date

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, SHPO

31 Aug
2022

Date

TENDERLOIN NEIGHBORHOOD
DEVELOPMENT CORPORATION
(CONCURRING PARTY)

By:

Maurilio León, CEO

Date

Appendix 1 -Area of Potential Effects Map



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4200_Geary_Site_Specific_PA_CCSF_Final_08022022.docx

Final Audit Report

2022-08-16

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