



## **Attachment D**

*DPR Forms and Historic Evaluation Sheets*

**CONTINUATION SHEET**

Primary #

HRI#

Trinomial

Page 1 of Several

\*Resource Name or # (Assigned by recorder) See attached pages

\*Recorded by: Matt Weintraub, San Francisco Planning Dept. \*Date: April 2011 ☐ Continuation ☒ Update

\*NRHP Status Code (Update): 3CS (CHRSC)

*This property is assigned a California Historical Resource Status Codes (CHRSC) rating of “**3CS – Appears eligible for CR as an individual property through survey evaluation**”. This CHRSC rating supercedes the previously adopted CHRSC rating that is indicated on the attached previously completed survey form. The previously adopted CHRSC rating was assigned using limited research and information. Since that time, additional research and information-gathering has been conducted that provides a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status.*

Consequently, the previously adopted findings of the Inner Mission North Survey have been revised in the following ways:

1) The areas that were previously designated as the Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District were reevaluated as thematic geographic areas, which contain individual historic buildings and historic districts that are related to the thematic contexts, but that do not constitute historic districts in and of themselves. The previous documentation for these areas did not include finite boundaries or fully defined contributing components, which are necessary components of historic districts.

2) Historic district boundaries were redrawn to encompass only those groupings of qualified contributors that constitute historic districts that meet federal and State eligibility requirements, which resulted in replacement of the previously adopted Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District with several finitely bound and well-defined historic districts. Specifically, the redrawn historic districts conform to State and federal guidelines that address requirements for thematic and visual connectivity between elements of historic districts, and requirements for retention of all or most aspects of integrity for the overall historic district and for the majority of individual contributing properties.

3) Properties that were previously identified as contributors to the Mission Reconstruction Historic District and/or the Inner Mission Commercial Corridor Historic District, and that are located outside of the redrawn boundaries of the historic disticts, were reevaluated as potential individual historic resources. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.

4) Some properties that were previously identified as individual historic resources, and some properties that were previously identified as non-resources, were reevaluated, based on additional research and information-gathering that was conducted. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.

5) Previously adopted CHRSC ratings of “5S3”, “5D3”, and “5B”, which indicate eligibility for local listing or designation through survey evaluation, were converted to CHRSC ratings that reference eligibility for listing in the California Register of Historical Resources and/or the National Register of Historic Places. Determination of eligibility for local Landmark and Historic District designations under Article 10 of the Planning Code was beyond the scope of the survey and was not performed.

For more information, see the additional documentation that is available for the Inner Mission North Survey, including: DPR 523-series forms (Primary Records; Building, Structure, and Object Records; District Records); National Register Multiple Property Documentation Form; and historic context statements for the Mission District.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2 Resource name(s) or number(assigned by recorder) **25-29 Adair**

**P1. Other Identifier:**

**Form Number 94**

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

**\*a. County**

San Francisco

**\*b. USGS 7.5' Quad** San Francisco North **Date:** 1995

**c. Address** 25 29 Adair ST

**City** San Francisco

**Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3553 036

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a four-story, two-bay, frame residential flats building clad in tongue-and-groove siding. The ground floor is clad in stucco in the first building bay, and in shiplap in the second building bay and contains the lower portion of a recessed staircase leading to the main entrance on the second floor in the first building bay, and a sectional wood overhead garage door in the second building bay. The second floor contains a small window, and the upper portion of a recessed entry containing three entrances in the first building bay, and a pair of windows in the second building bay. The third and fourth floors both contain a sculpted bay in each building bay.

The windows are 1/1 single or double-hung, vinyl replacement sash. The entablature extends over the depth of the projecting bay windows, and features a modillion cornice. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)

View looking south 5/12/2004

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

1911

☒ Historic

Water record

**\*P7. Owner and Address:**

GAGNON GREGORY

27 ADAIR ST  
SAN FRANCISCO CA 94103

**\*P8. Recorded by:**

Planning Department City & County of  
San Francisco

**\*P9. Date Recorded** 9/17/2004

**\*P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

**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)

**BUILDING, STRUCTURE, AND OBJECT RECORD**Page 2 of 2 \*Resource name(s) or number **25-29 Adair**CHR Status Code: **5D3****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property**\*B6 Construction History:****\*B5 Architectural Style:** Classical Revival

In 1889, the site of this building was occupied by a wagon shed. By 1889, there was a building with two flats on the site. From 1894 to at least 1909, it was owned by C. Randall. The present building was erected in 1911. In 1935, it was owned by Hirth Paul & Lena, and in 1946 by Yohannan N. In 1969, the fire damage to the building was repaired (a note on a water record attached to this permit said the structure was built in 1911).

**\*B7. Moved?** No **Date:** \_\_\_\_\_ 0**Original Location** \_\_\_\_\_**\*B8. Related Features:** Post-1906 reconstruction area**B9a. Architect:** unknown**B9b. Builder:** unknown**\*B10. Significance:** Theme Post-1906 reconstruction**Area:** San Francisco 1906 fire-zone**Period of Significance** 1906-1913 **Property Type** Flats**Applicable Criteria**  
National or California Register: NR C

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

CONTEXT: This residential flats building is a representative of the Classical Revival style, and dates from the reconstruction period of development (May 1906-1913). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This property is associated with a locally significant area based on the Reconstruction of San Francisco following the earthquake and fire of 1906, where many square miles of dense neighborhoods were rebuilt between 1906 and 1914. Contributory properties have a common range of architectural style, period and pattern of development, and method of construction, per NR Criterion C. Refer to the Mission Reconstruction District form (DPR 523D) for further descriptions, boundaries, and significance. NR and CR eligibility has not been established for this area. There is no evidence that the history of this property is associated with any persons or events of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criteria A/1 or B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, feeling, and association. Inappropriate vinyl replacement sash has resulted in a diminished integrity of materials.

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); open, recessed entry; projecting bay windows; projecting modillion cornice.

**B11. Addl. Resource Attributes** \_\_\_\_\_**\*B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

**B13. Remarks:****\*B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

**\* Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

**\*Required information**

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

Primary #  
HRI#  
Trinomial

Page 1 of 1

\*Resource Name or # 25-29 Adair Street

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☐ Continuation

☒ Update

The subject property is a four-story multi-family residential building located at 25-29 Adair Street in San Francisco's Inner Mission neighborhood. Constructed in 1911, the building is representative of the Classical Revival style with alterations limited to vinyl replacement sash, which have diminished its integrity of materials.

The San Francisco Planning Department previously evaluated the subject property using National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria in 2005 and 2011. The 2005 evaluation found the building ineligible for individual listing in the NRHP or CRHR under any applicable designation criteria, but identified it as a contributor to a locally-eligible historic district. At that time, the subject property was assigned a California Historical Resources Status Code (CHRSC) of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The 2011 evaluation was completed as part of the Inner Mission North Survey. Following the recommendations of the California Office of Historic Preservation, previously identified historic districts were reevaluated as a thematic geographic area and replaced by several finitely bound historic districts, none of which included the subject property (Weintraub 2011). Properties such as the subject property, which were outside the boundaries of the newly drawn districts, were reevaluated as potential individual historic resources using NRHP and CRHR designation criteria, and updated and adopted historical contexts, property types, and registration requirements for the Mission District. As part of this process, the subject property was assigned a CHRSC of 3CS, "appears eligible for CR[HR] as an individual property through survey evaluation." The subject property appears to have been found ineligible for NRHP listing because as a common property type with some aspects of diminished integrity it did not meet the general eligibility requirements outlined in the NRHP Multiple Property Documentation Form for the Historic Districts of the Mission District, which was completed by the San Francisco Planning Department in 2010 (Weintraub 2010). Per these requirements, a NRHP eligible property in San Francisco's Mission District must be demonstrated to be an exceptional example of the period and place and retain all aspects of integrity.

The subject property has not been physically altered since it was last recorded and continues to be a common property type with some aspects of diminished integrity. As a result, the property does not meet the eligibility requirements outlined in the 2010 NRHP Multiple Property Documentation Form, and does not qualify for NRHP eligibility for associations with significant events (Criterion A) or architectural trends (Criterion C). There is also no evidence to suggest that the property is associated with significant persons (Criterion B) or has the potential to yield important information (Criterion D).



25-29 Adair Street, north elevation, view to the south.

**References:**

Weintraub, Matt.

- 2010 National Register of Historic Places Multiple Property Documentation Form for the Historic Neighborhoods of the Mission District, San Francisco, California. San Francisco Planning Department, San Francisco, CA. 7 December.
- 2011 California Department Parks and Recreation (DPR) 523 Series Continuation Sheet for 25-29 Adair Street. San Francisco Planning Department, San Francisco, CA. April.

## FORM A

### NEPA SECTION 106 RESEARCH FORM

#### Mayor's Offices of Housing and Community Development

Reviewed per 2006 Programmatic Agreement between the City and County of San Francisco, Advisory Council on Historic Preservation and the California State Historic Preservation Office.  
(To be completed by MOHCD representative)

Date: **September 13, 2017**  
Address: **25 - 29 Adair San Francisco CA 94103**

#### PROJECT INFORMATION FOR 490 South Van Ness Avenue

Assessor's Block: **3553 Lot: 036**

Zoning: **RTO-M**

Year of Initial Construction: **1911**

Type of Ownership: ☐ Unknown ☐ Federal ☐ State ☐ Private ☐ CCSF ☐ Special District

☐ Existing Use: **Residential**

Proposed Use: **Same**

\*Interior Work: Yes ☐ No ☐

\*Exterior Work: Yes ☐ No ☐

Proposed Building Expansion: Yes ☐ No ☐

Area of Potential Effects: **Part of the APE for 490 South Van Nees Avenue**

Map: Please attach a map if the area of potential effect is larger than the footprint of the subject building

\*PLANS AND CLEAR PHOTOGRAPHS ARE ALWAYS REQUIRED FOR REVIEW OF PROPOSED EXTERIOR WORK. PLANS AND PHOTOGRAPHS ARE REQUESTED FOR REVIEW OF PROPOSED ALTERATIONS OF SIGNIFICANT INTERIORS.

Project Contact:

Phone

Lead Federal Agency: **HUD**

Local Agency: **MOHCD**

Architect:

Architect Phone:

Architect Email:

Architect Complete Address:

Environmental Consultant:

Environmental Consultant Phone:

Environmental Consultant Email:

Environmental Consultant Address:

#### Applicable HUD Program: Check all that apply.

- ☐ CDBG ☐ Home ☐ HOPWA ☐ HOPE VI  
☐ Public Housing Modernization ☐ Section 8  
☐ McKinney Programs (Identify the specific program)  
☐ Section 202/811 (For Information Only. HUD prepares a Part 50 Clearance)  
☐ Other (Please specify – i.e., Special Purpose)



### RESOURCE INFORMATION

\*Please attach supporting documents (maps, survey data, designation reports, etc) as applicable.

1. Resource (the subject being evaluated is a).

District ☐ Site ☐ Building ☐ Structure ☐ Object ☐

2. Designations/Survey Information

Listing	Ratings	Landmark No. or Local District /National Register Information	Information Attached? (Yes or No)
SF Planning Historic Resource Status Code	B		
National Register			
California Register of Historic Places			
City Landmark or Historic District Article 10			
Conservation Buildings or District Article 11			
General Area Plan			
Here Today Survey			
1976 Architectural Survey			
Unreinforced Masonry Building Survey			
San Francisco Heritage Survey			
Other Surveys (Please List)			

Maps (Please check if consulted)

Type	Consulted – yes or no	Attached – attach if consulted
Sanborne		
Metroscan		
Coastal Survey		

4. Photographs (List historic photographic sources)

Type	Attached – yes or no	Source
Current		
Historic		

## FORM B

### NEPA SECTION 106 REVIEW FORM

#### Planning Department, City and County of San Francisco

Reviewed per 20072 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 25 - 29 Adair 94103

☐ District

Assessor's Block: 3553 Lot: 036

☐ Site

Case Number 2017-012138 FEB

☒ Building

Date Review Completed 11/3/17

☐ Structure

☐ Object

#### 1. National Register Status

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

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

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

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



**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 2**

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

The subject resource being evaluated is a:

- ☐ district  
☐ site  
☒ building  
☐ structure  
☐ object

The subject resource possesses integrity of:

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

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☐ A associated with events that have made a significant contribution to the broad patterns of our history  
☐ B associated with the lives of persons significant in our past  
☐ C embodies the distinctive characteristics of a type, period, or method of construction which:  
☐ represents the work of a master  
☐ possesses high artistic values  
☐ represents a significant and distinguishable entity whose components may lack individual distinction  
☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR  
☒

- does not have significance for any reason above

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 3**

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

☒ The proposed project is shown in plans labeled 9/1/17 50% DD Subm. #20 that are included in the project file.

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

☐ Associated active BPA's at time of Section 106 review include:

BPA no. \_\_\_\_\_ Assigned planner \_\_\_\_\_

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

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

4. Findings

**Finding of no adverse effect**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Finding of no adverse effect with mitigations**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Proposed activity causes an adverse effect:**

☐ yes ☒ no

Comments:

  
\_\_\_\_\_  
Planner

San Francisco Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

11/3/17  
\_\_\_\_\_  
Date

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource name(s) or number(assigned by recorder) **460 South Van Ness**

**P1. Other Identifier:**

**Form Number 87**

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

**\*a. County** San Francisco

**\*b. USGS 7.5' Quad** San Francisco North **Date:** 1995

**c. Address** 460 0 South Van Ness AV

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3553 007

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a four story apartment building at the corner of South Van Ness and Adair Streets. There are three building bays on South Van Ness Avenue and five building bays on Adair Street. The brick-clad ground floor features small windows in the first and third building bays on South Van Ness Avenue, and five garage doors and a service door on Adair Street. The second, third, and fourth floors each contain a projecting bay window in the first and third building bays on South Van Ness Avenue, the first, third, and fifth bays on Adair Street, and four windows in the central bay on South Van Ness Avenue, and the second building bay on Adair. The fourth building bay on Adair contains two single windows.

The windows are single-light wood casements with fixed transoms. The tops of the bay windows above the fourth floor are covered in Spanish clay tile. There is a simple projecting cornice. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mediterranean Eclectic

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

**P5b. Photo:** (view and date)  
View looking west 8/16/2004

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

1926 ☒ Historic

Assessor

**\*P7. Owner and Address:**

CARRICO TIM

1740 MARKET ST  
SAN FRANCISCO CA 94103

**\*P8. Recorded by:**

Planning Department City & County of  
San Francisco

**\*P9. Date Recorded** 9/17/2004

**\*P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

**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**



**BUILDING, STRUCTURE, AND OBJECT RECORD**Page 2 of 2 \*Resource name(s) or number **460 South Van Ness**CHR Status Code: **6L****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property**\*B6 Construction History:****\*B5 Architectural Style:** Mediterranean Eclectic

The site of this building was vacant in 1889, but was occupied by a two story wood and coal warehouse by 1899, owned by Charles S. and Mary Healey in 1894. The lot remained vacant until the Healey family had the present building erected in 1926. They maintained ownership to at least 1935. In 1946, it was owned by Patrick J. Morrow. In 1970, five replacement overhead garage doors were installed on the ground floor.

**\*B7. Moved?** No**Date:** \_\_\_\_\_ 0**Original Location** \_\_\_\_\_**\*B8. Related Features:****B9a. Architect:** unknown**B9b. Builder:** unknown**\*B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930 **Property Type** Apartments**Applicable Criteria**  
**National or California Register:** none

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

CONTEXT: This Apartment building is a representative of a Mediterranean Eclectic style, and dates from the early infill period of development (1914-1930). Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. They are most often found in compact, pedestrian-oriented neighborhoods and on corner lots. It is a standard in its context but is not important because its context lacks cultural or architectural significance.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) There is no evidence that the history of this property is associated with any persons or events of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criteria A/1 or B/2. This property is not the work of a master, but is typical of modest structures of similar vintage in the Mission in its design and construction method. It does not possess high artistic values, is not distinctive, nor does it belong to distinguishable entity whose components may lack individual distinction per criterion C/3. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. For these reasons, this property is determined ineligible for the National, or California Registers, or local listing or designation through local government review process; however, it retains sufficient design integrity to warrant special consideration in local planning.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

FEATURES Character defining features that should be preserved include but may not be limited to: the surface treatment, fenestration pattern, size and location of the garage entries, projecting bays with clay tile roof, casement windows, and simple projecting cornice.

**B11. Addl. Resource Attributes** \_\_\_\_\_**\*B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

**B13. Remarks:****\*B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

**\* Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

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

Primary #  
HRI#  
Trinomial

Page 1 of 1

\*Resource Name or # 460 South Van Ness Avenue

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☐ Continuation

☒ Update

The subject property is a three-story multi-family residential building located at 460 South Van Ness Avenue in San Francisco's Inner Mission neighborhood. Constructed in 1926, the building is representative of the Mediterranean Eclectic style and dates from the early infill period of development, which is generally identified as mid-to-late 1910s through 1930. The San Francisco Planning Department previously evaluated the subject property using National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria in 2005. This evaluation found the building ineligible for individual listing in the NRHP or CRHR under any applicable designation criteria due a lack of historical and architectural significance, but assigned the property a California Historical Resources Status Code (CHRSC) of 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" (Corrette 2005).

The subject property has not been altered since it was last recorded. Since this time, the San Francisco Planning Department prepared the National Register of Historic Places (NRHP) Multiple Property Documentation Form for the Historic Districts of the Mission District (Weintraub 2010). This document provides updated registration requirements for assessing the NRHP eligibility of properties in the Mission District under Criteria A and C. Per the requirements for early infill period development properties, "significant individual examples of interwar-era residential design should demonstrate a particular quality of rarity or uniqueness in design." Although the subject property dates to this period and retains integrity, it does not embody any architectural elements that can be considered rare or unique in relation to other similar properties in the Mission District. The subject property therefore does not meet the eligibility requirements outlined in the 2010 NRHP Multiple Property Documentation Form, and does not qualify for NRHP eligibility for associations with significant events (Criterion A) or architectural trends (Criterion C). There is also no evidence to suggest that the property is associated with significant persons (Criterion B) or has the potential to yield important information (Criterion D).



460 South Van Ness Avenue, south and east elevations, view to the west.

**References:**

Corrette, N. Moses

2005 California Department Parks and Recreation (DPR) 523 Series Form for 460 South Van Ness Avenue. San Francisco Planning Department, San Francisco, CA. 5 August.

San Francisco Planning Department

2017 Property information for 460 South Van Ness Avenue. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org). 22 August.

Weintraub, Matt.

2010 National Register of Historic Places Multiple Property Documentation Form for the Historic Neighborhoods of the Mission District, San Francisco, California. San Francisco Planning Department, San Francisco, CA. 7 December.

## FORM A

### NEPA SECTION 106 RESEARCH FORM

#### Mayor's Offices of Housing and Community Development

Reviewed per 2006 Programmatic Agreement between the City and County of San Francisco, Advisory Council on Historic Preservation and the California State Historic Preservation Office.

(To be completed by MOHCD representative)

Date: **September 13, 2017**  
Address: **460 South Van Ness San Francisco CA 94103**

PROJECT INFORMATION FOR **490 South Van Ness Avenue**

Assessor's Block: **3553 Lot: 007**

Zoning: **RTO-M**

Year of Initial Construction: **1926**

Type of Ownership: ☐ Unknown ☐ Federal ☐ State ☐ Private ☐ CCSF ☐ Special District

☐ Existing Use: **Residential**

Proposed Use: **Same**

\*Interior Work: Yes ☐ No ☐

\*Exterior Work: Yes ☐ No ☐

Proposed Building Expansion: Yes ☐ No ☐

Area of Potential Effects: **Part of the APE for 490 South Van Ness Avenue**

Map: Please attach a map if the area of potential effect is larger than the footprint of the subject building

\*PLANS AND CLEAR PHOTOGRAPHS ARE ALWAYS REQUIRED FOR REVIEW OF PROPOSED EXTERIOR WORK. PLANS AND PHOTOGRAPHS ARE REQUESTED FOR REVIEW OF PROPOSED ALTERATIONS OF SIGNIFICANT INTERIORS.

Project Contact:

Phone

Lead Federal Agency: **HUD**

Local Agency: **MOHCD**

Architect:

Architect Phone:

Architect Email:

Architect Complete Address:

Environmental Consultant:

Environmental Consultant Phone:

Environmental Consultant Email:

Environmental Consultant Address:

#### Applicable HUD Program: Check all that apply.

- ☐ CDBG ☐ Home ☐ HOPWA ☐ HOPE VI  
☐ Public Housing Modernization ☐ Section 8  
☐ McKinney Programs (Identify the specific program)  
☐ Section 202/811 (For Information Only. HUD prepares a Part 50 Clearance)  
☐ Other (Please specify – i.e., Special Purpose)

### RESOURCE INFORMATION

\*Please attach supporting documents (maps, survey data, designation reports, etc) as applicable.

1. Resource (the subject being evaluated is a):

District ☐ Site ☐ Building ☐ Structure ☐ Object ☐

2. Designations/Survey Information

Listing	Ratings	Landmark No. or Local District /National Register Information	Information Attached? (Yes or No)
SF Planning Historic Resource Status Code	C		
National Register			
California Register of Historic Places			
City Landmark or Historic District Article 10			
Conservation Buildings or District Article 11			
General Area Plan			
Here Today Survey			
1976 Architectural Survey			
Unreinforced Masonry Building Survey			
San Francisco Heritage Survey			
Other Surveys (Please List)			

Maps (Please check if consulted)

Type	Consulted – yes or no	Attached – attach if consulted
Sanborne		
Metroscan		
Coastal Survey		

4. Photographs (List historic photographic sources)

Type	Attached – yes or no	Source
Current		
Historic		



## FORM B

### NEPA SECTION 106 REVIEW FORM

#### Planning Department, City and County of San Francisco

Reviewed per 20072 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 460 South Van Ness 94103

Assessor's Block: 3553 Lot: 007

Case Number 2017-012137 Fed

Date Review Completed 11/3/17

☐ District

☐ Site

☒ Building

☐ Structure

☐ Object

#### 1. National Register Status

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

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

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

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

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 2**

---

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

The subject resource being evaluated is a:

- ☐ district
- ☐ site
- ☒ building
- ☐ structure
- ☐ object

The subject resource possesses integrity of:

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

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☐ A associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B associated with the lives of persons significant in our past
- ☐ C embodies the distinctive characteristics of a type, period, or method of construction which:
  - ☐ represents the work of a master
  - ☐ possesses high artistic values
  - ☐ represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☒ does not have significance for any reason above

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 3**

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

☒ The proposed project is shown in plans labeled 9/1/17 50% DD Submit that are included in the project file.

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

☐ Associated active BPA's at time of Section 106 review include:

BPA no. \_\_\_\_\_ Assigned planner \_\_\_\_\_

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

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

4. Findings

**Finding of no adverse effect**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Finding of no adverse effect with mitigations**


☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Proposed activity causes an adverse effect:**

☐ yes ☒ no

Comments:

  
\_\_\_\_\_  
Planner  
San Francisco Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

11/3/17  
\_\_\_\_\_  
Date

\*Recorded by: Matt Weintraub, San Francisco Planning Dept. \*Date: April 2011 ☐ Continuation ☒ Update

\*NRHP Status Code (Update): 3CS (CHRSC)

*This property is assigned a California Historical Resource Status Codes (CHRSC) rating of “**3CS – Appears eligible for CR as an individual property through survey evaluation**”. This CHRSC rating supercedes the previously adopted CHRSC rating that is indicated on the attached previously completed survey form. The previously adopted CHRSC rating was assigned using limited research and information. Since that time, additional research and information-gathering has been conducted that provides a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status.*

Consequently, the previously adopted findings of the Inner Mission North Survey have been revised in the following ways:

- 1) The areas that were previously designated as the Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District were reevaluated as thematic geographic areas, which contain individual historic buildings and historic districts that are related to the thematic contexts, but that do not constitute historic districts in and of themselves. The previous documentation for these areas did not include finite boundaries or fully defined contributing components, which are necessary components of historic districts.
- 2) Historic district boundaries were redrawn to encompass only those groupings of qualified contributors that constitute historic districts that meet federal and State eligibility requirements, which resulted in replacement of the previously adopted Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District with several finitely bound and well-defined historic districts. Specifically, the redrawn historic districts conform to State and federal guidelines that address requirements for thematic and visual connectivity between elements of historic districts, and requirements for retention of all or most aspects of integrity for the overall historic district and for the majority of individual contributing properties.
- 3) Properties that were previously identified as contributors to the Mission Reconstruction Historic District and/or the Inner Mission Commercial Corridor Historic District, and that are located outside of the redrawn boundaries of the historic disticts, were reevaluated as potential individual historic resources. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 4) Some properties that were previously identified as individual historic resources, and some properties that were previously identified as non-resources, were reevaluated, based on additional research and information-gathering that was conducted. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 5) Previously adopted CHRSC ratings of “5S3”, “5D3”, and “5B”, which indicate eligibility for local listing or designation through survey evaluation, were converted to CHRSC ratings that reference eligibility for listing in the California Register of Historical Resources and/or the National Register of Historic Places. Determination of eligibility for local Landmark and Historic District designations under Article 10 of the Planning Code was beyond the scope of the survey and was not performed.

For more information, see the additional documentation that is available for the Inner Mission North Survey, including: DPR 523-series forms (Primary Records; Building, Structure, and Object Records; District Records); National Register Multiple Property Documentation Form; and historic context statements for the Mission District.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2 Resource name(s) or number(assigned by recorder) **469-473 South Van Ness**

**P1. Other Identifier:**

**Form Number 68**

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

**\*a. County** San Francisco

**\*b. USGS 7.5' Quad** San Francisco North **Date:** 1995

**c. Address** 469 473 South Van Ness AV

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3552 018

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, free-standing, frame, residential flats building clad in tongue-and-groove wood siding. A raised basement is clad in stucco scored to represent coursed ashlar contains the base of a projecting bay window in the first building bay, with a small single window in the forward face, and a set of stairs in the second building bay. The first, second, and third floors contain a sculpted bay window in the first building bay. This bay is articulated from the basement to the parapet. Each of the windows on the first and second floors is flanked by pilasters capped with cast plaster ionic capitols. The base of the bay at each floor contains a banded window sill, and a paneled spandrel, although the applied ornament there is largely missing. Above each level of windows on the bay is an entablature that becomes a belt course across the façade. On the first floor, it is ornamented with dentil molding, on the second, with egg-and-dart, while it is banded on the third floor. The windows of the third floor have Grecian window surrounds. The second building bay contains a recessed entry on the first floor containing three sash doors, and in plan a rounded portico supported by four Corinthian columns. Above the portico on the second and third floors is a smaller sculpted bay window with similar ornament to that of the bay window on the corresponding floor. The second and third floors are linked vertically at the outer edges of the façade by two-story paneled pilasters capped by Corinthian capitols. The entablature contains a cast plaster frieze, dentil band and a modillion cornice. The whole entablature returns on the secondary facades to a depth of about two feet. The secondary facades are clad in wood shiplap siding. The windows on the secondary facades have surrounds with heavy lintels. The windows are 1/1 double-hung wood sash. The roof is gabled behind the parapets.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View looking east 2/5/2004

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

1899 ☒ Historic

Water Record

**\*P7. Owner and Address:**

JEONG TONY

2660 GREENWICH ST  
SAN FRANCISCO CA 94123

**\*P8. Recorded by:**

Planning Department City & County of  
San Francisco

**\*P9. Date Recorded** 6/10/2004

**\*P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

**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)

**BUILDING, STRUCTURE, AND OBJECT RECORD**Form Number **68**Page 2 of 2 \*Resource name(s) or number **469-473 South Van Ness**CHR Status Code: **3CD****B1. Historic Name:** 1969 Howard**B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property**\*B6 Construction History:****\*B5 Architectural Style:** Classical Revival

In 1881, F. C. Wagner had a water tap connected to this site to a pork packaging warehouse and a two-family dwelling on a larger lot. The present building was built in 1899 for Mrs. R.C. Wagner and was first occupied as a single-family dwelling and three roomers. It was soon fully three flats. Water tap August 29, 1899. No relevant records at DBI. By 1935, it was owned by the Wagner children: Wagner, Frank P, Lawrence A, Adolph P, Herbert R, Hilda R, and in 1946 by Leach Arthur & Florence C.

**\*B7. Moved?** No **Date:** \_\_\_\_\_ 0**Original Location** \_\_\_\_\_**\*B8. Related Features:** IMN pre-4/18/06 earthquake district**B9a. Architect:** unknown**B9b. Builder:** unknown**\*B10. Significance:** Theme Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Flats**Applicable Criteria**  
**National or California Register:** CR 1, 3

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

**CONTEXT:** This residential flats building is a representative of the Classical Revival style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

**ASSESSMENT:** (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

**INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

**FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the façade cladding materials; fenestration pattern on the front facade; projecting bay windows, with double-hung wood windows; cast plaster and wood ornament.

**B11. Addl. Resource Attributes** \_\_\_\_\_**\*B12. References:****B13. Remarks:****\*B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

**\* Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

**\*Required information**



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

Primary #  
HRI#  
Trinomial

Page 1 of 1

\*Resource Name or # 469-473 South Van Ness Avenue

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☐ Continuation

☒ Update

The subject property is a three-story multi-family residential building located at 469-473 South Van Ness Avenue in San Francisco's Inner Mission neighborhood. Constructed in 1899, the building is representative of the Classical Revival style. The San Francisco Planning Department previously evaluated the subject property using National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria in 2005 and 2011. The 2005 evaluation found the building ineligible for individual listing in the NRHP or CRHR under any applicable designation criteria, but identified it as a contributor to a CRHR-eligible historic district. At that time, the subject property was assigned a California Historical Resources Status Code (CHRSC) of 3CD, "Appears eligible for CR[HR] as a contributor to a CR[HR] eligible district through a survey evaluation."

The 2011 evaluation was completed as part of the Inner Mission North Survey. Following the recommendations of the California Office of Historic Preservation, previously-identified historic districts were reevaluated as a thematic geographic area and replaced by several finitely bound historic districts, none of which included the subject property (Weintraub 2011). Properties such as the subject property, which were outside the boundaries of the newly drawn districts, were reevaluated as potential individual historic resources using NRHP and CRHR designation criteria, and updated and adopted historical contexts, property types, and registration requirements for the Mission District. As part of this process, the subject property was assigned a CHRSC of 3CS "appears eligible for CR[HR] as an individual property through survey evaluation." Following its initial recordation, the building's original windows were replaced in kind in 2007, resulting in a partial diminishment of its integrity of materials (San Francisco Planning Department 2017). Both this and the fact that the subject property is a common property type in the Mission District appear to be the reason that the subject property was found ineligible for NRHP listing per the requirements of the NRHP Multiple Property Documentation Form for the Historic Districts of the Mission District (Weintraub 2010). These requirements indicate that a NRHP eligible property in San Francisco's Mission District must be demonstrated to be an exceptional example of the period and place and retain all aspects of integrity

The subject property has not been physically altered since it was last recorded and continues to be a common property type with some aspects of diminished integrity. As a result, the property does not meet the eligibility requirements outlined in the 2010 NRHP Multiple Property Documentation Form, and does not qualify for NRHP eligibility for associations with significant events (Criterion A) or architectural trends (Criterion C). There is also no evidence to suggest that the property is associated with significant persons (Criterion B) or has the potential to yield important information (Criterion D).



469-473 South Van Ness Avenue, west elevation, view to the east.

**References:**

San Francisco Planning Department

2017 Building Permits for 469-473 South Van Ness Avenue. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org). 22 August.

Weintraub, Matt.

2010 National Register of Historic Places Multiple Property Documentation Form for the Historic Neighborhoods of the Mission District, San Francisco, California. San Francisco Planning Department, San Francisco, CA. 7 December.

2011 California Department Parks and Recreation (DPR) 523 Series Continuation Sheet for 469-473 South Van Ness Avenue. San Francisco Planning Department, San Francisco, CA. April.



## FORM A

### NEPA SECTION 106 RESEARCH FORM

#### Mayor's Offices of Housing and Community Development

Reviewed per 2006 Programmatic Agreement between the City and County of San Francisco, Advisory Council on Historic Preservation and the California State Historic Preservation Office.

(To be completed by MOHCD representative)

Date: **September 13, 2017**  
**Avenue**

PROJECT INFORMATION **FOR 490 South Van Ness**

Address: **469 -473 South Van Ness San Francisco CA 94103**

Assessor's Block: **3552 Lot: 018**

Zoning: **UMU**

Year of Initial Construction: **1899**

Type of Ownership: ☐ Unknown ☐ Federal ☐ State ☐ Private ☐ CCSF ☐ Special District

☐ Existing Use: **Residential** Proposed Use: **Same**

\*Interior Work: Yes ☐ No ☐ \*Exterior Work: Yes ☐ No ☐

Proposed Building Expansion: Yes ☐ No ☐

Area of Potential Effects: **Part of the APE for 490 South Van Nees Avenue**

Map: Please attach a map if the area of potential effect is larger than the footprint of the subject building

\*PLANS AND CLEAR PHOTOGRAPHS ARE ALWAYS REQUIRED FOR REVIEW OF PROPOSED EXTERIOR WORK. PLANS AND PHOTOGRAPHS ARE REQUESTED FOR REVIEW OF PROPOSED ALTERATIONS OF SIGNIFICANT INTERIORS.

Project Contact:

Phone

Lead Federal Agency: **HUD**

Local Agency: **MOHCD**

Architect:

Architect Phone:

Architect Email:

Architect Complete Address:

Environmental Consultant:

Environmental Consultant Phone:

Environmental Consultant Email:

Environmental Consultant Address:

#### Applicable HUD Program: Check all that apply.

- ☐ CDBG ☐ Home ☐ HOPWA ☐ HOPE VI  
☐ Public Housing Modernization ☐ Section 8  
☐ McKinney Programs (Identify the specific program)  
☐ Section 202/811 (For Information Only. HUD prepares a Part 50 Clearance)  
☐ Other (Please specify – i.e., Special Purpose)

### RESOURCE INFORMATION

\*Please attach supporting documents (maps, survey data, designation reports, etc) as applicable.

1. Resource (the subject being evaluated is a):

District ☐ Site ☐ Building ☒ Structure ☐ Object ☐

2. Designations/Survey Information

Listing	Ratings	Landmark No. or Local District /National Register Information	Information Attached? (Yes or No)
SF Planning Historic Resource Status Code	A		
National Register			
California Register of Historic Places			
City Landmark or Historic District Article 10			
Conservation Buildings or District Article 11			
General Area Plan			
Here Today Survey			
1976 Architectural Survey			
Unreinforced Masonry Building Survey			
San Francisco Heritage Survey			
Other Surveys (Please List)			

Maps (Please check if consulted)

Type	Consulted – yes or no	Attached – attach if consulted
Sanborne		
Metroscan		
Coastal Survey		

4. Photographs (List historic photographic sources)

Type	Attached – yes or no	Source
Current		
Historic		

## FORM B

### NEPA SECTION 106 REVIEW FORM

#### Planning Department, City and County of San Francisco

Reviewed per 20072 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 469 -473 South Van Ness 94103

☐ District

Assessor's Block: 3552 Lot: 018

☐ Site

Case Number 2017-012096 FFD

☒ Building

Date Review Completed 11/3/17

☐ Structure

☐ Object

#### 1. National Register Status

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

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

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

- \_\_\_\_\_ D Part of District  
\_\_\_\_\_ I Individual Property  
\_\_\_\_\_ B Both of the above

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 2**

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

The subject resource being evaluated is a:

- ☐ district  
☐ site  
☒ building  
☐ structure  
☐ object

The subject resource possesses integrity of:

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

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☐ A associated with events that have made a significant contribution to the broad patterns of our history  
☐ B associated with the lives of persons significant in our past  
☐ C embodies the distinctive characteristics of a type, period, or method of construction which:  
☐ represents the work of a master  
☐ possesses high artistic values  
☐ represents a significant and distinguishable entity whose components may lack individual distinction  
☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☒ does not have significance for any reason above

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 3**

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

☒ The proposed project is shown in plans labeled 9/1/17 90% DD Subm. the that are included in the project file.

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

☐ Associated active BPA's at time of Section 106 review include:

BPA no. \_\_\_\_\_ Assigned planner \_\_\_\_\_

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

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

4. Findings

**Finding of no adverse effect**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Finding of no adverse effect with mitigations**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Proposed activity causes an adverse effect:**

☐ yes ☒ no

Comments:

  
\_\_\_\_\_

Planner  
San Francisco Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

11/3/17  
Date

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4.

\*Resource Name or #: 2901 16<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County: Ventura

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

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T 2S; R 5W; ¼ of ¼ of Sec ; S.B. B.M.

c. Address: 2901-2929 16th Street City: San Francisco Zip: 94110

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

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

Parcels (Block/Lot) 3570/001

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Located at the southwest corner of 16<sup>th</sup> Street and South Van Ness Avenue, the subject property is a two-part commercial building that is four stories and rectangular in plan with a large lightwell on the south side. A flat roof caps the building and features a short decorative cornice that extends around the primary north and east elevations. Representative of its Edwardian-era architecture, the building is sheathed Scottish bond brick on the upper three floors with a decorative brick motif ribbon located underneath the parapet. Other notable design features include decorative metal window balustrades and fire escapes on the primary elevations. Upper level windows are primarily original, wood divided light and double-hung, with some aluminum replacements. Although the upper levels are largely intact, the ground level storefronts have been substantially altered either through infill and/or the application of non-original materials. There are no original bulkheads and nearly all of the original transom windows have been removed and/or covered. Similarly, the primary entry for the upper-levels on 16<sup>th</sup> Street features a replacement aluminum and glass door, which is located behind a metal security gate. Although the building appears to be in good overall condition, the lower-level alterations have negatively affected some aspects of its integrity.

**\*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.



**P5b. Description of Photo:** North elevation, view to the west, July 18, 2017.

**\*P6. Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1914 (San Francisco Planning Department 2017)

**\*P7. Owner and Address:**

Unknown

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

Steven Treffers  
Rincon Consultants, Inc.  
449 15<sup>th</sup> Street #303.  
Oakland, CA 94612

**\*P9. Date Recorded:** April 3, 2017

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

**\*P11. Report Citation:**

None

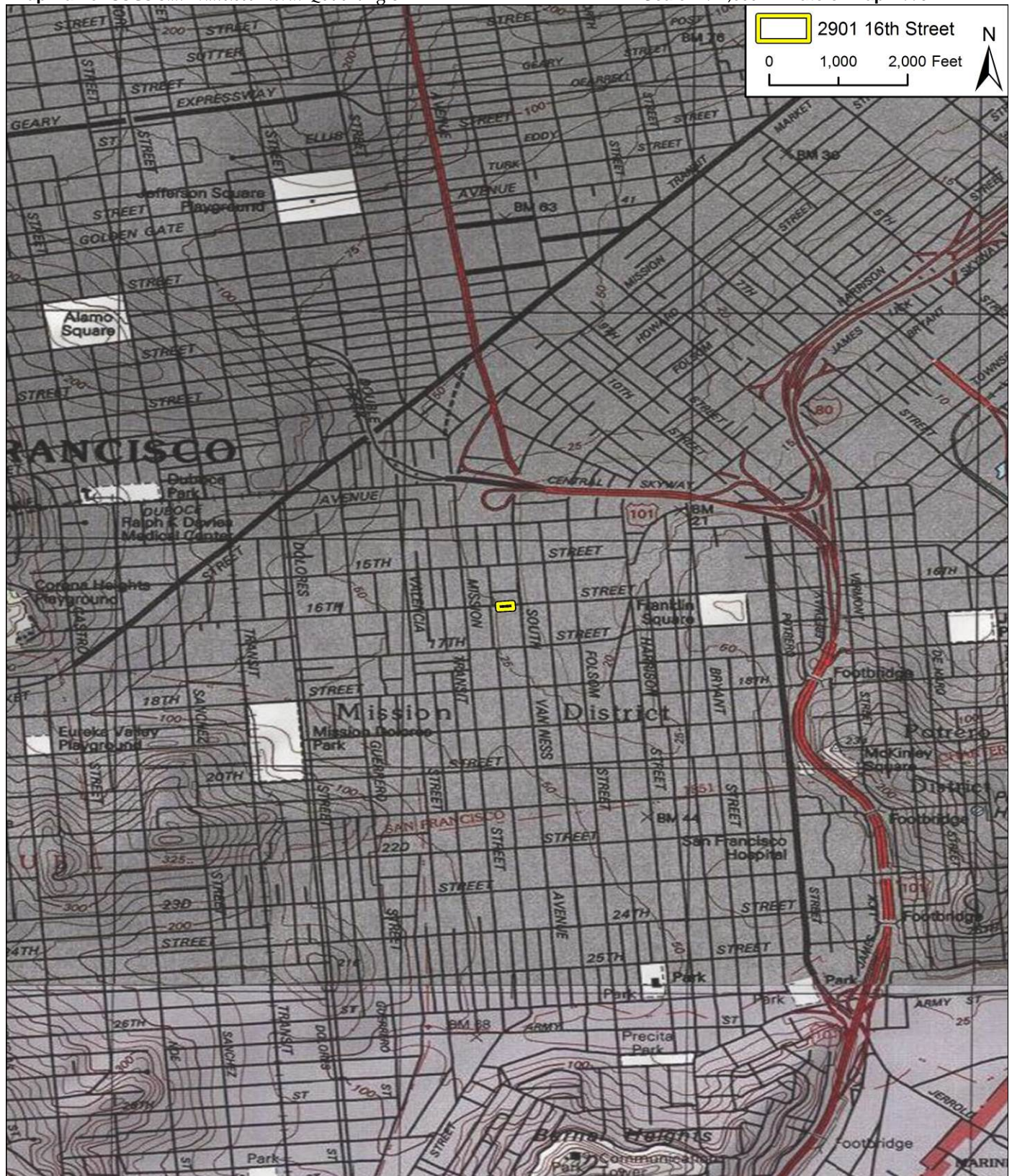
**\*Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



## LOCATION MAP





## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) 2901 16<sup>th</sup> Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial/Multi-family residence

B4. Present Use: Commercial/Multi-family residence

\*B5. **Architectural Style:** Minimal traditional

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

Initially constructed in 1914 (San Francisco Planning Department 2017); partial replacement of upper floor windows at unknown date (visual observation); extensive alteration of ground-level storefronts through infill and replacement windows and doors (San Francisco Planning Department 2017; visual observation).

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

**Original Location:**

\*B8. **Related Features:** None

B9a. Architect: James R. Miller

b. Builder: Unknown

\*B10. **Significance: Theme:** Post-Earthquake and Fire

**Area:** Mission District, San Francisco

**Period of Significance:** 1906-1920 **Property Type:** Mixed use (residential-over-commercial) **Applicable Criteria:** N/A

The subject property was constructed in 1914 during the Reconstruction Era, a period of unprecedented development that occurred in San Francisco in the wake of the 1906 earthquake and fire. Located at the corner of 16<sup>th</sup> Street and South Van Ness Avenue (then Howard Street), the subject property was built within the 1906 burn area and was part of the densification of the Inner Mission that followed the 1906 disaster (San Francisco Planning Department 2007; Weintraub 2010). The building was commissioned by the San Christiana Investment Company and designed architect James R. Miller (1869-1946), a noted local architect who buildings include the Fairmont Hotel (1902-07), the Metropolitan Life Insurance Building (1908-09), and the Castro Theatre (1921-22) among others (*Building and Industrial News* 1914; Pacific Coast Architecture Database 2017). A review of historic city directories indicates that the lower level has been occupied by a wide variety of restaurants and other businesses, and the upper level by a considerable number of short-term residents. As a result of this turnover, the lower level storefronts have been extensively altered from their original appearance (San Francisco Public Library n.d.).

The subject property was previously evaluated for historical significance in 1993 and at that time assigned a status of 7N “needs to be reevaluated (formerly NR Status Code 4)” (San Francisco Planning Department 2017). The subject property was reevaluated using federal and state designation criteria as part of subsequent historic resources surveys of the Mission District in 2005 and 2011 conducted by the San Francisco Planning Department (Weintraub 2011). According to information on file with the San Francisco Planning Department, the subject property was ultimately assigned a status code of 3CS “appears eligible for CR[HR] as an individual property through survey evaluation” (San Francisco Planning Department 2017). Using the 2010 registration requirements outlined in the NRHP Multiple Property Documentation Form for the Historic Neighborhoods of the Mission District (Weintraub 2010), the current evaluation confirms that the subject property does not retain sufficient integrity to be eligible for NRHP listing for direct associations with significant events (Criterion A) or architectural trends (Criterion C). Archival research also does not suggest the subject property has direct associations with significant individuals (Criterion B) or have potential to yield important information (Criterion D).

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

\*B12. **References:**

See Continuation Sheet, page 4.

B13. Remarks:

\*B14. **Evaluator:** Steven Treffers

\***Date of Evaluation:** August 24, 2017

(This space reserved for official comments.)



\*Required information

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

Primary #  
HRI#  
Trinomial

Page 4 of 4

\*Resource Name or # 2901 16<sup>th</sup> Street

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☒ Continuation

☐ Update

**References:**

*Building and Industrial News*

1914 "Apartment House," *Building and Industrial News*, Fourteenth Year No. 6, p. 23. 11 February 1914, Pacific Coast Architecture Database.

2017 James Rupert Muller (Architect). Pacific Coast Architecture Database. Accessed via <http://pcad.lib.washington.edu/person/90/>. 22 August 2017.

San Francisco Planning Department

2007 *City Within a City: Historic Context Statement for San Francisco's Mission District*. Prepared by City and County of San Francisco Planning Department. November.

2017 Property Information for 2901-2929 16<sup>th</sup> Street. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org). 22 August.

San Francisco Public Library

n.d. San Francisco City Directories, various years. Accessed via <https://sfpl.org/index.php?pg=2000540401>. 22 August 2017. Weintraub, Matt.

2010 National Register of Historic Places Multiple Property Documentation Form for the Historic Neighborhoods of the Mission District, San Francisco, California. San Francisco Planning Department, San Francisco, CA. 7 December.

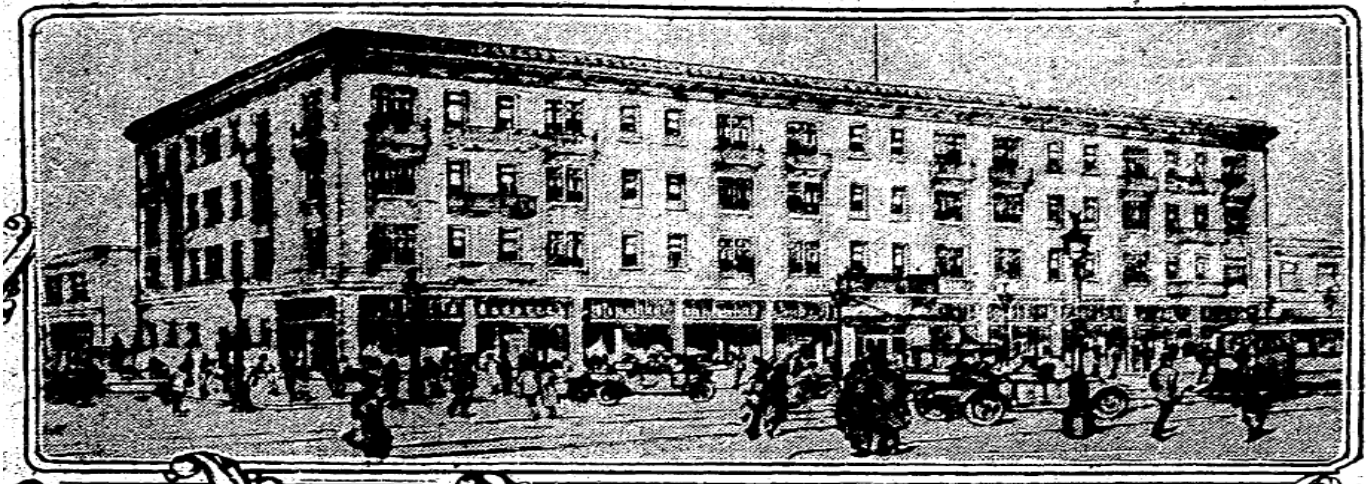
2011 California Department Parks and Recreation (DPR) 523 Series Continuation Sheet for 469-473 South Van Ness Avenue. San Francisco Planning Department, San Francisco, CA. April.



1927 view of subject building on right (San Francisco Public Library)



1951 view of subject building on left (San Francisco Public Library)



1914 rendering of the subject building (*San Francisco Chronicle* April 18, 1914)

## FORM A

### NEPA SECTION 106 RESEARCH FORM

#### Mayor's Offices of Housing and Community Development

Reviewed per 2006 Programmatic Agreement between the City and County of San Francisco, Advisory Council on Historic Preservation and the California State Historic Preservation Office.

(To be completed by MOHCD representative)

Date: **September 13, 2017**  
**Avenue**

#### PROJECT INFORMATION FOR 490 South Van Ness

Address: **2901 - 2929 16th San Francisco CA 94103**

Assessor's Block: **3570 Lot: 001**

Zoning: **UMU**

Year of Initial Construction: **1914**

Type of Ownership: ☐ Unknown ☐ Federal ☐ State ☐ Private ☐ CCSF ☐ Special District

☐ Existing Use: **Mixed** Proposed Use: **Same**

\*Interior Work: Yes ☐ No ☐ \*Exterior Work: Yes ☐ No ☐

Proposed Building Expansion: Yes ☐ No ☐

Area of Potential Effects: **Part of the APE for 490 South Van Nees Avenue**

Map: Please attach a map if the area of potential effect is larger than the footprint of the subject building

\*PLANS AND CLEAR PHOTOGRAPHS ARE ALWAYS REQUIRED FOR REVIEW OF PROPOSED EXTERIOR WORK. PLANS AND PHOTOGRAPHS ARE REQUESTED FOR REVIEW OF PROPOSED ALTERATIONS OF SIGNIFICANT INTERIORS.

Project Contact:

Phone

Lead Federal Agency: **HUD**

Local Agency: **MOHCD**

Architect:

Architect Phone:

Architect Email:

Architect Complete Address:

Environmental Consultant:

Environmental Consultant Phone:

Environmental Consultant Email:

Environmental Consultant Address:

#### Applicable HUD Program: Check all that apply.

- ☐ CDBG ☐ Home ☐ HOPWA ☐ HOPE VI  
☐ Public Housing Modernization ☐ Section 8  
☐ McKinney Programs (Identify the specific program)  
☐ Section 202/811 (For Information Only. HUD prepares a Part 50 Clearance)  
☐ Other (Please specify – i.e., Special Purpose)

### RESOURCE INFORMATION

\*Please attach supporting documents (maps, survey data, designation reports, etc) as applicable.

1. Resource (the subject being evaluated is a):

District ☐ Site ☐ Building ☐ Structure ☐ Object ☐

2. Designations/Survey Information

Listing	Ratings	Landmark No. or Local District /National Register Information	Information Attached? (Yes or No)
SF Planning Historic Resource Status Code	A		
National Register			
California Register of Historic Places			
City Landmark or Historic District Article 10			
Conservation Buildings or District Article 11			
General Area Plan			
Here Today Survey			
1976 Architectural Survey			
Unreinforced Masonry Building Survey			
San Francisco Heritage Survey			
Other Surveys (Please List)			

Maps (Please check if consulted)

Type	Consulted – yes or no	Attached – attach if consulted
Sanborne		
Metroscan		
Coastal Survey		

4. Photographs (List historic photographic sources)

Type	Attached – yes or no	Source
Current		
Historic		

## FORM B

### NEPA SECTION 106 REVIEW FORM

#### Planning Department, City and County of San Francisco

Reviewed per 20072 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 2901 - 2929 16th 94103

☐ District

Assessor's Block: 3570 Lot: 001

☐ Site

Case Number 2017-012102FED

☒ Building

Date Review Completed 11/3/17

☐ Structure

☐ Object

#### 1. National Register Status

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

#### a. Source Determination (indicates the status generally):

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

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

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

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 2**

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

The subject resource being evaluated is a:

- ☐ district
- ☐ site
- ☒ building
- ☐ structure
- ☐ object

The subject resource possesses integrity of:

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

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☐ A associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B associated with the lives of persons significant in our past
- ☐ C embodies the distinctive characteristics of a type, period, or method of construction which:
  - ☐ represents the work of a master
  - ☐ possesses high artistic values
  - ☐ represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR  
☒

does not have significance for any reason above



**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 3**

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

☒ The proposed project is shown in plans labeled 9/1/17 50% DD Submittal that are included in the project file.

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

☐ Associated active BPA's at time of Section 106 review include:

BPA no. \_\_\_\_\_ Assigned planner \_\_\_\_\_

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

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

4. Findings

**Finding of no adverse effect**

☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Finding of no adverse effect with mitigations**

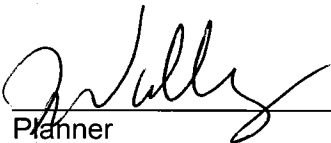
☐ yes ☐ no ☐ unknown ☒ not applicable

Comments:

**Proposed activity causes an adverse effect:**

☐ yes ☒ no

Comments:

  
Planner

San Francisco Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

11/3/17  
Date



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

Primary #

HRI #

Trinomial

NRHP Status Code

Other

Listings

Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Redstone Building

P1. Other Identifier: Labor Temple

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

\*a. County San Francisco and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad S.F. North Date 1995 T    R    1/4 of    1/4 of Sec    B.M.

c. Address 2940 16<sup>th</sup> Street City San Francisco Zip 94103

d. UTM: (Give more than one for large and/or linear resources) Zone    mE/    mN

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

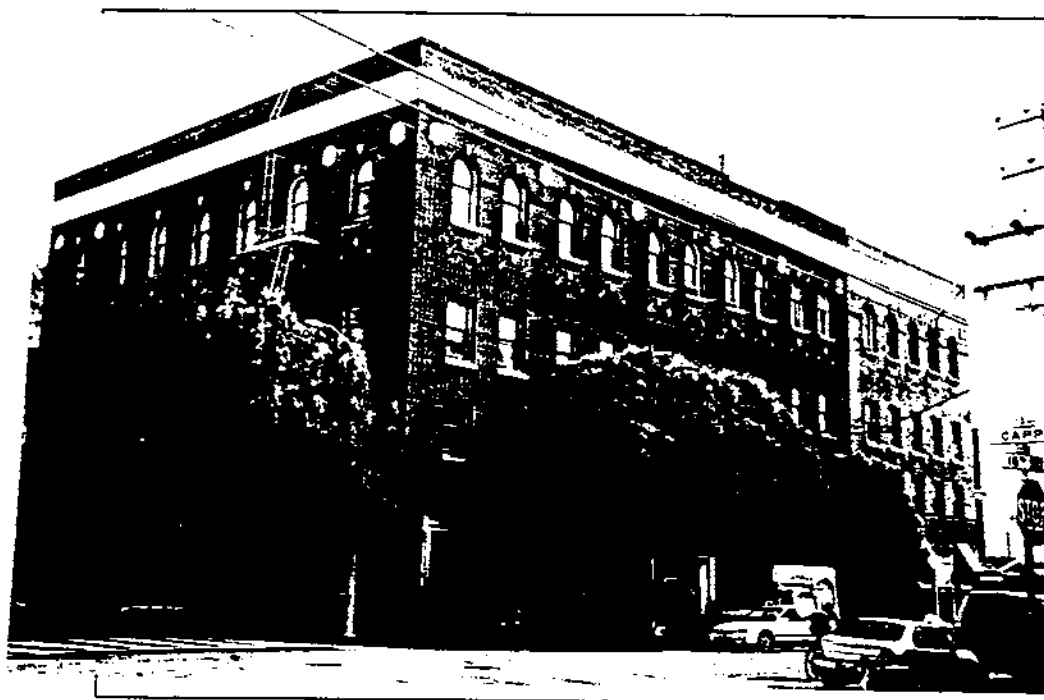
Block: 3553; Lot: 014

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

This building is a steel frame rectangular brick masonry and concrete structure, three stories high with a partial mezzanine at the first floor and a full basement with a deep, narrow lightwell on the north side. Designed by the prominent firm of O'Brien and Werner, it was built with red common brick layed in English bond pattern on the south and west facades which face 16<sup>th</sup> Street and Capp Streets respectively. The east and north walls are made of board formed concrete which has been painted. (Continued)

\*P3b. Resource Attributes: (List attributes and codes) C-M—Commercial Building

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



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

View of front of building on 16<sup>th</sup> St. and westside on Capp St.

8-20-02

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

Constructed in 1914, Filed Building Permit/Contract Notice Jan. 1914 Charles Hall Page & Assoc., Inc.

\*P7. Owner and Address:

Danya Records Limited  
Profit Sharing Trust &  
David and Sandi Lucchesi  
2170 Commerce Avenue,  
Suite S  
Concord, CA 94520

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

Betty Traynor, Redstone  
Tenants Association  
2940 16<sup>th</sup> St. #314  
SF, CA 94103

\*P9. Date Recorded: 8-21-02

\*P10. Survey Type: (Describe) Local (San Francisco) Landmark Designation

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

\*Attachments: ☐ NONE ☐ Location 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): Context Statement

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 2 of 5

\*Resource Name or # (Assigned by recorder) Redstone Building

B1. Historic Name: Labor Temple

B2. Common Name: Redstone Building

B3. Original Use: Labor hall and offices

B4. Present Use: Office, commercial, art spaces, theaters

\*B5. Architectural Style: Office

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

Built in 1914, east wing added in 1939.

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

\*B8. Related Features: N.A.

B9a. Architect: O'Brien and Werner

b. Builder:

\*B10. Significance: Theme Labor History

Area: San Francisco

Period of Significance 1914-1934 (Primary) Property Type: Office/Commercial

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

The Labor Temple was built in 1914 by the San Francisco Labor Council to be its new headquarters and a center of union activity in San Francisco. There were over 130 member unions in the council at that time. The weekly union newspaper, *The Labor Clarion*, proclaimed it opened to the public February 26, 1915 with a first page article. The article heralded this "splendid new home of the Labor Council" with its large auditorium and assembly hall, jinks halls, seven lodge halls, and 24 offices. It stated that "the opening of the new Labor Temple will add new life to Sixteenth street, as it will bring thousands of men and women daily into the district who formerly gathered in their headquarters and meetings elsewhere in the city." (Cont.)

B11. Additional Resource Attributes: (List attributes and codes) C-M -- Commercial Building

\*B12. References: A Terrible Anger: The 1934 Waterfront and General Strike in San Francisco, David F. Selvin (1996) and The 1934 San Francisco Waterfront and General Strikes, Context Statement, adopted by The S.F. Landmarks Advisory Board, May 16, 2001, plus labor historian Archie Green and labor librarian Susan Sherwood.

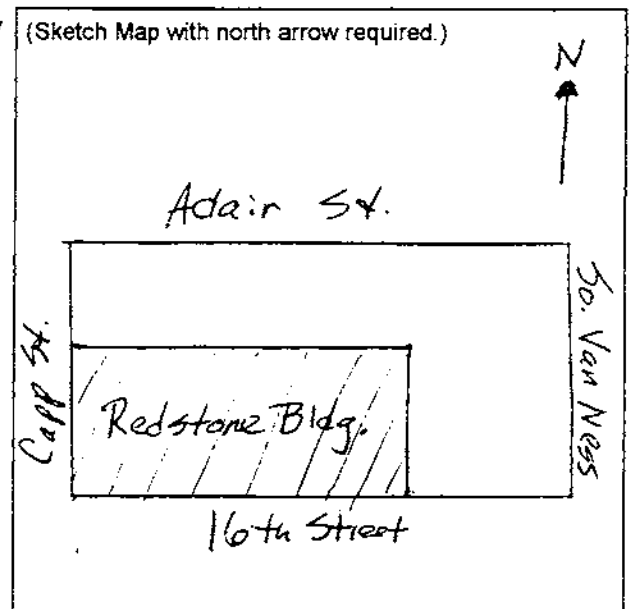
B13. Remarks: Today the exterior of the building looks much the same as it appeared when built in 1914 with the addition of 1939.

\*B14. Evaluator:

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #  
HRI #  
Trinomial

Page 3 of 5

\*Resource Name or # (Assigned by recorder) Redstone Building

\*Recorded by: Betty Traynor

\*Date 8-21-02

☒ Continuation ☐ Update

**P3a (Continued)**

There is a break line in the 16<sup>th</sup> street façade separating the portion of the building west of the lightwell from the rest of the structure. The larger, west end of the building was built in 1914 and had a symmetrical façade with 5 pairs of windows across the front and the main entry in the center below the central pair of windows. The east end was added in 1939 and continued the pairs of windows and the brick field with decorative bands to create a continuous façade.

The wide main entry on the 16<sup>th</sup> Street façade contains aluminum storefront double doors, sidelights and a transom surrounded by two levels of flat, unadorned concrete. The flat surround reaches to the underside of the second floor windows. At the west and east ends of this elevation are lower height entries also with aluminum storefront doors and transoms but with more decorative side moldings and projecting flat lintels overhead. The height of these entry openings is midway of the first floor window line. All three entries are directly off the sidewalk level which is mid way between the first and basement floors. Adjacent to the east entry is an aluminum commercial storefront approximately 10 feet wide with entry door and window.

Windows on the primary facades at the first, mezzanine, second and third stories are all double hung wood sash, one over one. All windows except those on the mezzanine have projecting concrete sills. The third floor windows have round arch tops with a plaster keystone which may once have had a decorative motif, but which are now predominantly flat. All other windows are simple rectangular shape. At the third floor there is a decorative medallion between each pair of windows. Windows on all floors align.

Decorative brick courses appear in several locations including a rowlock-over-stretcher-over-soldier course directly over the basement windows and two stacked rowlocks-over-stretcher-over-three-deep-basketweave-stretcher course directly below the second story windows. There is a rectangular decorative pattern of brick and plaster below the third floor windows with square plaster tiles at the corners and a larger rotated plaster square in the center surrounded by herringbone brick in the center with soldier and rowlock course at the edge from it. There is a continuous concrete cornice approximately six courses from the top of the building which is approx. 2 feet deep. This cornice contains interwoven geometric relief bands on both sides of a center pattern containing alternating circles; smaller circles with two levels of relief, and larger circles with three levels. There is one brick soldier course at the top of the parapet.

The west façade on Capp Street contains a utility entry on the far north side. This façade has seven equally spaced windows (similar in size to the south façade) with a fire escape at the second windows from the north.

The east façade is visible from an adjacent parking lot. A building projection at the southeast corner of the building has a windowless east face which contains a painted advertisement. There are three windows in the north face of this projection which houses a stairwell. The remainder of the façade has 4 pairs of windows aligned floor to floor. The second and third floor pairs have steel casement windows with divided transoms and bottom panes. Below the south pair of windows are similar ones at the mezzanine and first floors. Under the north three pairs at the first floor there are larger windows at the auditorium within which are pairs of five light steel casements with a two light transom above each casement. The north façade has unevenly spaced rectangular wood sash windows at the second and third floors with a fire escape and various utility ducts.

**B10 Significance (Continued)**

The May 1916 Union Directory shows 54 unions using this building for their meetings. The bakers and bakery wagon drivers, the bindery women, blacksmiths, butchers, carriage and wagon workers, cigar makers, coopers, horseshoers, ice and milk wagon drivers, janitors, sail makers, and tailors all met at the Labor Temple. In the atmosphere of the times when American capitalists had an almost religious fervor for business and office buildings were built to resemble gothic cathedrals (look at the Russ Building at 235 Montgomery, sometime), this building was designated as a haven from the boss, and it was called The Labor Temple. It was the place where workers could come, away from the boss, and the boss' culture. A place where workers could help each other understand the world through working eyes, with a working sensibility. It was the one place the boss couldn't come.

To facilitate this, the Labor Temple had pool and billiard tables, as well as reading rooms, and on the south side of the auditorium, a ladies parlor. On the second floor, the west hallway was the hospital, and the north hallway, the dentist's offices. Medical care at prices workers could afford. In those days, a worker's union membership might be as important as their church or synagogue membership, and the Labor Temple was the center of working class life in San Francisco. Here workers had space for family gatherings, picnics, holiday parties, benefit dances, sports leagues, and theatrical events. The seamstresses might have a dinner with the webpressmen, or the Women's Bindery Union might have a dance with the plumbers. The San Francisco Labor Archives and Research Center has a dance card from just such an event many years ago. The Labor Archives has an article from the *Labor Clarion* dated May 19, 1916 which reported that "...a ball for the benefit of a disabled (laundry worker) ... was a financial success, more than \$300 was raised." This was a significant sum in a time when union machinists were striking to get \$4.50 a day. (Continued)

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

Primary #

HRI #

Trinomial

Page 4 of 5

\*Resource Name or # (Assigned by recorder) Redstone Building

\*Recorded by: Betty Traynor

\*Date 8-21-02

☒ Continuation ☐ Update

**B10 Significance (Continued)**

The most significant historical events at the Labor Temple took place in July 1934 when the longshoremen and maritime workers led San Francisco workers in the momentous General Strike that changed the labor movement forever. The waterfront workers lived on the fringes of society in conditions that, even for those times, were abominable. The longshoremen had to pay for their jobs on the dock; the seafarers were little more than slaves on the ships. They wanted no more than any worker wants: dignity on the job and off, justice, a living wage. They were willing to strike because their conditions were so bad, and they had almost nothing to lose.

The longshoremen and seamen had been out on strike for about three months without much success, few other unions had joined them in sympathy, but the strikers hung on. The shipping companies were determined to bring the strikers to their knees and stop the strike. They had hired armed guards as well as San Francisco police to do their dirty work. For several days there had been fighting on Rincon Hill. On July 5, just outside of the strike kitchen at 113 Stuart, an unnamed policeman fired into a crowd of longshoremen and their sympathizers, shooting several of them. Two died. The deaths of Howard Sperry and Nick Bordoise stunned the public. This infamous day in San Francisco labor history became known as "Bloody Thursday" and galvanized the rest of the unions to support the struggle.

The next day (July 6) was the regular Friday night session of the San Francisco Labor Council. The Council members packed the auditorium in the Labor Temple; hundreds more spectators jammed the halls and overflowed onto 16<sup>th</sup> Street. A growing demand for a general strike was on the minds of the rank and file members. Fourteen unions had already taken action supporting a general strike and others were planning action. Harry Bridges was in attendance and asked for immediate action on an International Longshoremen's Association (ILA) resolution underscoring its position that the question of union hiring halls "cannot possibly be submitted to arbitration." The resolution was approved without dissent as was a second resolution condemning Governor Merriam for calling out the state militia. This resolution urged a peace based on "simple justice and not military force." At this meeting the S.F. Labor Council set up a Strike Strategy Committee to, in the words of the ILA Strike Bulletin, "make plans of a strike that will stop every industry in the city." The bulletin noted, too, that the council had endorsed the ILA's refusal to arbitrate the closed shop. Bridges declared, "This is no longer the ILA's fight alone. Thursday's bloody rioting has crystallized labor's attention on the conditions under which the ILA works and labor is demanding concerted action. The Labor Council is definitely behind the marine strike."

On July 9, a funeral procession bearing the bodies of the two slain unionists walked down Market Street. Estimates range from 15,000 to 50,000 in the procession. Thousands more lined the sidewalks. Fearing that sight of police on the streets would incite workers further, City Hall agreed that the strikers would be in charge of crowd control. There was no talking, no sound except a quiet funeral dirge, and the tramp of feet, but the air was electric with that sound. Their deaths - and that march - forged the solidarity that became the West Coast General Strike. The march ended at 17<sup>th</sup> and Valencia at the mortuary, just two blocks away from the Labor Temple. No doubt many mourners walked over to the Temple afterward to be together, to try to make some sense of what was happening and to decide what to do next.

Although a number of unions, including the Teamsters, had already decided to strike by July 12, the Labor Council's Strike Committee had not yet formally acted. It was in the auditorium of the Labor Temple where the vote was taken that sent the 175 unions of the SF Labor Council out on strike in support of the Longshoremen and Seafarers. The new General Strike Committee had already written up the motion. You would recognize many of the names on that strike committee: Jack Shelly, A. Noriega, Mike Casey, and of course, Harry Bridges. The strike vote meeting was held on Saturday, July 14, with the strike to commence on Monday, July 16, at 8 am. The *S.F. Chronicle* of July 15 reported the strike decision inside the Labor Temple in a colorful description: "Amid scenes of wildest conditions, with hundreds of delegates shouting and scores of others in a condition approaching hysteria, labor made the most momentous decision in many years. Throngs mulled about the Labor Temple at Sixteenth and Capp streets during four hours..." Finally, a hod carrier by the name of Joe Murphy made the motion.

The historic San Francisco General Strike went on four days, ending July 19, 1934. The strike was a success, opening the way to end the longshoremen's and maritime workers' strikes but extending beyond their demands to change the relationship between worker and boss forever. The maritime workers won the most contested issue, hiring halls with a union selected job dispatcher. Longshoremen won a six-hour day and 30-hour workweek while seamen won an eight-hour day. The solidarity with their brothers on the docks shown by the General Strike in San Francisco was heard around America in the midst of the Great Depression. Labor historian David Selvin called it a "new day" when workers acted from a new awareness of common grievances and common purpose, a newly recognized class identity that inspired workers nationwide.

(Continued)

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Redstone Building

\*Recorded by: Betty Traynor

\*Date 8-21-02

☒ Continuation ☐ Update

**B10 Significance (Continued)**

As unions got larger, stronger and more numerous, the Labor Temple expanded to meet the need, and in 1939 the building got an addition, reaching its current size with room for 40 union offices. But as times changed, the culture changed. The very moment that seemed to presage a golden age for unions was simultaneously sowing the seeds of disaster for the Labor Temple. As unions got richer, it became fashionable for them to build their own - separate - union hall. In the '50's, offices in the Labor Temple went vacant and even though the Labor Council renovated it in 1959, the building had become a financial drain. With only 10 unions still in residence, the Labor Temple was sold in 1968 to repay bank loans and other bills. Although the new owners renamed the building the Redstone, most old timers in San Francisco still remember it as the Labor Temple.

The labor history within the Redstone Building will always be present thanks to a few San Francisco artists. In 1997 the Clarion Alley Mural Project, named for the Labor Clarion Newspaper, spent six months doing research which culminated in the murals seen in the lobby and first floor of the Labor Temple/Redstone Building. Muralist Aaron Nobles led the project which includes some of the finest labor murals in San Francisco. Susan Greene's mural over the elevator on the ground floor celebrates the Bindery Women's union founded in 1902. Going up the stairs and into the main hall you'll see the 1948 Emporium strike by the saleswomen of Local 1100, and the Chinese women's garment workers strike in 1938, marking their entrance into organized labor in San Francisco.

In the main portion of the lobby is the dramatic depiction by Aaron Noble of Dow Wilson throwing out the corrupt Secretary of the Painter's union in 1966. Unfortunately that wasn't the end of the story: next to Dow is the newspaper article, dated April 5, reporting Dow's murder just around the corner on South Van Ness days later. The inside front wall honors the original Native American inhabitants of this area, the Ohlones, with a bone harpoon tip being uncovered by a construction worker as he digs the foundation of this building. You know he was a union worker.

The most prominent labor mural as you walk by on the street is in the main entrance to the building painted by illustrator and muralist Chuck Sperry. It depicts scenes from the 1934 General Strike described above, particularly the strike vote meeting. Harry Bridges and other members of the Strike Committee are there as well as workers whose names we'll never know. An inset reproduces a picture of the two men shot at Steuart and Mission Streets on Bloody Thursday. This mural brings you back immediately to that day in July 1934 when a few hundred workers made labor history at the building they called the Labor Temple.



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

Primary # **P-38-005056**

HRI#

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page **1** of **1** Resource name(s) or number(assigned by recorder) **2940-2944 16th Street**

P1. Other Identifier: **SAN FRANCISCO LABOR TEMPLE**

Form Number **68**

P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County **San Francisco**

\*b. USGS 7.5' Quad **San Francisco North** Date: **1995**

c. Address **2940 2944 16th ST**

City **San Francisco** Zip **94103**

e. Other Locational Data: **3553 014**

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

This is a four-story, five-bay, brick office building. There is a four story, two and one-half bay addition to the east of the main portion of the building. The first story contains a concrete 3/4 height entry in the first bay; a storefront and a single window in the second, a large formal, marble lined, recessed entry in the central bay and two single windows in the remaining two building bays. The second and third and fourth floors each contain two single windows in each bay. The windows of the second floor are simply set into the building wall. The third floor windows have concrete sills. The fourth floor windows have concrete sills and rounded arched headers, brick paneled spandrels and concrete keystones.

The addition is similarly finished as the main building and contains three single windows, a concrete entry, a single window on the ground floor and five single windows on each of the upper floors.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse below the second floor windows. The cornice has been removed and a wide strip of stucco laid in its place; there is a plain parapet. The roof is flat.

\*P3b. Resources Attributes: **HP13. Community Center / Social Hall**

Style or Period **Classical Revival**

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



P5b. Photo: (view and date)  
**View From 16th Street**  
**looking north**  
**8/4/2002**

\*P6. Date Constructed/Age and Sources

**1914** ☒ Historic

Assessor's Parcel Info

\*P7. Owner and Address:

**DANYA RECORDS LIMITED PROFI**

**140 Mayhew Way Suite 602**  
**Pleasant Hill CA 94523**

\*P8. Recorded by:

**Planning Department**  
**City & County of San Francisco**  
**1660 Mission, 5th Floor**  
**San Francisco, CA 94103**

\*P9. Date Recorded **8/29/2002**

\*P10. Survey Type **Reconnaissance**

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

**UMB survey**

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)



OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for SAN FRANCISCO County.										Page 20	04-05-12		
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT		
080126	38-002792	2901 16TH ST	APARTMENT BUILDING	SAN FRANCISCO	P	1914	HIST.SURV.	4101-0890-0000	05/19/93	7N			
137269		2931 16TH ST		SAN FRANCISCO	P	1916	HIST.SURV.	4101-1722-0001	08/11/04	5D2	C		
							HIST.SURV.	4101-1195-0000	10/29/02	7R			
137270		2940 16TH ST	SAN FRANCISCO LABOR TEMPLE	SAN FRANCISCO	P	1914	PROJ.REVW.	FCC080822B	09/12/08	2S2			
							PROJ.REVW.	FCC051006M	10/27/05	2S2	AC		
							HIST.SURV.	4101-1196-0000	10/29/02	7R			
137271		2943 16TH ST		SAN FRANCISCO	P	1921	HIST.SURV.	4101-1722-0002	08/11/04	5D2			
							HIST.SURV.	4101-1197-0000	10/29/02	7R			
006596	38-001010	2961 16TH ST	BROWNS OPERA HOUSE, VICTORIA THEAT	SAN FRANCISCO	P	1908	HIST.SURV.	4101-0532-0000		7R			
137272		2973 16TH ST		SAN FRANCISCO	P	1925	HIST.SURV.	4101-1198-0000	10/29/02	7R			
137273		3000 16TH ST		SAN FRANCISCO	P	1910	HIST.SURV.	4101-1727-0029	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0003	08/11/04	5D2			
							HIST.SURV.	4101-1199-0000	10/29/02	7R			
128025		3004 16TH ST		SAN FRANCISCO	P	1925	HIST.RES.	DOE-38-01-0018-0000	06/07/01	6Y			
							PROJ.REVW.	FCC010416P	06/07/01	6Y			
137274		3012 16TH ST		SAN FRANCISCO	P	1934	HIST.SURV.	4101-1589-0000	08/11/04	6L			
							HIST.SURV.	4101-1200-0000	10/29/02	7R			
080127	38-002793	3024 16TH ST	J GETZ COMMERICAL BUILDING	SAN FRANCISCO	P	1909	HIST.SURV.	4101-1201-0000	10/29/02	7R			
							HIST.SURV.	4101-0891-0000	05/19/93	6L			
137275		3032 16TH ST		SAN FRANCISCO	P	1907	HIST.SURV.	4101-1727-0030	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0004		5D2			
							HIST.SURV.	4101-1202-0000	10/29/02	7R			
096641	38-003055	3040 16TH ST	ALAMONT HOTEL	SAN FRANCISCO	P	1909	HIST.SURV.	4101-1203-0000	10/29/02	7R			
							PROJ.REVW.	HUD950323D	07/12/95	6Y			
137276		3055 16TH ST		SAN FRANCISCO	P	1909	HIST.SURV.	4101-1727-0031	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0005	08/11/04	5D2			
							HIST.SURV.	4101-1204-0000	10/29/02	7R			
137277		3065 16TH ST		SAN FRANCISCO	P	1909	HIST.SURV.	4101-1590-0000	08/11/04	7R			
							HIST.SURV.	4101-1205-0000	10/29/02	7R			
137278		3068 16TH ST		SAN FRANCISCO	P	1908	HIST.SURV.	4101-1727-0032	08/11/04	3S	C		
							HIST.SURV.	4101-1722-0006	08/11/04	3S			
							HIST.SURV.	4101-1206-0000	10/29/02	7R			
137279		3071 16TH ST		SAN FRANCISCO	P	1906	HIST.SURV.	4101-1591-0000	08/11/04	7R			
							HIST.SURV.	4101-1207-0000	10/29/02	7R			
137280		3073 16TH ST		SAN FRANCISCO	P	1906	HIST.SURV.	4101-1592-0000	08/11/04	7R			
							HIST.SURV.	4101-1208-0000	10/29/02	7R			
137281		3081 16TH ST		SAN FRANCISCO	P	1906	HIST.SURV.	4101-1593-0000	08/11/04	7R			
							HIST.SURV.	4101-1209-0000	10/29/02	7R			
137282		3085 16TH ST		SAN FRANCISCO	P	1906	HIST.SURV.	4101-1727-0033	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0007	08/11/04	5D2			
							HIST.SURV.	4101-1210-0000	10/29/02	7R			
137283		3089 16TH ST		SAN FRANCISCO	P	1926	HIST.SURV.	4101-1722-0008	08/11/04	5D2			
							HIST.SURV.	4101-1211-0000	10/29/02	7R			
137284		3105 16TH ST		SAN FRANCISCO	M	1907	HIST.SURV.	4101-1727-0034	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0009	08/11/04	5D2			
							HIST.SURV.	4101-1212-0000	10/29/02	7R			
137285		3117 16TH ST	ROXIE CINEMA	SAN FRANCISCO	P	1913	HIST.SURV.	4101-1727-0035	08/11/04	3CS	AC		
							HIST.SURV.	4101-1722-0010	08/11/04	3CS			
							HIST.SURV.	4101-1213-0000	10/29/02	7R			
137286		3118 16TH ST		SAN FRANCISCO	P	1907	HIST.SURV.	4101-1594-0000	08/11/04	7R			
							HIST.SURV.	4101-1214-0000	10/29/02	7R			
137287		3122 16TH ST		SAN FRANCISCO	P	1907	HIST.SURV.	4101-1727-0036	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0011	08/11/04	5D2			
							HIST.SURV.	4101-1215-0000	10/29/02	7R			
137288		3129 16TH ST		SAN FRANCISCO	P	1909	HIST.SURV.	4101-1727-0037	08/11/04	5D2	C		
							HIST.SURV.	4101-1722-0012	08/11/04	5D2			



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

Primary #  
HRI#  
Trinomial

Page 1 of 2

\*Resource Name or # 2924-2948 16<sup>th</sup> Street (Labor Temple/Redstone Building)

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☐ Continuation

☒ Update

The subject property is a four-story office building located at 2924-2948 in San Francisco's Inner Mission neighborhood. Initially constructed in 1914, the building is representative of the Classical Revival style and dates from the Reconstruction Era, which is generally identified as 1906-1920. According to information on file with the San Francisco Planning Department and the California Office of Historic Preservation's Historic Property Data File for San Francisco County, the subject property has been subject to a number of previous historic resources evaluations and is currently a locally designated landmark (No. 238).

- 2002 – Recorded as part of a historic resources survey of unreinforced masonry buildings, which assigned it California Historical Resources Status Code (CHRSC) of 7R, "identified in a reconnaissance level survey; not evaluated" (San Francisco Planning Department 2002).
- 2002 – Evaluated as part of the San Francisco Landmark Designation process (Traynor 2002). At that time it was found eligible for local designation (which uses National Register of Historic Places [NRHP] criteria) under Criterion A for significant associations with organized labor in San Francisco's Mission District; it was subsequently designated a San Francisco Landmark in 2003 (San Francisco Planning Department 2017a).
- 2004 – Evaluated as part of the Inner Mission North Survey, at which time it was assigned a CHRSC of 3CS "appears eligible for CR[California Register or Historical Resources] as an individual property through survey evaluation."
- 2005 – Evaluated as part of a Federal Communications Commission (FCC) project review, which assigned the property a CHRSC of 2S2, "individual property determined eligible for NR [HP] by a consensus through Section 106 process;" the property was determined eligible under NRHP Criteria A (Events)/C (Architecture/Design) and was listed in the CRHR as a result.
- 2008 – Evaluated as part of an FCC project review in 2008 and again assigned a CRHSC of 2S2.
- 2011 – The subject property was within the survey area of the San Francisco Planning Department's 2011 Inner Mission North historic resources survey. Although a DPR form does not appear to have been completed at that time, a summary report available on the San Francisco Planning Department indicates that the previous 3CS rating was confirmed and the building was found eligible for CRHR listing under Criterion 1 (Events) for its associations with organized labor and Criterion 3 (Architecture/Design) for its embodiment of the distinctive characteristics of "Classical Revival" architecture from the early 20<sup>th</sup> century.
- 2017 – The San Francisco Planning Department confirmed that the subject property was previously determined eligible for NRHP listing by the California Office of Historic Preservation through a formal process involving federal agencies (San Francisco Planning Department 2017b).

The building appears unaltered since it was last recorded in 2011 and the previous determination on the property's NRHP eligibility under Criteria A and C (CHRSC 2S2) remains valid.



2924-2948 16<sup>th</sup> Street, west and south elevations, view to the northeast.

**CONTINUATION SHEET**

Page 2 of 2

\*Resource Name or # 2924-2948 16<sup>th</sup> Street (Labor Temple/Redstone Building)

\*Recorded by: Steven Treffers, Rincon Consultants

\*Date: August 2017

☐ Continuation

☒ Update

**References:**

California Office of Historic Preservation

2012 Directory of Properties in the Historic Property Data File for San Francisco County. Available at the Northwest Information Center at Sonoma State University, Sonoma.

Graves, Donna J. and Shayne E. Watson

*Citywide Historic Context Statement for LGBTQ History in San Francisco.* Prepared for the City and County of San Francisco. October.

San Francisco Planning Department

2017a Property information for 2924-2948 16<sup>th</sup> Street. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org). 22 August.

2017b Forms A and B, NEPA Section 106 Research Forms. Mayor's Office of Housing and Community Development, San Francisco, California. 3 November.

Traynor, Betty

2002 California Department of Parks and Recreation (DPR) 523 Series Form for the Redstone Building. Accessed via [Accessed via the San Francisco Property Information Map at propertymap.sfplanning.org](http://propertymap.sfplanning.org). 22 August.

## FORM A

### NEPA SECTION 106 RESEARCH FORM

#### Mayor's Offices of Housing and Community Development

Reviewed per 2006 Programmatic Agreement between the City and County of San Francisco, Advisory Council on Historic Preservation and the California State Historic Preservation Office.

(To be completed by MOHCD representative)

Date: **September 13, 2017**  
Address: **2940 16th San Francisco CA 94103**

#### PROJECT INFORMATION FOR 490 South Van Ness Avenue

Assessor's Block: **3553 Lot: 014**

Zoning: **PDR-1-G**

Year of Initial Construction: **1914**

Type of Ownership: ☐ Unknown ☐ Federal ☐ State ☐ Private ☐ CCSF ☐ Special District

☐ Existing Use: **Commercial**

Proposed Use: **Same**

\*Interior Work: Yes ☐ No ☐

\*Exterior Work: Yes ☐ No ☐

Proposed Building Expansion: Yes ☐ No ☐

Area of Potential Effects: **Part of the APE for 490 South Van Nees Avenue**

Map: Please attach a map if the area of potential effect is larger than the footprint of the subject building

\*PLANS AND CLEAR PHOTOGRAPHS ARE ALWAYS REQUIRED FOR REVIEW OF PROPOSED EXTERIOR WORK. PLANS AND PHOTOGRAPHS ARE REQUESTED FOR REVIEW OF PROPOSED ALTERATIONS OF SIGNIFICANT INTERIORS.

Project Contact:

Phone

Lead Federal Agency: **HUD**

Local Agency: **MOHCD**

Architect:

Architect Phone:

Architect Email:

Architect Complete Address:

Environmental Consultant:

Environmental Consultant Phone:

Environmental Consultant Email:

Environmental Consultant Address:

#### Applicable HUD Program: Check all that apply.

- ☐ CDBG ☐ Home ☐ HOPWA ☐ HOPE VI  
☐ Public Housing Modernization ☐ Section 8  
☐ McKinney Programs (Identify the specific program)  
☐ Section 202/811 (For Information Only. HUD prepares a Part 50 Clearance)  
☐ Other (Please specify – i.e., Special Purpose)

### RESOURCE INFORMATION

\*Please attach supporting documents (maps, survey data, designation reports, etc) as applicable.

1. Resource (the subject being evaluated is a):

District ☐ Site ☒ Building ☐ Structure ☐ Object ☐

2. Designations/Survey Information

Listing	Ratings	Landmark No. or Local District /National Register Information	Information Attached? (Yes or No)
SF Planning Historic Resource Status Code	A		
National Register			
California Register of Historic Places			
City Landmark or Historic District Article 10		238	
Conservation Buildings or District Article 11			
General Area Plan			
Here Today Survey			
1976 Architectural Survey			
Unreinforced Masonry Building Survey			
San Francisco Heritage Survey			
Other Surveys (Please List)			

Maps (Please check if consulted)

Type	Consulted – yes or no	Attached – attach if consulted
Sanborne		
Metroscan		
Coastal Survey		

4. Photographs (List historic photographic sources)

Type	Attached – yes or no	Source
Current		
Historic		

## FORM B

### NEPA SECTION 106 REVIEW FORM

#### Planning Department, City and County of San Francisco

Reviewed per 20072 Programmatic Agreement among the City and County of San Francisco, the ACHP and the SHPO.

Subject Address: 2940 16th 94103 ☐ District  
Assessor's Block: 3553 Lot: 014 ☐ Site  
Case Number \_\_\_\_\_ ☒ Building  
Date Review Completed \_\_\_\_\_ ☐ Structure  
☐ Object

#### 1. National Register Status

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

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

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

- |                                     |   |                     |
|-------------------------------------|---|---------------------|
| <input checked="" type="checkbox"/> | D | Part of District    |
|                                     | I | Individual Property |
|                                     | B | Both of the above   |



**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 2**

---

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

The subject resource being evaluated is a:

- ☐ district
- ☐ site
- ☐ building
- ☐ structure
- ☐ object

The subject resource possesses integrity of:

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

OR

- ☐ does not possess integrity of any of the above

The subject resource has significance by virtue of its being:

- ☐ A associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B associated with the lives of persons significant in our past
- ☐ C embodies the distinctive characteristics of a type, period, or method of construction which:
  - ☐ represents the work of a master
  - ☐ possesses high artistic values
  - ☐ represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D has yielded, or may be likely to yield, information important in prehistory or history

OR

- ☐ does not have significance for any reason above

**FORM B**  
**SECTION 106 REVIEW FORM**  
**Page 3**

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

- ☒ The proposed project is shown in plans labeled 9/1/17 50% DD Submittal that are included in the project file.
- ☐ There is no active active Building Permit Application (BPA) at the time of Section 106 review.
- ☐ Associated active BPA's at time of Section 106 review include:  
BPA no. \_\_\_\_\_ Assigned planner \_\_\_\_\_
- ☐ A notation was placed in Parcel Tracking to notify planners of the need to review future BPAs with the associated section 106 review. This is required if a project was reviewed and approved under Section 106 but had no active BPA.
- ☐ A Certificate of Appropriateness is required for the proposal. Case No. and Date reviewed by Landmarks Preservation Advisory Board: \_\_\_\_\_

4. Findings

**Finding of no adverse effect**

☒ yes ☐ no ☐ unknown ☐ not applicable

Comments:

**Finding of no adverse effect with mitigations**

☐ yes ☒ no ☐ unknown ☐ not applicable

Comments:

**Proposed activity causes an adverse effect:**

☐ yes ☒ no

Comments:



Planner  
San Francisco Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103

11/3/17  
Date