

# Attachment D

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DPR Forms/Historic Evaluations

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

June 12, 2018

NWIC File No.: 17-2947

Eugene Flannery  
Mayor's Office of Housing and Community Development  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Record search results for the proposed 681 Florida Avenue Project.

Project Description: Demolition of the existing building and the development of a mixed-use building with 130 affordable housing units and ground floor art spaces.

Dear Mr. Eugene Flannery:

Per your request received by our office on June 6, 2018, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. An Area of Potential Effects (APE) map was provided, consisting of the 681 Florida Avenue project area and its surrounding parcels, and will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource study that covers the 681 Florida Avenue project area. This 681 Florida Avenue project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed 681 Florida Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area, but does indicate the boundary of the San Francisco Fire Department Auxiliary Water Supply System District, P-38-004672 within the Indirect APE.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Ramaytush language, part of the Costanoan language family (Levy 1978:485). There is one Native American resource in the vicinity of the proposed 681

Florida Avenue project area referenced in the ethnographic literature, the village area of Yelamu (Milliken 1994).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found in areas marginal to the bayshore and inland near intermittent and perennial watercourses. The 681 Florida Avenue project area is located approximately one hundred twenty meters from the former marshlands of an inlet of the former Mission Bay. Given the similarity of one or more of these environmental factors, there is a moderately high potential for buried unrecorded Native American resources to be within the proposed 681 Florida Avenue project area.

Review of historical literature and maps indicated historic-period activity within the 681 Florida Avenue project area. The 1895, 1899, 1915, and 1942 San Francisco USGS 15-minute topographic quadrangle depicts one or more buildings within and adjacent to the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed 681 Florida Avenue project area.

The 1947 San Francisco North USGS 7.5-minute topographic quadrangle depicts an urban area, indicating one or more buildings within the 681 Florida Avenue project area. These unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderately high potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that the proposed project area and its Indirect APE may contain unrecorded historic properties. In addition, the Indirect APE of the project area contains the boundary of the San Francisco Fire Department Auxiliary Water Supply System District, P-38-004672. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings, structures, and District:

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

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

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

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

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [http://ohp.parks.ca.gov/default.asp?page\\_id=1069](http://ohp.parks.ca.gov/default.asp?page_id=1069).

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

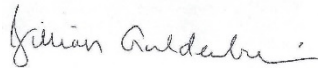
The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to



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

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

Sincerely,

A handwritten signature in cursive script, reading "Jillian Guldenbrein". The signature is written in dark ink on a light background.

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

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

Gebhard, David, Roger Montgomery, Robert Winter, John Woodbridge, and Sally Woodbridge  
1973 *A Guide to Architecture in San Francisco and Northern California*. Peregrine Smith, Inc., Santa Barbara, CA.

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

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair  
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe  
1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle  
1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

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

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

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

Myers, William A. (editor)  
1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco.

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

Nichols, Donald R., and Nancy A. Wright

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

Olmsted, Nancy

- 1986 *Vanished Waters, A History of San Francisco's Mission Bay*. Mission Creek Conservancy, San Francisco, CA.

Olmsted, Roger, Nancy Olmsted, David Fredrickson and Vance Bente

- 1982 *San Francisco Bayside: Historical Cultural Resource Survey*. Resource Consultants, San Francisco, CA.

Rudo, Mark Ogden

- 1982 *The Prehistory of San Francisco*. Unpublished Master of Arts Thesis, Department of Anthropology, San Francisco State University, San Francisco, CA.

State of California Department of Parks and Recreation

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

State of California Department of Parks and Recreation and Office of Historic Preservation

- 1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

- 2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Williams, James C.

- 1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

- 1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

- 1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York).

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

**NATIVE AMERICAN HERITAGE COMMISSION**

Environmental and Cultural Department  
1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



June 18, 2018

Hannah Haas

Rincon Consultants

Sent by Email: [hhaas@rinconconsultants.com](mailto:hhaas@rinconconsultants.com)

Re: 681 Florida Avenue, San Francisco County

Dear Ms. Haas,

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

Enclosed is a list of Native Americans tribes who may have knowledge of cultural resources in the project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at 916-573-1033 or [frank.lienert@nahc.ca.gov](mailto:frank.lienert@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to be "Frank Lienert", with a long, sweeping horizontal stroke extending to the right.

Frank Lienert  
Associate Governmental Program Analyst

**Native American Heritage Commission  
Native American Contacts  
6/18/2018**

**Coastanoan Rumsen Carmel Tribe**  
Tony Cerda, Chairperson  
244 E. 1st Street                      Ohlone/Costanoan  
Pomona, CA 91766  
rumsen@aol.com  
(909) 524-8041 Cell  
(909) 629-6081

**Amah Mutsun Tribal Band of Mission San Juan Bautista**  
Irenne Zwierlein, Chairperson  
789 Canada Road                      Ohlone/Costanoan  
Woodside, CA 94062  
amahmutsuntribal@gmail.com  
(650) 851-7489 Cell  
(650) 851-7747 Office  
(650) 332-1526 Fax

**Muwekma Ohlone Indian Tribe of the SF Bay Area**  
Rosemary Cambra, Chairperson  
P.O. Box 360791                      Ohlone / Costanoan  
Milpitas, CA 95036  
muwekma@muwekma.org  
(408) 314-1898  
  
(510) 581-5194

**The Ohlone Indian Tribe**  
Andrew Galvan  
P.O. Box 3388                      Ohlone/Costanoan  
Fremont, CA 94539              Bay Miwok  
chochenyo@AOL.com              Plains Miwok  
(510) 882-0527 Cell              Patwin  
  
(510) 687-9393 Fax

**Indian Canyon Mutsun Band of Costanoan**  
Ann Marie Savers, Chairperson  
P.O. Box 28                      Ohlone/Costanoan  
Hollister, CA 95024  
ams@indiancanyon.org  
(831) 637-4238

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

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

This list is only applicable for contacting local Native American Tribes with regard to cultural resources assessments for the proposed  
**681 Florida Avenue, San Francisco County**



Preserving America's Heritage

November 14, 2018

Mr. Eugene Flannery  
Environmental Compliance Manager  
Mayor's Office of Housing and Community Development  
1 South Van Ness Avenue, Fifth Floor  
San Francisco, CA 94103

Ref: *Proposed Construction of an Affordable Housing Apartment Building at 681 Florida Street  
San Francisco, California  
ACHPConnect Log Number: 13339*

Dear Mr. Flannery:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Programmatic Agreement (PA), developed in consultation with the California State Historic Preservation Officer (SHPO) and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the PA and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require further assistance, please contact Anthony G. Lopez at (202) 517-0220 or by email at [alopez@achp.gov](mailto:alopez@achp.gov).

Sincerely,

LaShavio Johnson  
Historic Preservation Technician  
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 • Washington, DC 20001-2637  
Phone: 202-517-0200 • Fax: 202-517-6381 • [achp@achp.gov](mailto:achp@achp.gov) • [www.achp.gov](http://www.achp.gov)

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

Send to: *e106@achp.gov*

**I. Basic information**

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

Pursuant to the Housing and Community Development Act of 1974, as amended, HUD has delegated to the City and County of San Francisco Mayor's Office of Housing and Community Development (MOHCD) its responsibility to request the comments of the Advisory Council on Historic Preservation (ACHP) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. §470f).

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

681 Florida Street

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

The project site is part of a 1.06-acre lot formerly occupied by a warehouse located at 681 Florida Street, Assessor's Parcel Number (APN) 4022027, which is located in the middle of the block bound by Florida Street to the west, 18th Street to the north, Bryant Street to the east, and 19th Street to the south (Block 4022, Lot 028) in San Francisco, California (Figures 1 and 2). The site is located in San Francisco's Mission District, approximately 0.2 mile west south of U.S. Highway 101 (US 101), in an urban area primarily composed of residential and commercial land uses. The Mission District of the City of San Francisco is bounded by US 101 to the north, Potrero Avenue to the east, Cesar Chavez Street to the south, and Guerrero Street to the west. Within this larger neighborhood, the project site forms part of the Mission Area Plan, as adopted in December 2008. Properties in the vicinity of the property include multi-family residences and commercial properties.

The undertaking would not affect historic properties located on tribal lands.

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

Eugene T. Flannery, Environmental Compliance Manager, [Eugene.flannery@sfgov.org](mailto:Eugene.flannery@sfgov.org), 415-701-5598

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

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a section 106 consultation, and/or

- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3).

This is to notify the ACHP of a finding that an undertaking may adversely affect historic properties (archaeological) and to invite the ACHP to participate in Section 106 consultation.

## **II. Information on the undertaking\***

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

The project would involve construction of a nine-story mixed-use building with 130 affordable dwelling units and a ground-floor arts space. The project would primarily provide family-sized units for the neighborhood and will include 44 studios, 31 one-bedroom units, and 14 three-bedroom units. The project would serve families that earn up to 60 percent of the Area Median Income. Thirty percent of the units (39 units) would be reserved for formerly homeless families. Ten units are being considered for the Plus Housing program that supports people with HIV.

MOHCD is considering investing Community Development Block Grant (CDBG) funds in the development and the project sponsor will apply for Section 8 project-based housing vouchers. Both CDBG funds and the development of Section 8 supported housing are subject to Part 58 of the Code of Federal Regulations, which requires the preparation of an environmental review in accordance with the National Environmental Policy Act (NEPA) and the United States Department of Housing and Urban Development (HUD) Regulations. The Undertaking is subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (PA).

### **7. Describe the area of potential effects:**

The Area of Potential Effects (APE) includes the following properties:

681 Florida Street/2070 Bryant Street (project site); 689 Florida Street; 691 Florida Street; 2750 19<sup>th</sup> Street; 2810 19<sup>th</sup> Street; 2000 Bryant Street; 2001 Bryant Street; 2028 Bryant Street; 2055 Bryant Street; 2080 Bryant Street; 2088 Bryant Street; and 2098 Bryant Street. See attached map of APE.

The archeological APE is limited to the site of the proposed undertaking. Within this APE, there is a moderately high potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. The Northwest Information Center (NWIC) of the California Historical Resources Information System has recommended that a qualified archaeologist conduct further archival and field study to identify cultural resources.

### **8. Describe steps taken to identify historic properties:**

a. NWIC: MOHCD requested a records search from the NWIC at Sonoma State University of the California Historical Resources Information System (IC). This request was made in accordance with Stipulation XI (Consideration and Treatment of Archeological Resources) of the PA.

The IC informed MOHCD that there is a moderately high potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area and recommended that a qualified archaeologist conduct further archival and field study to



identify cultural resources. The NWIC advised MOHCD that the Indirect APE of the project area contains the boundary of the San Francisco Fire Department Auxiliary Water Supply System District (P-38-004672). The NWIC recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings, structures, and District.

b. In accordance with Stipulation VII of the PA (Identification and Evaluation of Historic Properties) MOHCD required the project sponsor to hire a consultant to record properties within the APE on State of California Department of Park and Recreation 523 Forms (DPR) for the purpose of determining eligibility for listing on the National Register. These DPR forms were sent to the San Francisco Planning Department for determination. The San Francisco Planning Department, a Certified Local Government, determined that one property within the APE is eligible for listing in the National Register. The eligible property is 2088 Bryant Street. MOHCD consulted with the California State Historic Preservation Officer (SHPO) and requested concurrence with the determination of eligibility. The SHPO has not responded to MOHCD's request within 15 days and per Stipulation VII(D)(1)(c) of the PA, MOHCD assumes that the SHPO does not object to the determination.

c. Preliminary Project Assessment (PPA): The San Francisco Planning Department prepared a PPA in 2017 for the project site (681 Florida Street) and the surrounding area. The PPA determined that the project site was previously evaluated and found ineligible for national, state, or local listing, and that no additional analysis of historic architectural resources was required.

The PPA also determined that the proposed project site lies within the Archaeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. The proposed project site will be required to implement archaeological testing in accordance with Mitigation Measure 1, which is detailed in the Mitigation Monitoring and Reporting Program attached to the San Francisco Planning Department's Certificate of Determination, dated May 11, 2016, and which will be included in the Project Programmatic Agreement for the proposed action, in order to mitigate potential adverse effects to archaeological resources. The PPA and the Certificate of Determination are included with this notice.

d. Correspondence was sent to descendants of Native American Tribes on April 17, 2018. No response was received from the descendants of Native Americans. Correspondence was also sent to historic organizations and interested parties. Copies of those letters are attached. No responses were received to these letters.

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

There are no National Historic Landmarks within the APE. According to the NWIC, there is a moderately high potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area.

There is also one historic property in the indirect APE. Located on a 23.5'x75' rectangular lot, 2088 Bryant Street is a two-story over raised basement, wood-frame residential building designed in a Stick/Eastlake style. The rectangular-plan building was constructed in 1892 and is clad in channel drop wood siding and capped by a gable roof. It features applied wood ornament, extended brackets, window hoods, and molded surrounds. Additional architectural details include wood stairs, an entry hood featuring applied wood ornamentation, pilasters, a cornice with extended brackets, and a balconette. Further information is included in the attached DPR.

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

Construction activities at the project site have the potential to disturb archeological deposits as ground disturbing activity to a depth of at least 20 feet is contemplated. The San Francisco Planning Department, a Certified Local Government, determined that the Undertaking will have no adverse effect on the historic building at 2088 Bryant Street.

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

The San Francisco Planning Department has determined that with implementation of certain mitigation measures, which would be memorialized in a project specific Programmatic Agreement the undertaking would not adversely affect archeological resources.

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

Correspondence was sent to descendants of Native American Tribes. No response has been received from the descendants of Native Americans to date.

Correspondence was also sent to interested parties, including San Francisco Heritage, San Francisco History Association, the San Francisco Historical and Museum Society and the California Historical Society. No responses were received.

### **III. Optional Information**

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

No parties that were contacted responded to our requests for consultation.

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

San Francisco Mayor's Office of Housing and Community Development Website Environmental Review Page at <http://sfmohcd.org/environmental-reviews>

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

No.

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

☒ Section 106 consultation correspondence

☒ Maps, photographs, drawings, and/or plans

☒ Additional historic property information

☒ Other: Map of APE, documentation for specific sites within APE including State of California

Department of Parks and Recreation 523 Primary Record forms and National Register of Historic Properties nomination forms, map of immediate area, summary of community input, comment letter, and mailing list.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** September 6, 2017  
**TO:** Charmaine Curtis, on behalf of TNDC  
**FROM:** Rich Sucre, Planning Department  
**RE:** PPA Case No. 2017-007364PPA  
681 Florida Street

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Christy Alexander, at (415) 575-8724 or [christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Richard Sucre", written over a horizontal line.

Richard Sucre, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* September 6, 2017  
*Case No.:* **2017-007364PPA**  
*Project Address:* 681 Florida Street  
*Block/Lot:* 4022/021  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
68-X Height & Bulk District  
*Area Plan:* Mission (EN)  
*Project Sponsor:* Charmaine Curtis  
415-609-4996  
*Staff Contact:* Christy Alexander – 415-575-8724  
[christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on June 8, 2017 as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

### PROJECT DESCRIPTION:

The 19,000-square-foot (sf) rectangular project site is located within a 42,500-sf, approximately square-shaped lot (APN 4022/021). The site and associated lot are located within the block bounded by Florida, 18<sup>th</sup>, Bryant and 19<sup>th</sup> streets in the Mission neighborhood of San Francisco. A single-story, approximately 48,500-sf warehouse building currently occupies the lot. The current property owner will demolish the

existing building, subdivide the lot into two lots and transfer the new 19,000-sf southern lot to the City through a land dedication in order to facilitate development of the proposed project.

The proposed project would construct an 85-foot-tall, 8-to-9-story, 146,000-sf, mixed-use building with 130 dwelling units (100 percent affordable), 9,140 sf of production, distribution and repair (PDR) uses and 5,710 sf of common open space. The project does not include any off-street automobile spaces. The project would add 108 Class 1 bicycle parking spaces on the ground floor, and would provide 7 Class 2 bicycle parking spaces on Florida and Bryant streets. The project would not include any new curb cuts and would remove two approximately 15-foot-wide existing curb cuts on Florida Street.

The project would require excavation of the entire site to a maximum depth of 4.5 feet below ground surface and remove approximately 3,420 cubic yards of soil.

## BACKGROUND:

The project site is located within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>1,2</sup> The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

The proposed project was evaluated against the *Eastern Neighborhoods PEIR* as a component of Planning Department Case Number 2013.0677E (2000-2070 Bryant Street) and determined to qualify for streamlined environmental review. These findings are detailed in the Certificate of Determination: Exemption from Environmental Review and associated Community Plan Exemption Checklist issued for the project.<sup>3,4</sup>

## PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

1. **Mission Area Plan.** The subject property falls within the area covered by the Mission Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project

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<sup>1</sup> San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008, <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 11, 2017.

<sup>2</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 11, 2017.

<sup>3</sup> San Francisco Planning Department, Community Plan Exemption Checklist, 2000-2070 Bryant Street, Planning Department Case No. 2013.0677E, published May 11, 2016, [http://sfmea.sfplanning.org/2000-2070 Bryant St CPE Checklist.pdf](http://sfmea.sfplanning.org/2000-2070%20Bryant%20St%20CPE%20Checklist.pdf), accessed August 11, 2017.

<sup>4</sup> San Francisco Planning Department, Certificate of Determination: Exemption from Environmental Review, 2000-2070 Bryant Street, Planning Department Case No. 2013.0677E, issued May 11, 2016, [http://sfmea.sfplanning.org/2000-2070 Bryant St CPE%20Certificate.pdf](http://sfmea.sfplanning.org/2000-2070%20Bryant%20St%20CPE%20Certificate.pdf), accessed August 11, 2017.

requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at <http://generalplan.sfplanning.org/index.htm>.

2. **Mission Action Plan 2020.** The subject property falls within the area of the Mission Action Plan 2020 (MAP2020), a collaborative effort to strengthen and preserve the socioeconomic diversity of the Mission neighborhood amidst the accelerated displacement of long-time residents and businesses. Endorsed by the Planning Commission on March 2nd 2017, the Plan area is generally bounded by Division/13th/Duboce, Guerrero, Potrero/101 and Cesar Chavez Streets. The Action Plan recommendations include proposed changes to land uses, building heights, and densities in certain districts, as well as plans and encourages an overall increase in affordable housing production. These changes are still being refined and will be part of the Planning Code later in 2017. For more information please visit: <http://www.sf-planning.org/sfmap2020>.
3. **PDR Removal.** The PPA application states that 19,000 square feet of PDR space will be demolished as part of this proposal. As per Planning Code Section 202.8(f)(7) this project is exempt from application of the PDR conversion and replacement requirements following the passage of Proposition X in 2016, because the proposed project is a 100% affordable housing development. The project described in the PPA application is not required to obtain a Conditional Use Authorization for the removal of PDR space or to provide any replacement PDR space.
4. **100% Affordable Housing Project Authorization & 100% Affordable Housing Bonus Program Design Guidelines.** The purpose of the 100 Percent Affordable Housing Program is to facilitate the construction and development of projects in which all of the residential units are affordable to Low and Very-Low Income Households. Projects pursuing a development bonus under this 100 Percent Affordable Program must meet the requirements of a 100 Percent Affordable Housing Bonus Program project under Planning Code Section 206.3. This project is eligible for the 100% Affordable Housing Bonus Program. While most projects in the 100 Percent Affordable Housing Bonus Program will likely be somewhat larger than their surroundings in order to facilitate higher levels of affordable housing, the Planning Commission and Department shall ensure that each project is consistent with the Affordable Housing Bonus Design Guidelines and any other applicable design guidelines, as adopted and periodically amended by the Planning Commission, so that projects respond to their surrounding context, while still meeting the City's affordable housing goals. All modifications and exceptions should be consistent with the 100% Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines. In case of a conflict with other applicable design guidelines, the 100% Affordable Housing Bonus Program Design Guidelines shall prevail. The Planning Commission may require these or other modifications or conditions, or disapprove a project, in order to achieve the objectives and policies of the 100% Affordable Housing Bonus Program or the purposes of the Planning Code. This review shall be limited to design issues.

## ENVIRONMENTAL REVIEW:

The proposed project has been modified since the Certificate of Determination was issued for Planning Department case number 2013.0677E (2000-2070 Bryant Street). However, these modifications fall within the project scope previously analyzed. Therefore, the project does not require further environmental review, but is required to comply with all applicable mitigation and improvement measures and regulatory requirements described within the Certificate of Determination and Community Plan

Exemption Checklist. In addition, the project sponsor is required to sign an Agreement to Implement Mitigation Measures as a condition of project approval. Please contact Chris Thomas, the environmental planner assigned to Planning Department case 2013.0677E, to complete this requirement.

The mitigation measures, improvement measures and regulatory requirements that apply to the proposed project are summarized below. Please consult the Mitigation Monitoring and Reporting Program (MMRP) included with the Certificate of Determination for complete detail.<sup>5</sup>

1. **Historic Resources.** No mitigation measures or improvement measures will be required. The existing building on the project site was previously evaluated in the Showplace Square/Northeast Mission historical resources survey and found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological and Tribal Cultural Resources.** The project site lies within Archeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. The proposed project will be required to implement archeological testing in accordance with Project Mitigation Measure 1 in order to mitigate potential adverse impacts on archeological resources and tribal cultural resources.
3. **Transportation.** No mitigation measures will be required. However, the project will be required to implement five improvement measures (Project Improvement Measures 1-5) related to transportation demand management (TDM), pedestrian audible and visible warning devices, freight loading management, construction traffic management and driveway queue monitoring and abatement.
4. **Noise.** The proposed project will be required to develop and implement a set of noise attenuation measures during construction in accordance with Project Mitigation Measure 2.
5. **Air Quality.** The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. Therefore, the proposed project is not required to submit an Article 38 application to the Department of Public Health. However, the proposed project will include the use of a backup generator for emergency purposes. Any backup diesel generators will be required to use Best Available Control Technology in accordance with Project Mitigation Measure 3.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

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<sup>5</sup> San Francisco Planning Department, Certificate of Determination: Exemption from Environmental Review, 2000-2070 Bryant Street, Planning Department Case No. 2013.0677E, issued May 11, 2016, [http://sfmea.sfplanning.org/2000-2070\\_Bryant\\_St\\_CPE%20Certificate.pdf](http://sfmea.sfplanning.org/2000-2070_Bryant_St_CPE%20Certificate.pdf), accessed August 11, 2017.



6. **Greenhouse Gases.** No mitigation or improvement measures will be required. However, the proposed project must demonstrate compliance with San Francisco's Qualified GHG Reduction Strategy. Therefore, the proposed project will be required to complete the Planning Department's Greenhouse Gas Analysis Compliance Checklist, which can be found at <http://sf-planning.org/consultant-sponsor-resources>. Please contact Chris Thomas, the environmental planner assigned to Planning Department case 2013.0677E, to complete this requirement.
7. **Wind.** No mitigation or improvement measures will be required.
8. **Shadow.** No mitigation or improvement measures will be required.
9. **Geology.** No mitigation or improvement measures will be required. However, the project sponsor should update the geotechnical investigation report that was prepared for Planning Department case 2013.0677E to more accurately reflect the proposed project. The project proposed under Planning Department case number 2013.0677E requires approximately 7,900 cubic yards of excavation to a maximum depth of 14 feet below ground surface whereas the proposed project would require approximately 3,400 cubic yards of excavation to a maximum depth of 4.5 feet below ground surface.
10. **Hazardous Materials.** The proposed project would demolish an existing warehouse. Therefore, in accordance with Project Mitigation Measure 4, the project sponsor must ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, the project sponsor must also ensure that any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

In addition, the proposed project is located on a site with known or suspected soil or groundwater contamination. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to complete a Maher Application and retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor for Planning Department case number 2013.0677E submitted a Maher Application (DPH case SMED 960), Phase I ESA, soil characterization studies and a Site Mitigation Plan (SMP) to DPH for review. The project sponsor will be required to submit a new Maher application to DPH for the proposed project; applications can be found at <https://www.sfdph.org/dph/eh/HazWaste/hazWasteSiteMitigation.asp>. However, new supporting documentation may not be required for the new application. Please contact DPH to confirm.

Finally, since the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

11. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
12. **Disclosure Report for Developers of Major Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of an EIR; adoption of a Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occurs, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

## PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Height.** Pursuant to Section 843.01, the height of any building in the zoning district shall be no higher than 68 feet. As proposed, the Project exceeds the zoning district height limits; however the project proposes to seek a 100% Affordable Housing Bonus Program Authorization per Section 328. In the

event that the affordability percentage changes, the height will need to be reduced to the zoning district maximum of 68 feet.

2. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth for residential uses. Because this project fronts two streets, one of the street frontages (Bryant Street or Florida Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. The “interior rectangular” configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved modification through Section 328. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred. The proposed 30’ rear yard only represents approximately 14% percent of the lot area and is situated at the second level of residential units and would require an exception for the rear yard configuration.
3. **Open Space – Residential.** Section 135 requires 80 square feet of open space (private) or 54 square feet of open space (publicly accessible) for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). A total of 7,020 square feet or 10,400 square feet respectively is required for 130 dwelling units, this project proposes only 5,710 square feet.
4. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one foot of open space for every 250 square feet of retail (and similar) uses. The proposal includes 9,140 square feet of PDR (arts) space. Therefore, 36.56 square feet of open space would be required. Alternatively, per Section 426, an in-lieu fee of \$76 per square foot may be paid instead of providing the open space on site.
5. **Dwelling Unit Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard does not appear to be code-complying but appears to provide a large enough courtyard to meet the exposure requirement for those units that only have windows fronting the rear yard area as long as it is unobstructed to the sky. The units facing the “mews” also appear to provide a large enough open space unobstructed to the sky. Therefore, the proposed project would not require a revision to meet the minimum exposure requirement. If the open areas are obstructed and the units do not meet the exposure requirement, you may request and justify an exposure exception through Section 328. The Department generally encourages projects to minimize the number of units needing an exposure exception.
6. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project will not cast new shadow on any public plazas and other publicly accessible spaces. Therefore, a detailed shadow analysis would not need to be prepared pursuant to Section 295. See attached map.
7. **Shadow Analysis (Section 147).** Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that

exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. A preliminary shadow study was conducted by Staff in conjunction with this PPA Application, and it indicated that the project will not cast a shadow on any park or open space protected under Planning Code Section 295. See attached map.

8. **Transportation Demand Management (TDM) Program.** The TDM Program was adopted by the Board of Supervisors in February 2017, and it took effect on March 19, 2017. The proposed project includes 130 affordable dwelling units and 9,140 square feet of PDR space, and thus is not subject to the TDM Program.
9. **Streetscape Plan – Better Streets Plan Compliance.** Pedestrian and streetscape improvements consistent with the Better Streets Plan are required if your project meets the conditions delineated in Planning Code Section 138.1. Projects that trigger Section 138.1 will be reviewed by the Department's Streetscape Design Advisory Team (SDAT). SDAT is an interagency group that includes representatives from the Planning Department, Department of Public Works and the Municipal Transportation Agency that provides design guidance on private developments that impact the public right-of-way. Please see attached SDAT review comments.

Based on the submitted plans, the project triggers the requirements of a Streetscape Plan project because it is on a lot that contains 250 feet of total lot frontage on one or more publicly accessible rights-of-way and the project's scope includes new construction. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c) (2) (ii) for the additional elements that may be required as part of the project's streetscape plan.

10. **Street Frontages.** Pursuant to Section 145(c)(2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to vehicular access. As proposed, the Project devotes a non-disclosed amount of frontage to loading access. SDAT recommends providing no more than 10 feet for this project for off-street vehicular access.
11. **Bicycle Parking (Class I).** Section 155 requires this project to provide at least 107 Class I bicycle parking spaces. The proposed project contains 108 Class I bicycle parking.
12. **Bicycle Parking (Class II).** Section 155 requires the project to provide at least 6 Class II bicycle parking spaces provided through on-street bicycle racks; however SFMTA has final authority on the type, placement and number of Class II bicycle racks within the public ROW. Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site

conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can be found at:

<https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>

13. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:

- (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
- (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://www.sfgov2.org/index.aspx?page=338> for additional information regarding the outreach process.

14. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness Avenue, San Francisco, CA 94102  
(415) 581-2303

15. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be

issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.

16. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).
17. **Non-Potable Water Reuse.** Beginning November 1, 2016, all new buildings of 250,000 square feet or more of gross floor area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. The proposed project is less than 250,000 SF, but greater than 40,000 SF, so would be required to compete and submit a water balance study. For more information about the requirements, please visit <http://www.sfwater.org/np> and/or contact [nonpotable@sfwater.org](mailto:nonpotable@sfwater.org) for assistance. Non-potable water systems may be designed to optimize co-benefits for stormwater management, living roofs, and streetscape greening. Regardless of size, project sponsors are encouraged to consider a district-scale system that serves an entire larger project and/or connects smaller projects with adjacent development through shared systems to maximize efficiency and effectiveness.
18. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/san-francisco-living-roofs>.
19. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most

beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.

20. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: [http://sfenvironment.org/sites/default/files/fliers/files/sfe\\_zw\\_ab088.pdf](http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf). Free design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

## PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

### *Architecture and Building Massing*

1. **Site Design, Open Space, and Massing.**

The building massing and open space is appropriately sized and located to the context.

2. **Street Frontage.**

UDAT recommends further studying the depth of the open forecourt in relation to its height and width with an eye towards its comfort and usability.

3. **Architecture.**

UDAT acknowledges the exterior frame and infill positively responds to other significant industrial buildings in the surrounding area, and allows for depth and variation in the façade. Key to reinforcing this design is the use of solid, durable materials such as brick and concrete for the frames and simple clean detailing.

Upon submittal of a final design, UDAT will utilize the 100% Affordable Housing Bonus Program Design Guidelines to evaluate the proposed project.

### *Streetscape and Public Realm*

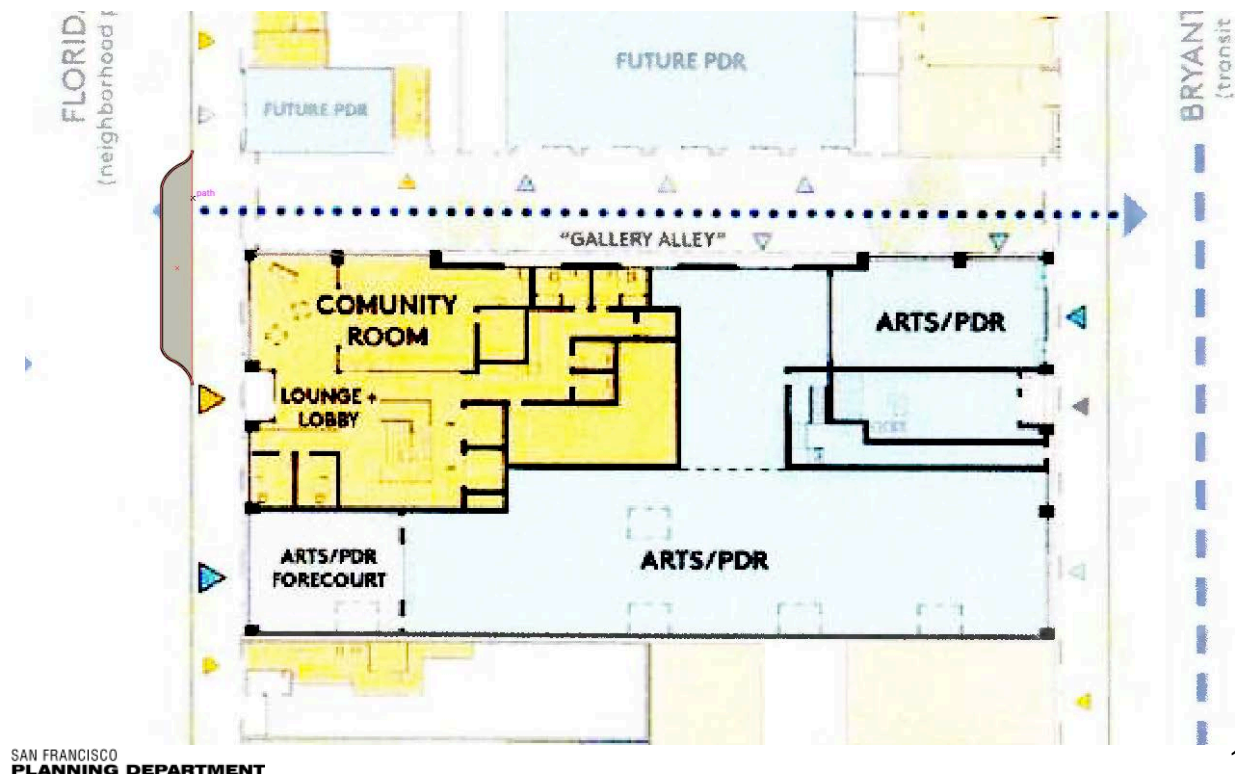


The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

SDAT reviewed the 681 Florida Street project on July 10, 2017. Below are the SDAT comments from that meeting.

#### 1. Curb Extension and Accessible Loading Zone on Florida Street

- SFMTA typically does not support passenger loading zones in areas with perpendicular parking. SDAT recommends the project construct a bulbout along Florida Street spanning the mid-block pedestrian passage and the building lobby. The bulbout can double as an accessible passenger loading zone.
- The bulbout should extend 12 feet into the Florida Street ROW.
- To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: [http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes\\_docs](http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs)
- Modification of the curb line will require Sidewalk Legislation; contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.





## 2. Street Lighting

- The project is required to improve street lighting along the building frontage on Florida and Bryant Streets. The project sponsor will be expected to propose a street lighting plan for the roadway and sidewalks and provide photometric studies for the proposed lighting design. Illumination levels are to comply per requirements specified by Illuminating Engineering Society (IES) RP-8. Reference SFPUC's streetlight catalogue for approved streetlight poles and light fixtures.

## DEVELOPMENT FEES:

This project will be subject to various impact fees. Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

1. **Transportation Sustainability Fee (TSF) (§411A)**
2. **Residential Child Care Impact Fee (§414A).**
3. **Eastern Neighborhoods Impact Fees (§423)**
4. **Inclusionary Affordable Housing (§415):** 25 + Unit Project; EEA Complete after January 12, 2016- no grandfathering:

As currently proposed, the Project will be 100% affordable, with 130 rental dwelling units for persons ranging up to 60% AMI levels. In the event that the Project changes and some or all of the units become market-rate, the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code as well as any other impact fees that apply to non-100% affordable projects.

## PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Agreement to Implement Mitigation Measures.** As noted above, the project was evaluated against the *Eastern Neighborhoods PEIR* as a component of Planning Department Case Number 2013.0677E (2000-2070 Bryant Street) and determined to qualify for streamlined environmental review. As part of this project, a Mitigation Monitoring and Reporting Program (MMRP) was developed. The Project Sponsor must agree to implement these mitigation measures for the project at 681 Florida Street.
2. **100% Affordable Housing Bonus Program Authorization.** Per Planning Code Section 328, the project is required to obtain a 100% Affordable Housing Bonus Program Authorization from the

Planning Commission, since the project exceeds the permitted height district of 68-X. Please confirm if you intend to utilize the 100% Affordable Housing Bonus Program, and submit the appropriate application.

3. A **Building Permit Application** is required for the proposed demolition and new construction on the subject property.
4. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.

In order for Planning Department staff to accurately review projects in a timely manner, plan sets must be complete and thorough. All plans submitted as part of an entitlement or building permit application must meet the Department's [Plan Submittal Guidelines](#).

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

## NEIGHBORHOOD NOTIFICATIONS AND OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

1. **Pre-Application Meeting.** This project is required to conduct a Pre-Application Meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the "Resource Center" tab.
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the neighborhood notification process. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the Mission (EN) neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the neighborhood notification process. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Planning Department taking action on the Project.
3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Agreement to Implement Mitigation Measures, as listed above, must be submitted no later than **March 6, 2019**. Other entitlements can be filed concurrently or later. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure:      Mission Neighborhood Group Mailing List  
                      SDAT (Street Design Advisory Team) Review Letter  
                      Places of Entertainment Map  
                      Preliminary Shadow Fan Analysis

cc:    Nick Podell Company, Property Owner  
      Christy Alexander, Current Planning  
      Jennifer McKellar, Environmental Planning  
      Jacob Bintliff, Citywide Planning and Analysis  
      Maia Small, Design Review  
      Jonas Ionin, Planning Commission Secretary  
      Charles Rivasplata, SFMTA  
      Jerry Sanguinetti, Public Works  
      Pauline Perkins, SFPUC  
      Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seaciff, Twin Peaks
Buddy Hillary	Choy Ronen	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94110 94102-4689	415-282-2990 415-554-5144	choytate@gmail.com Hillary.Ronen@sfgov.org; Carolyn.Goossen@sfgov.org; Sheila.Chung.Hagen@sfgov.org; Natalie.Gee@sfgov.org	Bernal Heights, Mission, Noe Valley Bernal Heights, Mission,
Edward	Stiel		0 2887 Folsom Street Concerned Residents	2887 Folsom Street	San Francisco	CA		94110 415-282-5393	eddiestiel@yahoo.com	Mission
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association	P.O. Box 410805 1065 A Hampshire Street	San Francisco San Francisco	CA CA		94141 415-669-0916 415-323-8939	somabend.na@gmail.com eriq94110@aol.com	Downtown/Civic Center, Mission, South of Market Mission
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street	San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
Jaime John Judith	Whitaker Barbey Berkowitz	Administrator Chairperson President	SOMA Leadership Council Liberty Hill Resident Association East Mission Improvement Association (EMIA)	201 Harrison Street Apt. 229 50 Liberty Street 1322 Florida Street	San Francisco San Francisco San Francisco	CA CA CA	94105 94110 94110	415-935-5810 415-695-0990 415-824-0617	somajournal@yahoo.com villabarbei@earthlink.com sfjberk@mac.com	Mission, South of Market Mission Mission
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Lucia	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.org	Castro/Upper Market, Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
Marvis	Phillips	Land Use Chair	-	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Planning and Land Use Committee		0	0 Dolores Heights Improvement Club-DRC	P.O. Box 14426	San Francisco	CA	94114		0 plu@doloresheights.org	Castro/Upper Market, Mission, Noe Valley
Peter	Heinecke	President	Liberty Hill Neighborhood Associaton	30 Hill Street	San Francisco	CA	94110		0 libertyhillneighborhood@gmail.com	Castro/Upper Market, Mission, Noe Valley
Peter Philip	Cohen Lesser	President	0 Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501	San Francisco San Mateo	CA CA	94114 94401	415-722-0617 415-979-4171	pcohensf@gmail.com phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Castro/Upper Market, Mission, Western Addition Mission
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240	San Francisco	CA		94103 415-503-1046 x2714	podgeT@nativehealth.org	Mission
Roberto Sean Spike Ted	Hernandez Quigley Kahn Olsson	President Director Member	0 Our Mission No Eviction Valencia Corridor Merchant Association Pacific Felt Factory Market/Octavia Community Advisory Comm.	1333 Florida Street 766 Valencia Street, 3rd Floor 2830 - 20th Street 30 Sharon Street	San Francisco San Francisco San Francisco San Francisco	CA CA CA CA	94110 94110 94114-1709	94110 415-935-3641 415-407-0094	0 seang@paxtongate.com pacificfeltfactory@gmail.com olssonted@yahoo.com	0 Mission Castro/Upper Market, Mission, Potrero Hill Mission Castro/Upper Market, Downtown/Civic Center, Mission
Donna	Twarog	President	19th Street/Oakwood Neighborhood Association	3641 19th Street	San Francisco	CA		94110 415-863-8653	ddtwaorg@gmail.com	Mission
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street	San Francisco	CA	94114	415-285-3960	za@intersticearchitects.com	Mission
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA		94118 415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Laura	Wenus	Reporter	Mission Local	2301 Mission Street #104	San Francisco	CA		94110 510-798-0730	info@missionlocal.com, joe.rivanobarros@missionlocal.com	Bernal Heights, Mission
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jackie Brian	Barshak Basinger	Executive Director	0 Cultural Action Network Q Foundation - AIDS Housing Alliance/SF	2067 10th Avenue 350 Golden Gate Ave. Suite A	San Francisco San Francisco	CA CA	94116 94102	415-722-6588 415-552-3242	jbarshak@hotmail.com info@ahasf.org	Mission Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition
Peter Marc	Papadopoulos Salomon	Media Coordinator Land Use and Transportation Committee Member	Cultural Action Network NEMNA - Northeast Mission Neighborhood Association	2940 16th Street, #200-1 P.O. Box 410244	San Francisco San Francisco	CA CA	94103 94141	415-967-0795 415-699-7201	papadooloo@gmail.com nemna-notifications@gmail.com	Mission Mission, South of Market
Moisés	Garcia	Corridor Manager	Calle 24 Latino Cultural District	2958 24th Street	San Francisco	CA		94110 415-390-5818	info@calle24sf.org	Mission



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** 8/9/2017

**TO:** Christy Alexander (Current Planning), Jacob Blintiff (Citywide Planning), Jennifer Mckellar (Environmental Planning)

**CC:** **SF Public Works:** Simon Bertrang; Chris Buck; Brent Cohen; Rucha Dande; Lynn Fong; Kevin Jensen; Suzanne Levine; Kathy Liu; Kelli Rudnick; Tara Singh; Rahul Shah;

**SFMTA:** Jennifer Molina; Paul Kniha; Sam Lam; Ricardo Olea; Charles Rivasplata; Mike Sallaberry; James Shahamiri; Adam Smith; Dustin White;

**SF Planning:** Ben Caldwell; Tina Chang; Paul Chasan; Carly Grob; Seung Yen Hong; Neil Hrushowy; Jessica Look; Manoj Madhavan; Maia Small; Lana Russell; David Winslow;

**SFPUC:** Josh Bardet; Mira Chokshi; Shari Geller Diamant; Josselyn Ivanov; Joan Ryan; Sam Young; Hieu Doan

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**FROM:** The Street Design Advisory Team (SDAT)

**RE:** **SDAT Review**  
Case NO. 2017-007364PPA  
Address: 681 Florida Street  
Neighborhood: Mission  
Zoning: UMU (Urban Mixed Use)  
Area Plan: Mission  
Block/Lot: 4022/021

*The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).*

*The 681 Florida Street project came to SDAT on July 10, 2017. Below are the SDAT comments from that meeting.*

## CONTEXT

### Project Description

The proposed project would demolish the existing warehouse structure, subdivide the site and transfer a portion to the City through a land dedication to facilitate the development of 130 units of affordable housing and approximately 9,140 sq. ft. of arts related ground floor PDR space. The structure will be type I concrete frame with open space provided on a 3rd floor podium and on the roof.

<b>Type of Project:</b>	Mixed
<b># Units:</b>	130
<b>SF Office Space:</b>	0
<b>SF Commercial Space:</b>	0
<b>SF PDR Space:</b>	9,140
<b># Off-street parking Spaces allowed by code:</b>	0
<b># Off-street parking spaces proposed:</b>	0

### Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

- Under the BSP, **Florida and Bryant Streets** are classified as *Mixed-use Streets*, with a recommended sidewalk width of 15'.

### Mission District Streetscape Plan

The Mission District Streetscape Plan (MDSP) identifies opportunities for implementing improvements to streets, sidewalks, and public spaces in the City's Mission District. In doing so MDSP provides a framework for implementing policies in the City's General Plan related to improving public rights-of-ways in the Mission District.

The MDSP identified Florida and Bryant Streets along the project frontage as Flexible Mixed Use streets, calling for improving them by converting perpendicular to parallel parking, adding chicanes and stormwater planters at chicanes.

The Mission District Streetscape Plan can be found at:  
[http://208.121.200.84/ftp/CDG/docs/missionstreets/MDSP\\_FINAL\\_DRAFT\\_OCT2010.pdf](http://208.121.200.84/ftp/CDG/docs/missionstreets/MDSP_FINAL_DRAFT_OCT2010.pdf). For more information about this document, please contact Ilaria Salvadori at 415-575-9086, or [ilaria.salvadori@sfgov.org](mailto:ilaria.salvadori@sfgov.org).

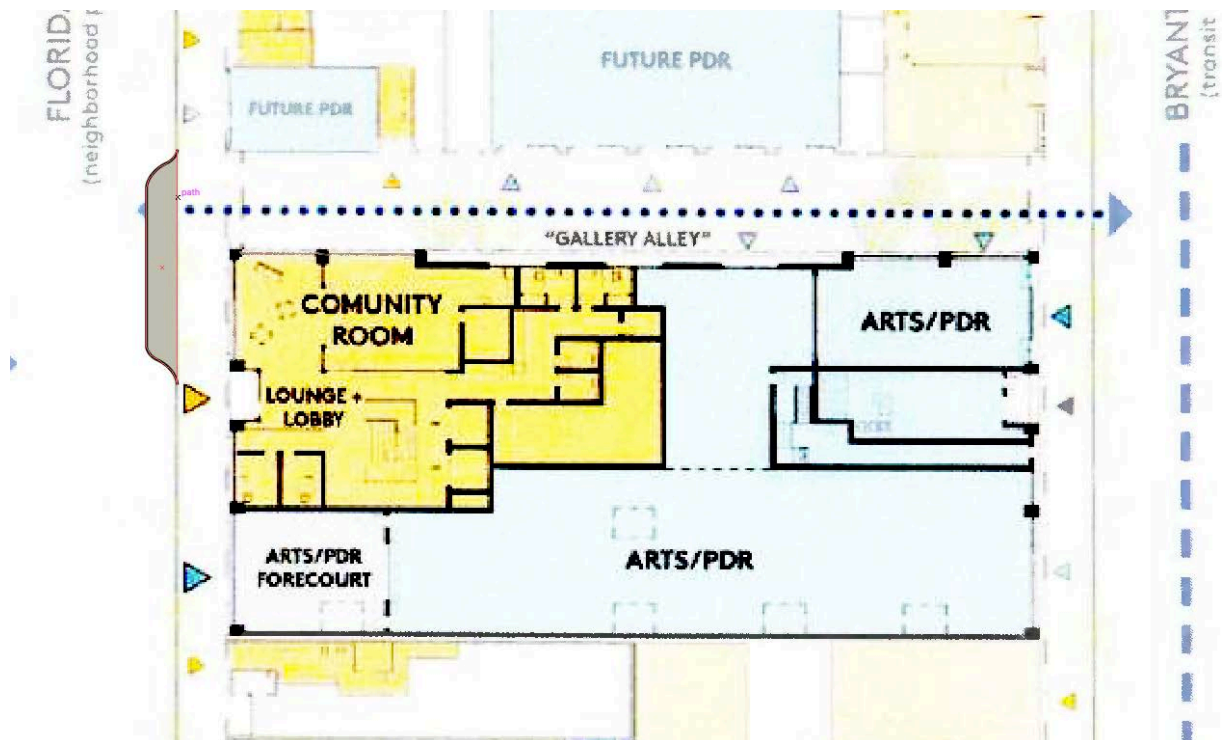




## SDAT DESIGN COMMENTS

### Curb Extension and Accessible Loading Zone on Florida Street

- SFMTA typically does not support passenger loading zones in areas with perpendicular parking. SDAT recommends the project construct a bulbout along Florida Street spanning the mid-block pedestrian passage and the building lobby. The bulbout can double as an accessible passenger loading zone.
- The bulbout should extend 12 feet into the Florida Street ROW.



- To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: [http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes\\_docs](http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs)
- Modification of the curb line will require Sidewalk Legislation, contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

**Street Lighting**

- The project is required to improve street lighting along the building frontage on Florida and Bryant Streets. The project sponsor will be expected to propose a street lighting plan for the roadway and sidewalks and provide photometric studies for the proposed lighting design. Illumination levels are to comply per requirements specified by Illuminating Engineering Society (IES) RP-8. Reference SFPUC's streetlight catalogue for approved streetlight poles and light fixtures.

**STANDARD SDAT COMMENTS****On-Street Bike Rack Coordination with the SFMTA**

- Planning Code Sections 155.1, 155.4, and 155.5, dictate the number of required Class 1 (in-building) and Class 2 (on-street or sidewalk) bike racks required by the project. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW, and the SFMTA Bike Program coordinates the installation of on-street bicycle racks and ensures that proposed bicycle racks meet the SFMTA's bicycle parking guidelines.
- If Class 2 racks are required, the project sponsor should contact the SFMTA Bike Program ([bikeparking@sfmta.com](mailto:bikeparking@sfmta.com)) prior to issuance of first architectural addenda and submit a site plan showing proposed Class 2 bike rack design and locations. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class 2 bike racks required by the Planning Code. Before contacting the SFMTA, please review the [Bike Rack Specifications](#) and [Sidewalk Bicycle Rack Placement Guidelines](#), which can be found on the SFMTA's website at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>

**Landscaping, Street Trees and Site Furnishings in the Public Sidewalk**

- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See [www.sfbetterstreets.org](http://www.sfbetterstreets.org).
- All trees on neighboring properties, adjacent to the property line, must be adequately protected during construction.
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpublishworks.org/trees> or call 415-554-6700.

**Plan Specifications**

- Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species, adjacent ROW widths, curb radii, bulb-out dimensions, existing utility poles etc.



**Street trees and landscaping in the public sidewalk**

- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpublicworks.org/trees> or call 415-554-6700.

**Street Improvements (construction within the public right-of-way)**

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit <http://www.sfpublicworks.org/services/permits> for additional information or call 415-554-5810.

**For SF Public Works permit information visit [www.sfpublicworks.org](http://www.sfpublicworks.org) or call 415-554-5810.**

**SFPUC – Water**

- A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable and fire water services. If the current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
- The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
  - SFPUC Standards for the Protection of Water and Wastewater Assets;
  - Rules and Regulations Governing Water Service to Customers;
  - SFPUC- CDD Design Criteria for Potable Water Systems;
  - Application for Water Supply and Responsibility of Applicants;
  - San Francisco Fire Code and Reliability;
  - California Waterworks Standards; California Code of Regulations Titles 17 and 22
  - Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact [cddengineering@sfwater.org](mailto:cddengineering@sfwater.org).

**SFPUC – Power**

Any modifications to the Roadway use, intensity, or characteristics require that the project sponsor confirms that a) street lighting complies with IES-RP8, and b) both surface and subsurface facilities remain in compliance with DPW's standard plans after grade adjustments. There are also separation requirements between for various types of street furniture – streetlights may have to be set first to comply with IES-RP8 intensity and uniformity requirements. Please contact SFPUC's streetlight group in regards to any modification to any streetlight infrastructure (both City and PG&E owned lights) and with any questions: [streetlights@sfgov.org](mailto:streetlights@sfgov.org).

## REFERENCES

Please refer to the following design guidelines when revising the project's design.

BSP Street Furnishings Guidelines:

<http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

[http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk\\_paving/](http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/)

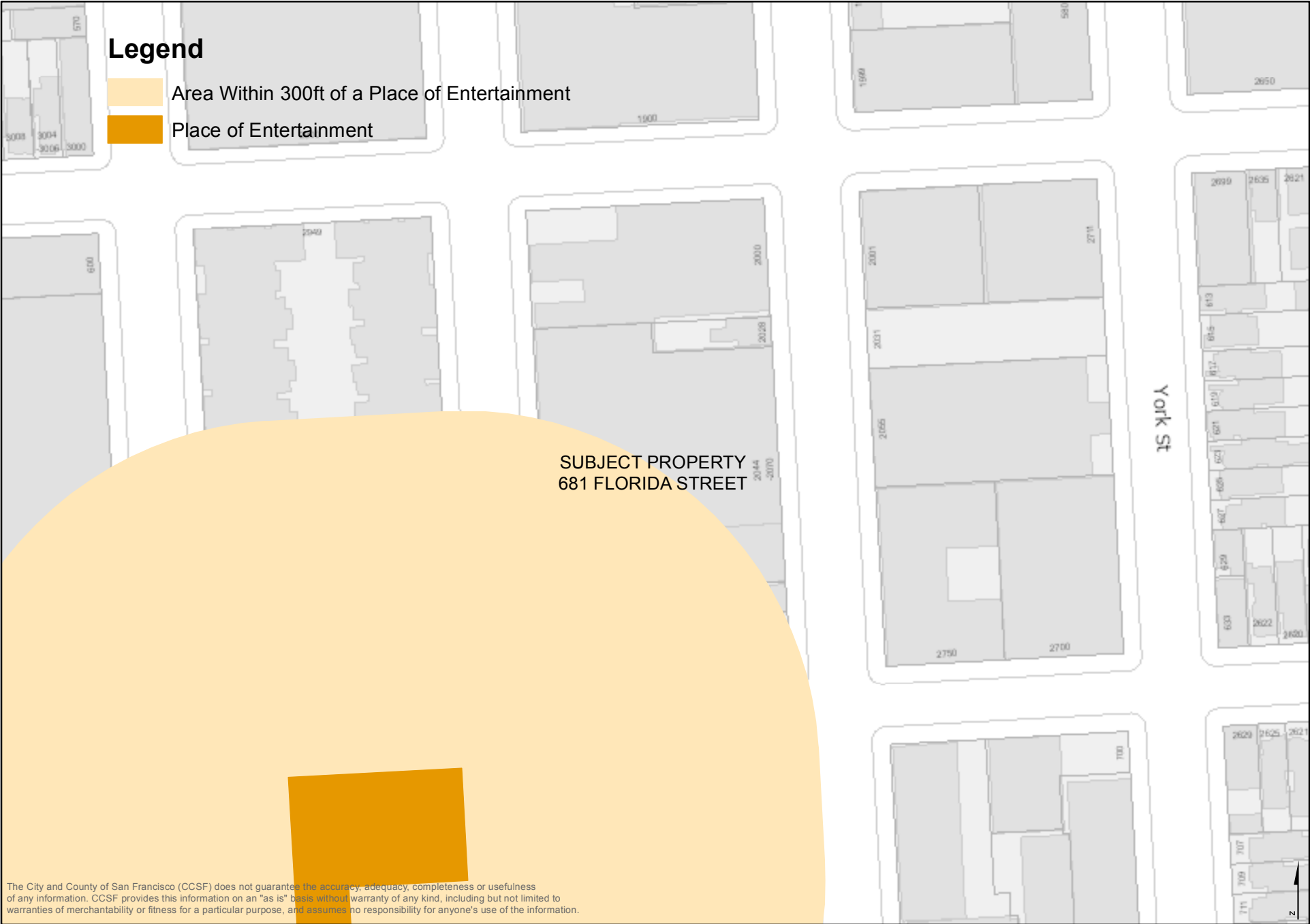
BSP Sidewalk Landscaping Guidelines:

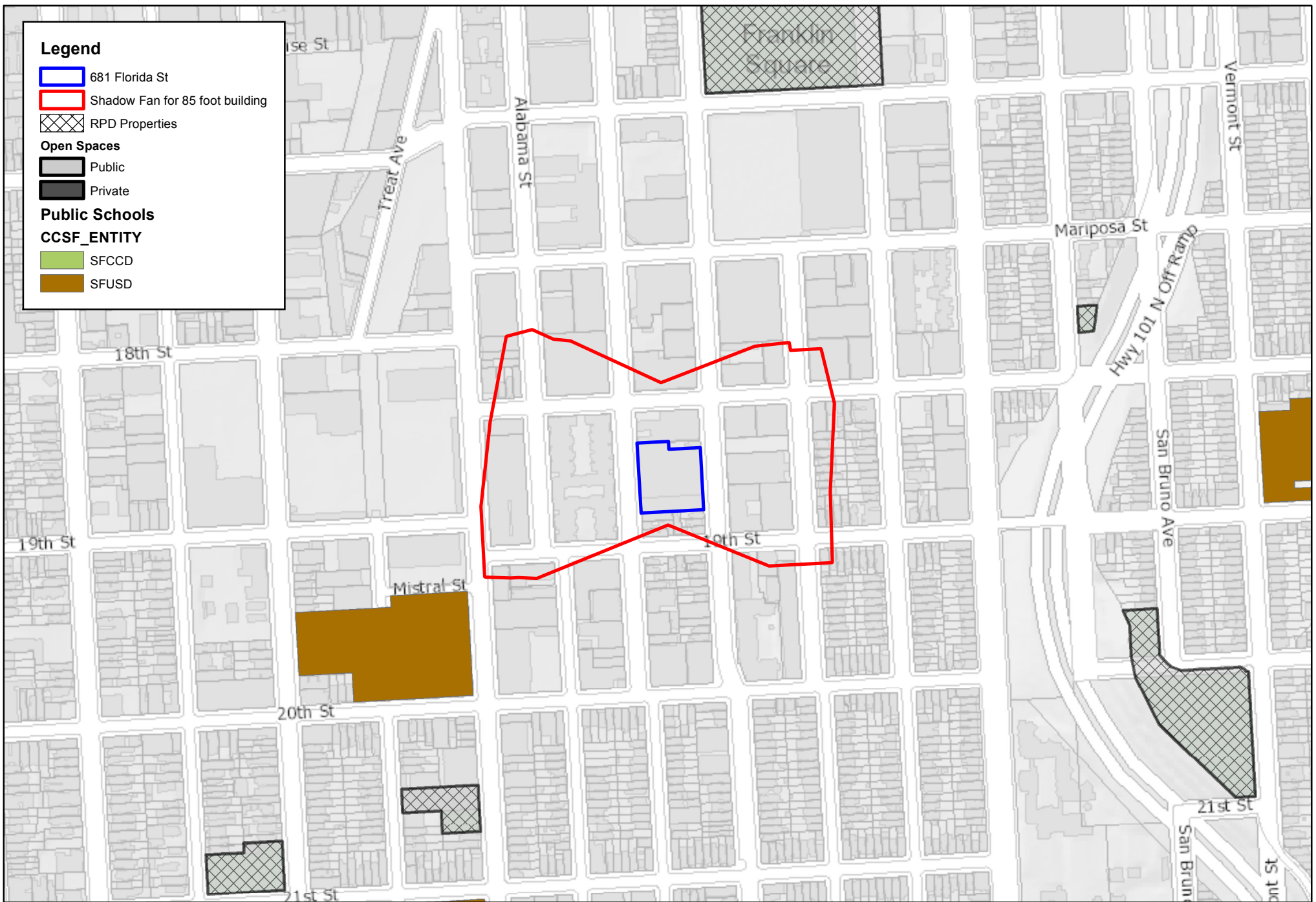
<http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>

San Francisco's Water Sewer, and Stormwater Requirements

<http://sfwater.org/modules/showdocument.aspx?documentid=4748/>

# Places of Entertainment Map





Title: Preliminary Shadow Fan Analysis

Comments: Assumed for a building at 85 feet height

Printed: 29 August, 2017

0 350 700 1,050 1,400 Feet



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 685 FLORIDA ST

P1. Other Identifier None

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 685 Florida St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022022

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

This is a vacant lot.

\*P3b. Resource Attributes: (list attributes and codes) HP39 Other, vacant lot

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

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



\*P5b. Photo (view, date, accession #  
100\_5561.JPG, 11/19/2007,  
view to E

\*P6. Date Constructed/Age and Sources  
☐ Historic ☐ Prehistoric ☐ Both  
n/a

\*P7. Owner and Address:  
Klein Limited Partnership  
88 Castenada  
San Francisco Ca  
94116

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## 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: August 14, 2018

#### PROJECT INFORMATION FOR 681 Florida

Address: 689 Florida San Francisco CA 94110

Assessor's Block: 4022 Lot: 017

Zoning:

Year of Initial Construction: 1888

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	62-Showplace Square / Northeast Mission Historic Resource Survey 62-South Mission Historic Resource Survey		

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: 689 Florida 94110

☐ District

Assessor's Block: 4022 Lot: 017

☐ Site

Case Number 2018-012439FED

☒ Building

Date Review Completed 9.18.2018

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

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

<u>      </u>	D	Part of District
<u>      </u>	I	Individual Property
<u>X</u>	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
- N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.18.2018  
Date

PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 689 FLORIDA ST

P1. Other Identifier:

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

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 689 FLORIDA ST

City: San Francisco

ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4022 017

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

689 Florida Street is located on a L-shaped lot with 25' of frontage on the east side of Florida Street, between 18th and 19th Streets. Built circa 1888, 689 Florida Street is a 2-story wood frame single family residence that has been altered from its original architectural style. The rectangular-plan building, clad in smooth stucco on the primary façade and clapboard wood siding on the second floor, is capped by a flat roof. The foundation is not visible. The primary façade faces west and includes 3 structural bays. The entrance features a recessed flush wood door with a molded surround. Typical fenestration consists of fixed, awning, and sliding aluminum-sash and vinyl-sash windows. Architectural and site features include terrazzo stairs, a glassblock window, a molded stucco frame around the upper story windows, and a parapet.

The building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

P5a. Photo



P5b. Description of Photo:

View of primary façade. 1/29/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1888 Sanborn Maps/Estimate

\*P7. Owner and Address

YAMANAKA BARBARA A  
689 FLORIDA ST

SAN FRANCISCO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (AH/RS)  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 2/6/2008

\*P10. Survey Type:

Reconnaissance

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

Eastern Neighborhoods Mission 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):

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 689 FLORIDA ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 689 Florida St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022017 to 018

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

This is a two story multiple family building clad in stucco, capped with a flat roof and located on an L-shaped lot. The building faces west on Florida Street and a two-car garage occupies part of the property and faces south on 19th Street. The first story has a fixed large opaque six-pane aluminum framed window, glass block and a flush wooden door. The second story features three, tri-part aluminum framed windows. The building terminates with a plain stucco frieze above a box cornice. The building appears to be in good condition.

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

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

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

\*P5b. Photo (view, date, accession #  
100\_5557.JPG, 11/19/2007,  
view to E

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
2000, Assessor's Office

\*P7. Owner and Address:

Skanberg James  
689 Florida St  
San Francisco Ca  
94110

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 6

\*NRHP Status Code 6Z

Resource Name or #: 689 Florida Street/2814 19<sup>th</sup> Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential and Commercial/Industrial

B4. Present Use: Residential and Commercial

\*B5. Architectural Style: None

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

The subject property was historically two individual parcels, fronting Florida and 19<sup>th</sup> Streets respectively. A 1914 Sanborn Map indicates 689 Florida Street was initially a single-family residential building and 2814 19<sup>th</sup> street housed commercial and industrial uses. A review of building permits pertaining to 689 Florida Street indicates that it was moved slightly in 1953 and placed on a new foundation. At that time new steps were constructed and all windows and doors were replaced (permit # 131496). Additionally, based on historic aerial imagery, the footprint of the building was nearly doubled through an addition to the rear (east) after 1938. A review of building permits pertaining to 2814 19<sup>th</sup> Street indicate that it was constructed in 1906, its original a store, and that its facade windows were replaced in 1993.

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

Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential and Commercial/Industrial Development

Area: Mission District/ Showplace Square/Northeast Mission Historic Resources Survey area

Period of Significance: circa 1887-1906 Property Type: Residential & Commercial/Industrial Applicable Criteria: N/A

### Historic Context

The subject property is located just within the boundaries of San Francisco's Mission District. The history of Mission District, including its patterns of development and associated property types, is explored in detail in the *Historic Context Statement for San Francisco's Mission District*. The buildings on the subject property were constructed circa 1887 and in 1906, within what the context statement defines as the Mission District's Gilded Age, lasting from 1864-1906. During this period, the District experienced expansive growth with the development of streetcar suburbs that eventually evolved into a dense collection of neighborhoods. The subject property is also located just within the boundaries of the area explored in the *Showplace Square/Northeast Mission Historic Resources Survey*, which adds to the understanding of its developmental history. In the portions of the Showplace Square/Northeast Mission Historic Resources Survey area that are located within the Mission District, development was somewhat lagging behind that which was experienced in the central portions of the Mission District. The survey describes these areas in 1899 as being varied in their patterns of development including dense residential, quasi-rural and scattered industrial and commercial use.

While commercial and industrial buildings displayed a variety of architectural styles, that predominantly employed in residential architecture in the area of the subject property in the decades surrounding the turn of the 20<sup>th</sup> century, were those with origins in the Victorian style, Italianate, Stick/Eastlake, and Queen Anne among them.

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A

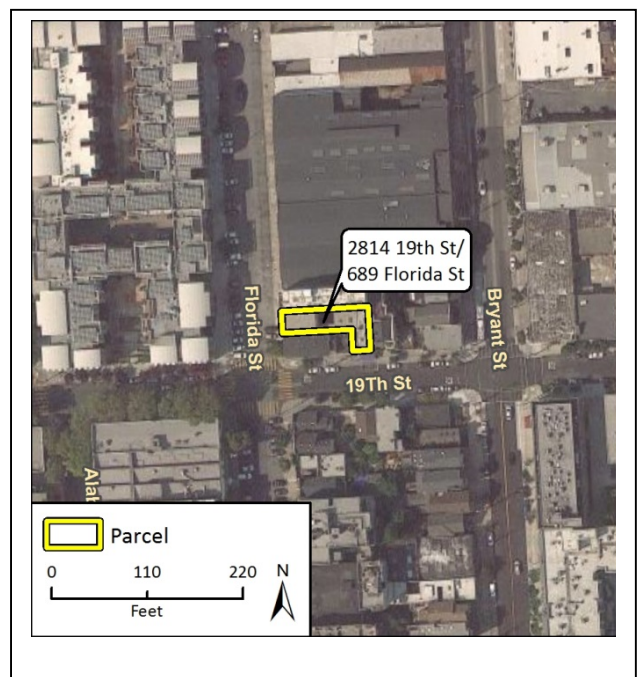
\*B12. References: See Continuation Sheet

B13. Remarks: N/A

\*B14. Evaluator: R.Perzel, Rincon Consultants

\*Date of Evaluation: July 26, 2018

(This space reserved for official comments.)





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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 6

Resource Name or #: 689 Florida Street/2814 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

**\*P3a. Description (update to 2008 DPR A form):**

The subject property was previously recorded on a Department of Parks and Recreation (DPR) 523A Series form by Tim Kelley Consulting in 2008 for the Showplace Square /Northeast Mission Historic Resource Survey. It was additionally recorded on a DPR 523A form by Page & Turnbull, as part of the South Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian. Aside from a change in paint color from light pink to red, no physical changes to the 689 Florida Street building's design and materials were observed since its previous recordation. Neither of the previous DPR forms provided a description of the second building located on the subject parcel, located at 2814 19<sup>th</sup> Street. The rectangular-planned one-story building is south-facing onto 19<sup>th</sup> Street. Its facade is largely occupied with replacement multi-light steel windows. Cladding below the windows is non-original concrete; above it is horizontal wood siding. The building is topped with a flat roof.

**\*P5b. Photographs:**



Photograph 1. 689 Florida Street (red). West (front) Elevation. 6-8-2018.



Photograph 2. 2814 19th Street. South Elevation. 6.8.2018.



Photograph 3. 2814 19th Street. South Elevation. Circa 1950.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 6

Resource Name or #: 689 Florida Street/2814 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

**B10. Significance (Continued):**

Historic Context (Continued):

689 Florida Street was developed circa 1887 as a single-family residential building. The following is an excerpt from the *Showplace Square/Northeast Mission Historic Resources Survey* detailing the residential property type that encompasses the subject property.

***Residential Buildings***

*Most of the remaining residential buildings in the survey area were built prior to the 1906 Earthquake or within the immediate Reconstruction era and most are located along the southern fringe of the survey area where industrial and residential uses mingle within a narrow transitional zone. There is also a small enclave of flats located on the west side of Franklin Square and several residential hotels interspersed throughout the solidly industrial portions of the survey area. After 1921, new residential construction within industrial districts was effectively forbidden by San Francisco's first Zoning Ordinance and during the 1920s, many residential properties within the survey area were redeveloped with industry, accounting for the low number of residential properties within its boundaries. Most remaining residential properties contain are Victorian or Edwardian-era frame flats or post-frame flats or post-1906 single-room occupancy hotels (SROs).*

2814 19<sup>th</sup> Street was developed in 1906. A review of permit history and Sanborn Maps indicates that its original use was as a store however by 1914 it was being utilized as a paint shop. It subsequently operated as a metal products warehouse. The following is an excerpt from the *Showplace Square/Northeast Mission Historic Resources Survey* describing the industrial and commercial property types, which encompass the subject property.

***Industrial Buildings***

*As an industrial district, the Showplace Square survey area contains industrial buildings representing a variety of different construction techniques, uses, architectural styles, and dates of construction ranging from the early 1890s to the early 1960s. The earliest industrial buildings are typically of heavy-timber-frame and brick construction and display the hallmarks of the American Commercial style. There are also rare examples of early wood-frame and steel construction types. By the time of the 1920s building boom, concrete had supplanted brick as the most popular method of construction. Its strength and ductility allowed engineers and architects to design buildings with larger window and door openings and greater interior spans. Its plasticity also led to the adoption of ornamental detailing rendered in a variety of styles, including Gothic Revival, Renaissance Revival, Spanish Colonial, Art Deco, and Streamline Moderne. Unlike the denser neighboring South of Market Area, many of the survey area's industrial buildings are large free-standing structures that occupy an entire block or a substantial portion thereof. Built to take advantage of the extensive network of railroad tracks in the area, many industrial buildings were designed around integral rail spurs or sidings. The adoption of the forklift during the late 1920s and the early 1930s led to the evolution of single-story structures with level floor plates and high floor-to-ceiling heights. The displacement of rail by long distance trucking led to additional changes, in particular the need for ample space for parking and loading. These changes resulted in the functional obsolescence of the Showplace Square survey area for industrial use and its gradual replacement with the interior design showroom businesses.*

***Commercial Buildings***

*There are few surviving commercial buildings within the Showplace Square survey area. Bereft of a large permanent residential population, most commercial buildings in the survey area were built to serve the immediate needs of laborers employed in local industries. By far, the saloon is the most common commercial building type in the survey area. Within the survey area, the typical saloon is a freestanding wood-frame structure designed in a simplified Classical Revival style. The first floor level, where the saloon itself is located, is usually quite distinctive, standing out from conventional residential or commercial construction. Saloons are often located on prominent corner lots and the chamfered corner entrance (often sheltered beneath a canopy) stands at the corner itself, beckoning customers into the space with glimpses of the bar. Otherwise, the exterior is typically not extensively fenestrated, with smaller windows located higher up to allow in light but to obscure visibility of the interior seating areas. Above the first floor level, most multi-story saloons resemble residential hotels, with redwood rustic channel siding embellished with a limited amount of milled ornament, including intermediate cornices, door and window moldings, and cornices. Good examples within the Showplace Square survey area include the multi-story 17th Street Restaurant (Bottom of the Hill), built in 1911 at 1231 17th Street and the one-story Salvotti's Saloon (now the Connecticut Yankee), built in 1906 at 1401 17th Street.*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the *Showplace Square / Northeast Mission Historic Resources Survey*, conducted by the San Francisco Planning Department Planning and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. As part of the survey, the property was assigned a California Historical Resource Status Code of "6Z found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2018).

The subject property was again inventoried in 2008 by Page & Turnbull, Inc. as part of the *South Mission Historic Resources Survey* conducted by the San Francisco Planning Department Planning with assistance provided by Page & Turnbull. The survey was adopted by the HPC on November 17, 2011. As part of the survey, the property was also assigned a California Historical Resource Status Code of "6Z

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #: 689 Florida Street/2814 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

found ineligible for NR, CR or Local designation through survey evaluation" (Page and Turnbull 2008, San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

Two previously performed surveys found the subject property ineligible for listing in the NRHP, CRHR, and for local historic designation. However, a formal evaluation of the property under the NRHP criteria was not completed for either. The following evaluation finds the property is not eligible for listing in the NRHP.

The development of 689 Florida/2814 19<sup>th</sup> Street is consistent with the historic trends that occurred in the Showplace Square/Northeast Mission Historic Resources Survey area around the turn of the century. Development in this area was less dense than that in the central portions of the Mission District and included a wide variety of land use. Despite consistency with this trend, the integrity of the subject property has been substantially diminished and the buildings are no longer able to convey any potential historical associations they may have with these events. Modifications to the original design of 689 Florida Street include the application of stucco cladding, replacement of original windows and doors, its relocation and placement on a new foundation and the addition of exterior steps. A review of historical aerial imagery indicates that it was also doubled in size following 1938. In its early development 2814 19<sup>th</sup> Street had both commercial and industrial uses and was utilitarian in its design. Sanborn Maps, building permits, and historic photographs indicate that the building's façade has been substantially altered since this time, with alterations including the replacement of some of its original horizontal wood siding, replacement of all original windows and doors, the infill and construction of new window openings, and the addition of a large awning and multiple light fixtures to its façade. Alterations to both of the subject buildings have negatively impacted their integrity of materials, workmanship, and design and they are no longer able to convey any potential historical associations it may have with the early period of San Francisco's development. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Many owners and tenants have occupied the property during its existence. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. Therefore, the subject property does not appear eligible for listing in the NRHP under Criterion B.

Due to extensive alterations, both buildings are no longer representative of any architectural style and do not retain integrity of design, materials, or workmanship in relation to their original design. Neither building is associated with any known master architect or builder. As such, the subject property is not eligible for NRNR listing under Criterion C.

The subject property is located in a dense urban area. Additionally, the property itself is densely developed. It is therefore unlikely that it has the potential to yield information deemed important to history or prehistory. The subject property appears ineligible for listing in the NRHR under Criterion D.

Due to multiple alterations and reduced historic integrity, the subject buildings retains moderate to low integrity. In conclusion, the subject property is not eligible for listing in the NRHP as it lacks the integrity necessary to convey its historical association under Criterion A and C. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the previously adopted 6Z Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

City and County of San Francisco Planning Department

2007 *City Within a City: Historic Context Statement For San Francisco's Mission District*. November 2007.

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, CA.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 689 Florida Street area, various years. Accessed in July 2018.

Newspapers.com (consulted)

Page & Turnbull, Inc.

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 691-693 Florida Street. Prepared for San Francisco Planning Department, San Francisco, CA.

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection

1965-1974 Building Permits. Accessed in July 2018.

Sanborn Map Company



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #: 689 Florida Street/2814 19th Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

1914 *Sanborn Fire Insurance Maps, San Francisco. Vol 6. Sheet 567.*

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No, 11: Historic Resource Surveys.* San Francisco, Ca.

2011 *Showplace Square / Northeast Mission Historic Resource Survey Data.* May. San Francisco, Ca.

2018 Property Information for 689 Florida Street and 2814 19th Street. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org), in July, 2018.

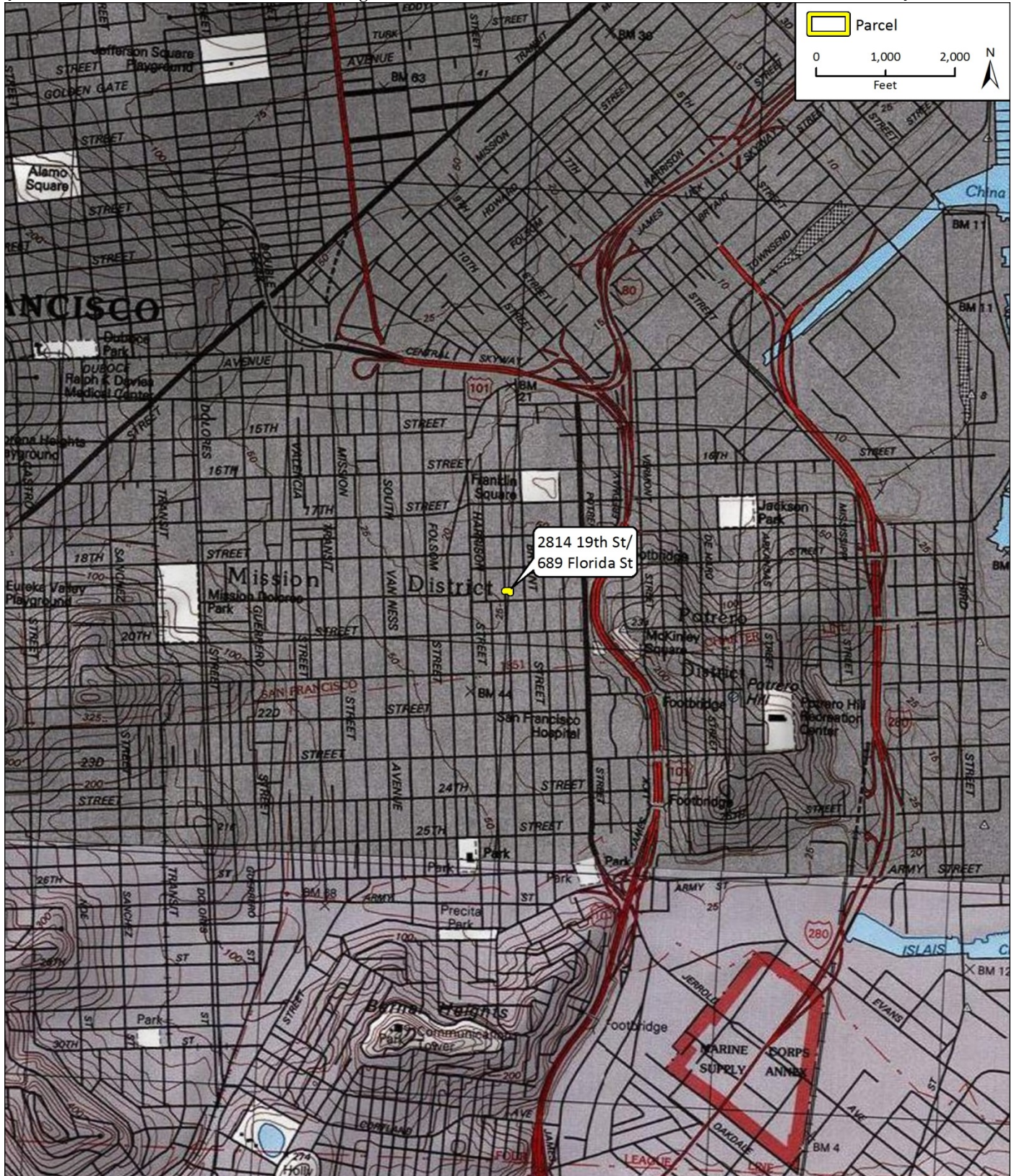
Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 689 Florida Street and 2814 19th Street. Prepared for San Francisco Planning Department, San Francisco, CA.

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995





## 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: **August 14, 2018**

#### PROJECT INFORMATION FOR 681 Florida

Address: **691-693 Florida San Francisco CA 94110**

Assessor's Block: **4022 Lot: 016**

Zoning:

Year of Initial Construction: **1905**

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 the 681 Florida Street Project**

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	62 - Showplace Square / Northeast Mission Historic Resource Survey 62 - South Mission Historic Resource Survey		

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: 691-693 Florida 94110

☐ District

Assessor's Block: 4022 Lot: 016

☐ Site

Case Number 2018-012430 FED

☒ Building

Date Review Completed 9.17.2018

☐ 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>MT</u>	<u>Y</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
<u>X</u>	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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the RPE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
Date

PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 691 - 693 FLORIDA ST

P1. Other Identifier: 2828 19th St.

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

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 691 - 693 FLORIDA ST

City: San Francisco

ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4022 016

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

691 - 693 Florida Street (also known as 2828 19th Street) is located on a 25' x 80' rectangular corner lot at the northeast corner of Florida and 19th Streets. Built circa 1905, 691 - 693 Florida Street is a 2-story, wood frame apartment building that has been altered from its original architectural style. The rectangular-plan building, clad in textured stucco, is capped by a flat roof. The foundation is not visible. The primary façade faces west and includes 2 structural bays. Entrances include two recessed doors behind metal security gates. The primary window type is double-hung and sliding aluminum-sash windows, with windows on the ground floor featuring security bars. Architectural details include an awning over one entrance, a round corner window bay, an angled window bay on the primary façade, and a projecting cornice.

The building appears to be in good condition.

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

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

P5a. Photo



P5b. Description of Photo:

View of west façade on Florida Street (on the left). 1/29/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1905 Sanborn Maps/Estimate

\*P7. Owner and Address

SHAPIRO ROBERT F  
2828 19TH ST

SAN FRANCISCO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (ER) / CD  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 2/8/2008

\*P10. Survey Type:

Reconnaissance

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

Eastern Neighborhoods Mission 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):



## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 691 -693 FLORIDA ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 691 -693 Florida St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one of large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022016

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

This is a heavily altered two story multiple family home clad in stucco and capped with a flat roof. The building is located on the northeast corner of Florida and 19th Streets and fills the 2,000 sq ft lot. The western façade features an entrance on the left side concealed by a metal security gate and two aluminum slider windows with metal security gates on the right. The second story features a chamfered bay window with three 1/1 aluminum sash windows. A rounded balcony with a concrete rounded canopy supported with a metal post characterizes the second story corner of the building. The balcony is accessed by aluminum sash sliding glass doors. The south façade features two entrances with metal corrugated awnings and three 1/1 aluminum sash windows with metal security gates. The second story features two three part aluminum slider windows flanked by 1/1 aluminum sash windows. The building terminates with overhanging eaves. The building appears in good condition.

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

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

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



\*P5b. Photo (view, date, accession #  
100\_5558.JPG, 11/19/2007,  
view to NE

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1900, Assessor's Office

\*P7. Owner and Address:

Shapiro Robert F  
2828 19th St  
San Francisco Ca  
94110

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 5

\*NRHP Status Code 6Z

Resource Name or #: 691-693 Florida Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residential

B4. Present Use: Multi-family residential

\*B5. Architectural Style: None

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

According to Sanborn Fire Insurance Maps, the subject property appears to have been developed circa 1900 as a single-family residential building and ancillary single car garage. The earliest building permits available for the property date to 1955; however, visual observations indicate that the building has been heavily altered since its construction. At some time between 1915 and 1950, the building was extended substantially through a rear addition that expanded its footprint nearly two-fold to the east. Other substantial alterations include the application of non-original stucco cladding, the complete replacement of windows and doors, the potential construction – or alteration of a bay window to create – a rounded concrete balcony with metal railings on the second story of the prominent southwestern corner (Sanborn Map Company; San Francisco Department of Building Inspection, permits; San Francisco Planning Department).

the application of non-original stucco cladding, the complete replacement of windows and doors, the potential construction of a rounded concrete balcony with metal railings on the second story of the prominent southwestern corner.

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

Original Location: \_\_\_\_\_

\*B8. Related Features: None

b. Builder: unknown

B9a. Architect: Unknown

Area: Mission District/ Showplace Square/Northeast Mission Historic Resources Survey area

\*B10. Significance: Theme: Residential Development

Applicable Criteria: N/A

Period of Significance: circa 1900 Property Type: Residential

## Historic Context

The subject property is located just within the boundaries of San Francisco's Mission District. The history of Mission District, including its patterns of development and associated property types, is explored in detail in the *Historic Context Statement for San Francisco's Mission District*. The subject property was developed circa 1900 on the tail end of what the context statement defines as the Mission District's Gilded Age, lasting from 1864-1906. During this period, the District experienced expansive growth with the development of streetcar suburbs that eventually evolved into a dense collection of neighborhoods.

The subject property is also located just within the boundaries of the area explored in the *Showplace Square/Northeast Mission Historic Resources Survey*, which adds to the understanding of its developmental history. In the portions of the Showplace Square/Northeast Mission Historic Resources Survey area that are located within the Mission District, development was somewhat lagging behind that which was experienced in the central portions of the Mission District. The survey describes these areas in 1899 as being varied in their patterns of development including dense residential, quasi-rural and scattered industrial and commercial use. Described in both the *Historic Context Statement for San Francisco's Mission District* and the *Showplace Square/Northeast Mission Historic Resources Survey*, the predominant architectural style employed in residential architecture in the area of the subject property in the decades surrounding the turn of the 20<sup>th</sup> century, were those with origins in the Victorian style, Italianate, Stick/Eastlake, and Queen Anne among them.

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A

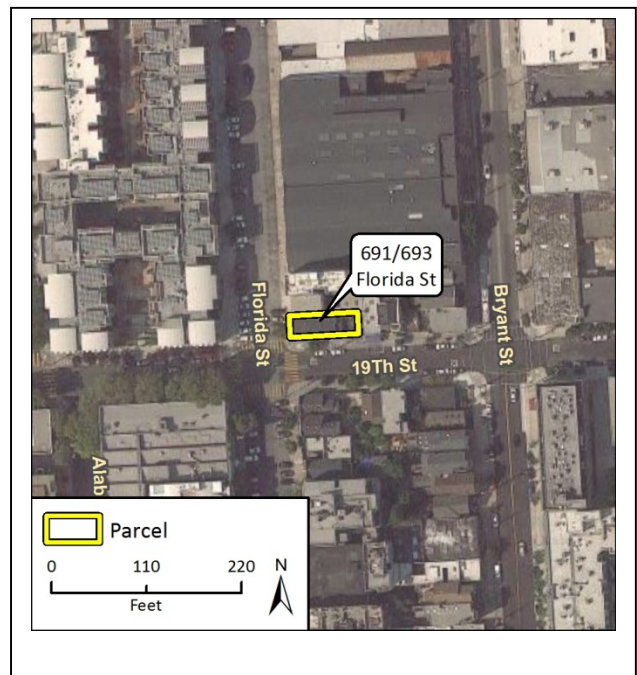
\*B12. References: See Continuation Sheet

B13. Remarks: N/A

\*B14. Evaluator: R.Perzel, Rincon Consultants

\*Date of Evaluation: July 26, 2018

(This space reserved for official comments.)





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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 5

Resource Name or #: 691-963 Florida Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

**\*P3a. Description** (update to 2008 DPR A form):

The subject property was previously recorded on a Department of Parks and Recreation (DPR) 523A Series form by Tim Kelley Consulting in 2008 for the Showplace Square /Northeast Mission Historic Resource Survey. It was additionally recorded on a DPR 523A form by Page & Turnbull, Inc. as part of the South Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian. No physical changes to the building's design and materials were observed since its previous recordation.

**\*P5b. Photographs:**



Photograph 1. 691-693 Florida Street. West (front) Elevation. 6-8-2018.



Photograph 2. 691-693 Florida Street. South (secondary) Elevation. 6-8-2018.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5

Resource Name or #: 691-963 Florida Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

**\*B10. Significance (Continued):**

Historic Context (Continued):

The following is an excerpt from the *Showplace Square/Northeast Mission Historic Resources Survey* that describes the residential buildings property type which encompasses the subject property.

*Most of the remaining residential buildings in the survey area were built prior to the 1906 Earthquake or within the immediate Reconstruction era and most are located along the southern fringe of the survey area where industrial and residential uses mingle within a narrow transitional zone. There is also a small enclave of flats located on the west side of Franklin Square and several residential hotels interspersed throughout the solidly industrial portions of the survey area. After 1921, new residential construction within industrial districts was effectively forbidden by San Francisco's first Zoning Ordinance and during the 1920s, many residential properties within the survey area were redeveloped with industry, accounting for the low number of residential properties within its boundaries. Most remaining residential properties contain are Victorian or Edwardian-era frame flats or post-frame flats or post-1906 single-room occupancy hotels (SROs).*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the *Showplace Square / Northeast Mission Historic Resources Survey*, conducted by the San Francisco Planning Department Planning and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. As part of the survey, the property was assigned a California Historical Resource Status Code of "6Z found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2018).

The subject property was additionally inventoried in 2008 by Page & Turnbull, Inc. as part of the *South Mission Historic Resources Survey* conducted by the San Francisco Planning Department Planning with assistance provided by Page and Turnbull. The survey was adopted by the HPC on November 17, 2011. As part of the survey, the property was again assigned a California Historical Resource Status Code of "6Z found ineligible for NR, CR or Local designation through survey evaluation" (Page and Turnbull 2008, San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

Two previously performed surveys found the subject property ineligible for listing in the NRHP, CRHR, and for local historic designation. However, a formal evaluation of the property under the NRHP criteria was not completed for either. The following evaluation finds the property is not eligible for listing in the NRHP.

Although the building on the property was constructed ca. 1900 and is a rare surviving building from its period, it has been substantially altered through the a large addition to the east, the removal of original materials and features, and the application of stucco to the exterior walls. These alterations have negatively affected its integrity of materials, workmanship, and design and it is no longer able to convey any potential historical associations it may have with the early period of San Francisco's development. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. Many owners and tenants have occupied the property during its existence and research through City Directories did not indicate any known significant individuals resided at the building. Therefore, the subject property is not eligible for listing in the NRHP under Criterion B.

As discussed above, the building has been substantially altered and no longer displays an intact, cohesive architectural style. Because of this, the building at 691-693 Florida Street is not eligible for NRHP listing under Criterion C.

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory eligible for listing in the NRHP under Criterion D.

The building retains low integrity in its integrity of design, materials and workmanship as the façade has been nearly completely altered. As a result the property no longer retains sufficient integrity to be eligible for listing in the NRHP. There have been no major alterations to the subject property since it was last surveyed and there is no evidence to suggest that the previously adopted 6Z Status Code is no longer applicable.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5

Resource Name or #: 691-963 Florida Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 26, 2018 ☒ Continuation

☐ Update

\*B12. References (continued):

Ancestry.com (consulted)

City and County of San Francisco Planning Department

2007 *City Within a City: Historic Context Statement For San Francisco's Mission District*. November 2007.

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, CA.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 691-693 Florida Street area, various years. Accessed in July 2018.

Newspapers.com (consulted)

Page & Turnbull, Inc.

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 691-693 Florida Street. Prepared for San Francisco Planning Department, San Francisco, CA.

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection

1965-1974 Building Permits. Accessed in July 2018.

Sanborn Map Company

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011 Showplace Square / Northeast Mission Historic Resource Survey Data. May. San Francisco, Ca.

2018 Property Information for 2810-2812 19th Street. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, in July, 2018.

Tim Kelley Consulting

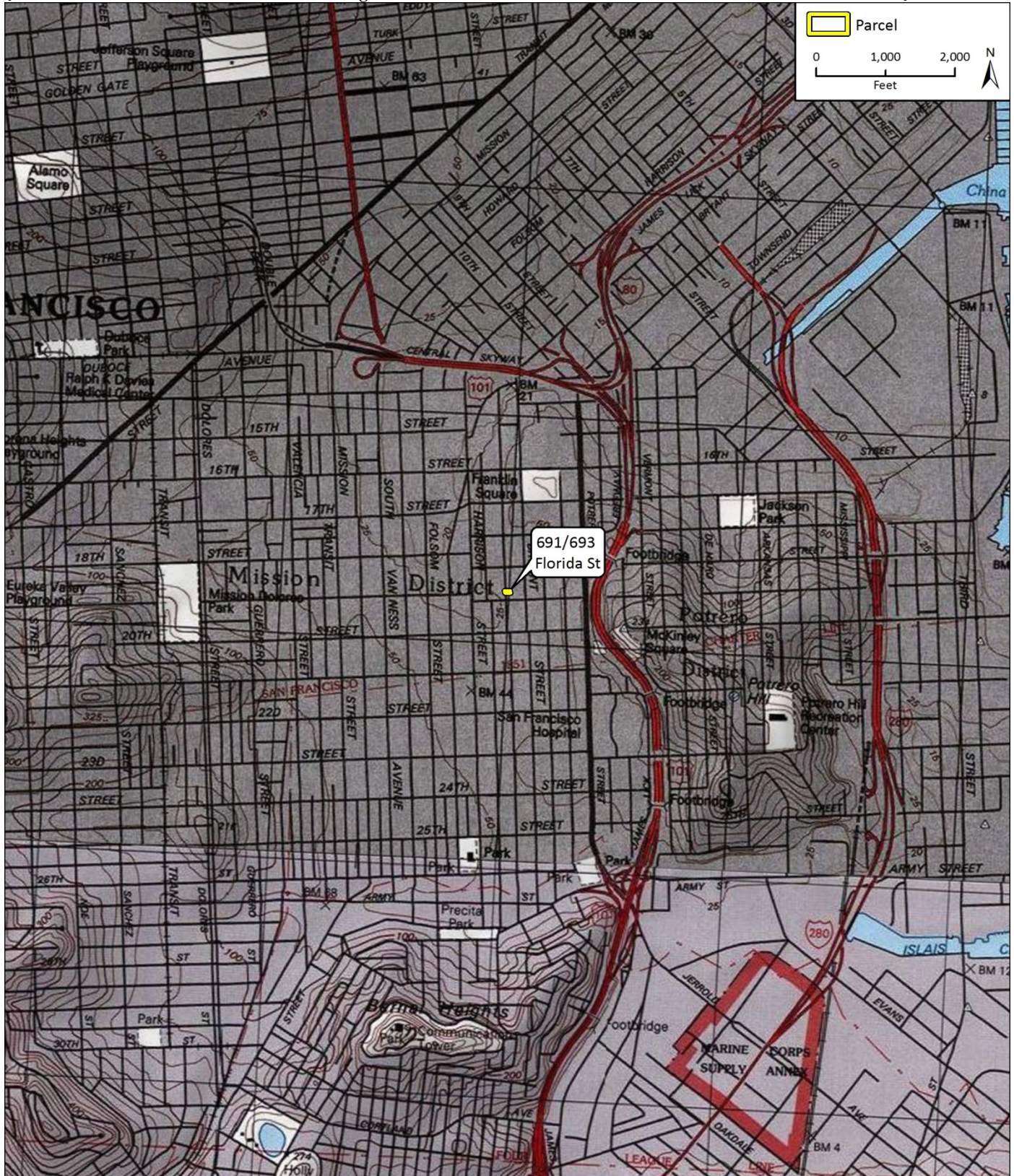
2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 691-693 Florida Street. Prepared for San Francisco Planning Department, San Francisco, CA.



\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995





## 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: **August 14, 2018**

PROJECT INFORMATION FOR **681 Florida**

Address: **2000 Bryant San Francisco CA 94110**

Assessor's Block: **4022 Lot: 001**

Zoning:

Year of Initial Construction: **1907**

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 the 681 Florida Street Project**

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	N/A - Vacant lot. Five buildings demolished in 2017.		

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: 2000 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 001

☐ Site

Case Number 2018-012432FED

☒ Building \*

Date Review Completed 9.18.2018

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

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

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

\* N/A- Vacant Lot, Five buildings (2000-2008 Bryant, 2010-2012 Bryant, 2014 Bryant, 2813-2815 18<sup>th</sup> Street, and 611 Florida Street) located at 4022/001 were demolished in 2017.

**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

☒ *N/A - Vacant lot. Five buildings on subject property demolished 2017.*

The subject resource possesses integrity of:

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

*N/A*

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within APE of proposed project at 681 Florida Street.

**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:

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

9.18.2018  
Date

# PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2000 BRYANT ST

P1. Other Identifier White Front Lunch Room (historic)

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2000 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022001

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

2000 Bryant Street is one of five buildings, each recorded separately, that occupy a 20,000 sq. ft. lot spanning from Bryant Street to Florida Street along the south side of 18th Street. This record is for the two story front gabled frame residential over commercial building at the southwest corner of Bryant and 18th streets. Cladding is horizontal rustic redwood, with fish scale shingles in the gable area. The ground floor has a central retail entrance on Bryant Street, with display windows flanking and wrapping the corner to 18th Street, featuring multi-lite transom windows. There is a recessed entrance at the left of the Bryant Street elevation, accessing the upper floor. The upper floor has wooden sash double hung windows 1/1: two pairs in the east facade and five single windows in the north facade. On the 18th Street facade there are two fixed sash windows and a display window that has been concealed. The building appears in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property, HP6. Commercial Building

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

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

\*P5b. Photo (view, date, accession #  
100\_5583.JPG, 11/19/2007,  
view to SW

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Hsanda, Tr  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

## \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2010 BRYANT ST

P1. Other Identifier Korbel Cigar Box Factory (historic)

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2000 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022001

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

2010 Bryant Street is one of five light industrial buildings, each recorded separately, on a 20,000 sq.ft. lot spanning from Bryant Street to Florida Street along the south side of 18th Street. This record is for the two-story, wood-frame industrial building facing Bryant Street in the middle of the parcel. It has a butterfly roof behind a parapet on the east elevation. Cladding is horizontal rustic wood. There is a vehicular entrance at the right, with rollup metal door, a pedestrian entrance at the left with a wooden door and sidelights. On the second floor at the right is a loading bay with double glazed wooden doors and a projecting lift beam. To the left is a window with sliding aluminum sash, 1/2. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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

\*P5b. Photo (view, date, accession #  
100\_5581.JPG, 11/19/2007,  
view to W

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Hsanda, Tr  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

# PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2014 BRYANT ST

P1. Other Identifier Korbel Box Factory  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2000 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022001

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

2014 Bryant Street is one of five light industrial buildings, each recorded separately, on a 20,000 sq.ft. lot spanning from Bryant Street to Florida Street along the south side of 18th Street. This record is for the one-story, wood-frame industrial building facing on Bryant Street at the south side of the parcel. It has a front gabled roof concealed behind a parapet on the east elevation. Cladding is horizontal rustic siding. There is a vehicular entrance with roll-up metal door at the left, and a pedestrian entrance and window at the right. A security gate and bars cover the entrance and window. The rear of the building has light metal shed extensions. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8 Industrial Building

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

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



\*P5b. Photo (view, date, accession #  
100\_5580.JPG, 11/19/2007,  
view to W

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Hsanda, Tr  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

## \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record



# PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 689 FLORIDA ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2000 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022001

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

689 Florida Street is one of five light industrial buildings, each recorded separately, on a 20,000 sq. ft. lot spanning from Bryant Street to Florida Street along the south side of 18th Street. This record is for the one-story, wood-frame flat roofed building clad in corrugated metal that faces on Florida Street in the middle of the parcel. It has a vehicular and a pedestrian entrance on Florida, both with metal doors. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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

\*P5b. Photo (view, date, accession #

100\_5586.JPG, 11/19/2007,  
view to E

\*P6. Date Constructed/Age and Sources

☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Hsanda, Tr  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:

6/12/08

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

## \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record



# PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2813-15 18TH ST

P1. Other Identifier Harron Rickard & Mccone Co. (historic)

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2000 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one of large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022001

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

2813-15 18th Street is one of five light industrial buildings, each recorded separately, on a 20,000 sq. ft. lot spanning from Bryant Street to Florida Street along the south side of 18th Street. This record is for the two-story, wood-frame, gable-roofed corrugated metal-clad structure on the south side of 18th Street between Alabama and Florida streets. The building is rectangular in plan, with its long axis along 18th Street. It abuts the building at the southwest corner of 18th and Bryant streets and is set back from Florida Street, with the paved set back used for parking and storage. The north facade has a tall vehicular entrance near the center, with an articulated metal door. To the right are large metal industrial sash windows, 2 x 4. To the left is a pedestrian entrance with metal door, a pair of wood sash fixed lite windows, and a double hung wood sash window, 1/1. A ribbon of sliding aluminum windows marks a mezzanine at this end of the building, illuminated also by skylights. The building appears in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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

\*P5b. Photo (view, date, accession #  
100\_5585.JPG, 11/19/2007,  
view to S

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Hsanda, Tr  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

## \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 1 of 1

Resource Name or #: 2000 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☐ Continuation

☒ Update

**\*P3a. Description:**

The parcel at 2000 Bryant Street contained 5 buildings (2000, 2010, 2014 Bryant Street, 689 Florida Street and 2813-15 18<sup>th</sup> Street) that were previously recorded in 2008 by Tim Kelley Consulting for the San Francisco Planning Department (Planning) as part of the Showplace Square / Northeast Mission Historic Resource Survey (adopted by the San Francisco HPC in 2011). The survey assigned three of the former buildings a California Historical Resource Status Code of 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning," and two of the former buildings a status code of 6Z "found ineligible for NR, CR or Local designation through survey evaluation." The three 6L assigned properties were also identified as contributors to the *Northeast Mission / Showplace Square Industrial Employment Special Area*; however, this potential historic district was not adopted by the HPC due to insufficient evidence to support a finding of eligibility. Demolition permits for the buildings were issued in 2014 (completed in 2017) and a new construction permit (201406239109) in 2014.

A field check of the property on June 8, 2018 by a Rincon Consultants architectural historian confirmed the demolition of the previously recorded 5 buildings on the parcel and active construction on the project site. As such, the property was not evaluated for listing in the National Register of Historic Places.

**\*P5b. Photographs**



Photograph 1. View southeast from 18<sup>th</sup> Street towards Florida Street elevation. 6-8-2018.

**\*B12. References:** Planning, Property Information Map, <http://propertymap.sfplanning.org/>; Planning, Showplace Square / Northeast Mission Survey Summary Database, <http://sf-planning.org/showplace-squarenortheast-mission-historic-resource-survey>, survey adopted by the San Francisco Historic Preservation Commission in June 2011; Tim Kelley Consulting, 2000, 2010, 2014 Bryant St, 689 Florida St, 2813-15 18<sup>th</sup> St, DPR 523 A-forms, 2008; Kelley & VerPlanck, *Showplace Square Survey Historic Context Statement*, [http://default.sfplanning.org/Preservation/showplace\\_survey/Final\\_Context\\_10.22.09.pdf](http://default.sfplanning.org/Preservation/showplace_survey/Final_Context_10.22.09.pdf); Corrette, Moses, Planning, *Northeast Mission / Showplace Square Industrial Employment Special Area*, 2011, [http://default.sfplanning.org/Preservation/showplace\\_survey/DPR523D-ShowplaceIE-area.pdf](http://default.sfplanning.org/Preservation/showplace_survey/DPR523D-ShowplaceIE-area.pdf); all accessed June 2018.

## 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: August 14, 2018

PROJECT INFORMATION FOR 681 Florida

Address: 2001 Bryant San Francisco CA 94110

Assessor's Block: 4023 Lot: 005

Zoning:

Year of Initial Construction: 1943

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not Listed		
City Landmark or Historic District Article 10	Not Listed		
Conservation Buildings or District Article 11	Not Listed		
General Area Plan	Not Listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Ø or Y		
Unreinforced Masonry Building Survey	Not Listed		
San Francisco Heritage Survey	Not Listed		
Other Surveys (Please List)	FR + GL		

Showplace Square / Northeast Mission Historic Survey

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: 2001 Bryant 94110

Assessor's Block: 4023 Lot: 005

Case Number 2018-012233FED

Date Review Completed 9.17.2018

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

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

       D Part of District  
       I Individual Property  
X 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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851

Assigned planner Christy Alexander

\_\_\_\_\_ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
Date



## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2001 BRYANT ST

P1. Other Identifier Enterprise Engine & Foundry Co.

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2001 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4023005

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

2001 Bryant Street is a two-story, wood-frame industrial building clad in drop wood siding and capped with a flat roof. The utilitarian building occupies a 9,997 sq ft lot on the southeast corner of Bryant and 18th Streets. The primary façade faces west on Bryant Street. The west façade features a flush metal door at the far left side of the first story and on the far right side an opening with a sliding metal gate and a flush metal door. The second story features several 1/1 aluminum sash windows. The south façade features a loading bay with a metal roll-up door on the first story. The second story is similar to the west façade. The east and west façades terminate with a stepped parapet and the south façade terminates with a plain roof line. The building appears in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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

\*P5b. Photo (view, date, accession #  
100\_5588.JPG, 11/19/2007,  
view to SE

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1943, Assessor's Office

\*P7. Owner and Address:  
2004 Keeney Family Trust  
Jack M & Lavonne M Keeney,  
20 W 3rd Ave  
San Mateo Ca 94402

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 5

\*NRHP Status Code 6L

Resource Name or #: 2001 Bryant Street

B1. Historic Name: Enterprise Engine & Foundry Co.

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Warehouse

\*B5. Architectural Style: Industrial

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

The building on the property was constructed in 1943 as a warehouse for the Enterprise Engine & Foundry Co., as indicated by the original permit (#69405) approved in August 5<sup>th</sup> of the same year. 15 of the single-hung wood frame windows were replaced with aluminum sashes in 1978 (Sanborn Map Company 1900, 1914; San Francisco Department of Building Inspection, permits).

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

Original Location:

\*B8. Related Features: None

B9a. Architect: R.J. Fisher (engineer)

b. Builder: L. Larse

\*B10. Significance: Theme: N/A

Area: Showplace Square / Northeast Mission Survey area

Period of Significance: N/A Property Type: Industrial Warehouse

Applicable Criteria: N/A

Historic Context

The following historic context focused on the industrial development in the area during 1929 to 1945 is excerpted from the *Showplace Square / Northeast Mission Historic Context Statement*, prepared by Kelley & VerPlanck Historical Resources Consulting in 2009:

*"By the time of the Depression, San Francisco was running out of land zoned (or suitable) for industrial use. Already some local industries were beginning to move out of San Francisco in search of larger tracts of inexpensive land, lower wages, weaker unions, and better access to transcontinental railheads and highways. The continued viability of the Showplace Square survey area as an industrial zone is attested to by the steady completion of new industrial buildings there throughout the 1930s, an era of diminished or non-existent construction activity throughout much of the rest of the city. Between 1930 and 1939, 35 extant buildings were completed within the survey area. Most were one-story concrete industrial structures with two-story office wings at the front, truck freight platforms and integral rail spurs, and either flat or bowstring-truss roofs. In regard to plan, most adhere to the 1920s-era prototype whereby the work area occupies the majority of the ground floor and offices occupy a mezzanine on the second floor, often with a centrally located tower element. In keeping with stylistic preferences of the day, many were designed in the Art Deco or Streamline Moderne styles. In regard to use, industrial buildings built during this period encompass many categories, including food processing (meat packing, breweries, bakeries, and general grocery warehousing), chemical manufacturing, electrical supply, metal working, wood products, general warehousing, machining, and auto repair.*

(See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet.

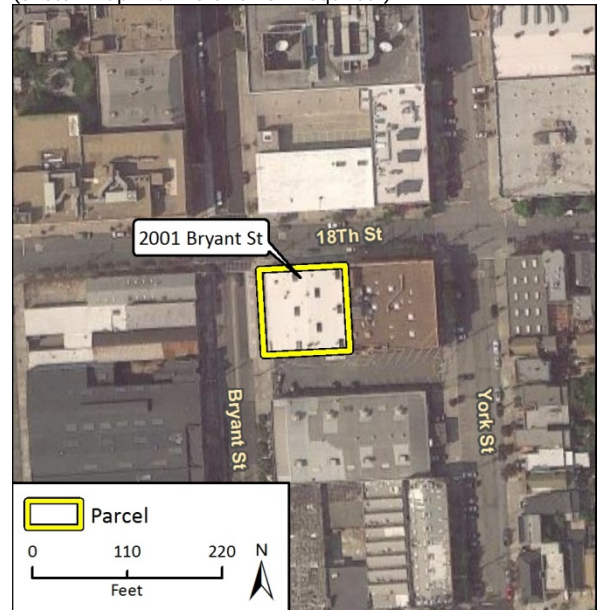
B13. Remarks:

\*B14. Evaluator: Aisha Fike, Rincon Consultants

\*Date of Evaluation: June 28, 2018

(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 2 of 5

Resource Name or #: 2001 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

*\*P3a. Description (update to 2008 DPR A form):*

The subject property was previously recorded on a DPR 523 A form by Tim Kelley Consulting in 2008 for the Showplace Square /Northeast Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian and no physical changes to the buildings design and materials were observed since its previous recordation. The only noted change is the removal of signage and the grey exterior paint color and full façade murals on the Bryant and 18<sup>th</sup> Street facades.

*\*P5b. Photographs:*



Photograph 1. 2001 Bryant Street. View southeast. 6-8-2018.



Photograph 2. 18<sup>th</sup> Street facade. View south. 6-8-2018.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5

Resource Name or #: 2001 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

\*B10. Significance (continued):

Historic Context (continued)

*Construction within the Showplace Square survey area accelerated in 1939 with war preparedness and continued expanding after the U.S. entry to the Second World War, resulting in the construction of 34 additional extant buildings within the survey area between 1940 and 1945. Similar to the buildings of the 1930s, most 1940s-era buildings are one-story concrete structures with two-story office wings at the front, some with an extruded tower element providing a dramatic focal point. The only major difference between 1930s and 1940s-era construction is that the latter tended to be more utilitarian, in part responding to wartime exigencies combined with a growing acceptance of modernism. Stylistically many 1940s-era buildings hewed to the Late Moderne style, a composite of Streamline Moderne and the International Style."*

Property Background

Enterprise Engine & Foundry Co. was founded in 1886 and manufactured engine castings for nearly all engine builders in the San Francisco Bay Area during its first 30 years in operation. In 1920, the company gained fame by manufacturing the first diesel engine in San Francisco and in 1924 the company merged with Western Machine Company of Los Angeles as Western Enterprise. They built diesel engines for the US Navy for tug boats, harbor crafts, and small vessels as well as electric generators in cities across the nation (Old Tacoma Marine Inc. 2018; San Francisco Planning Department 2011). The Enterprise Engine company developed the warehouse at the subject property as demand during World War II increased for warcraft engines. Ownership of the property changed in 1961 to a Ray A. Jones of Alvin R. Campbell Co, who submitted a permit for change of use of the property to a machine shop in February 1961. By 1980, Sound Genesis & Sound Equipment was listed on the City Directories at the property (San Francisco Department of Building Inspection; San Francisco City Directory 1980).

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the Showplace Square / Northeast Mission Survey, conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. The survey identified a potential historic district, "Northeast Mission-Showplace Square Industrial Employment Special Area," which included the subject property as a contributor; however, this potential historic district was not adopted by the HPC due to insufficient evidence to support a finding of eligibility. As part of the survey, the property was assigned a California Historical Resource Status Code of 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

While the subject property was previously found ineligible for listing in the NRHP, CRHR, and local designation, a formal evaluation of the property under the NRHP criteria was not completed. The following evaluation finds the property is not eligible for listing in the NRHP.

2001 Bryant Street is associated with the historic trends of industrial development and employment during the mid-twentieth century in the Showplace Square / Northeast Mission Survey area. However, it does not have an important association with that trend, in that it was one of many similar warehouses in the survey area constructed in response to the war preparedness efforts. In fact, it was one of 34 industrial buildings constructed in the area between 1940 and 1945 (Kelley & VerPlanck Historical Resources Consulting 2009). No known events have occurred at this location to suggest it played an important role in the development of the diesel engine manufacturing industry. Although the warehouse is associated with the Enterprise Engine & Foundry Company (later Western Enterprise), a significant manufacturer of diesel engines in the San Francisco Bay Area; the building was constructed over two decades after the company developed and began manufacturing diesel engines. Further, research did not reveal evidence to suggest that the property is associated with any other event(s) significant in the industrial development of the area. Therefore, the property is not eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. The subject property is associated with the Enterprise Engine & Foundry Company (later Western Enterprise), an important company in the developmental history of the diesel engine manufacturing industry. However, the subject property is not connected with any significant individuals associated with the company. A review of the other known owners of 2001 Bryant Street does not indicate that any of these would be considered significant in the history of the area. Therefore, the subject property does not appear eligible for listing in the NRHP under Criterion B.

The industrial building at 2001 Bryant Street was constructed in 1943 and designed in a utilitarian style. Such utilitarian style buildings were a common type built in the area during the 1940s, partly due to the wartime pressures and as early expressions of Modernism. The property was identified in the Showplace Square / Northeast Mission as a utilitarian example of the modern style industrial buildings



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5

Resource Name or #: 2001 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

constructed of wood-frame due to the wartime restrictions on steel construction. However, other more characteristic and key examples were identified that were constructed during the 1940s such as the three-story wood-frame warehouse designed in the Late Modern style and faced with terra cotta tile at 2741 16<sup>th</sup> Street. Furthermore, research did not reveal pertinent information on the engineer listed on the construction permit. R.J. Fisher was a little known structural engineer practicing in the San Francisco bay area during the period. He does not appear to be a significant individual and the property is not known to be associated with any known master architects or builders. As a very modest industrial warehouse example, the building does not reach the architectural significance necessary for NRHP listing under Criterion C.

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory eligible for listing in the NRHR under Criterion D.

The building retains moderate to high integrity. Although many of the windows were replaced with aluminum sashes in the late 1970s, which diminished the integrity of design, materials and workmanship; the siding, fenestration openings, its form and scale remain unchanged.

In conclusion, the subject property is not eligible for listing in the NRHP as it lacks sufficient historical significance. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the previously adopted 6L Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

Corrette, Moses

2011 California Department of Parks and Recreation (DPR) 523 Series District Record for the *Northeast Mission – Showplace Square Industrial Employment District*. San Francisco Planning Department, San Francisco, Ca.

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2001 Bryant Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

Old Tacoma Marine Inc

2018 *Enterprise Engine & Foundry Co, History*. Accessed via <<http://old.oldtacomamarine.com/enterprise/history.html>>, on June, 2018.

Newspapers.com (consulted)

San Francisco City Directories

1980 Polk's Directory

San Francisco Department of Building Inspection

1906-78 Building Permits

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 524.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011 *Showplace Square / Northeast Mission Historic Resource Survey Data*. May. San Francisco, Ca.

2018 Property Information for 2001 Bryant Street. Accessed via the San Francisco Property Information Map at <[propertymap.sfplanning.org](http://propertymap.sfplanning.org)>, on June, 2018.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2001 Bryant Street. Prepared for San Francisco Planning Department, San Francisco, Ca.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

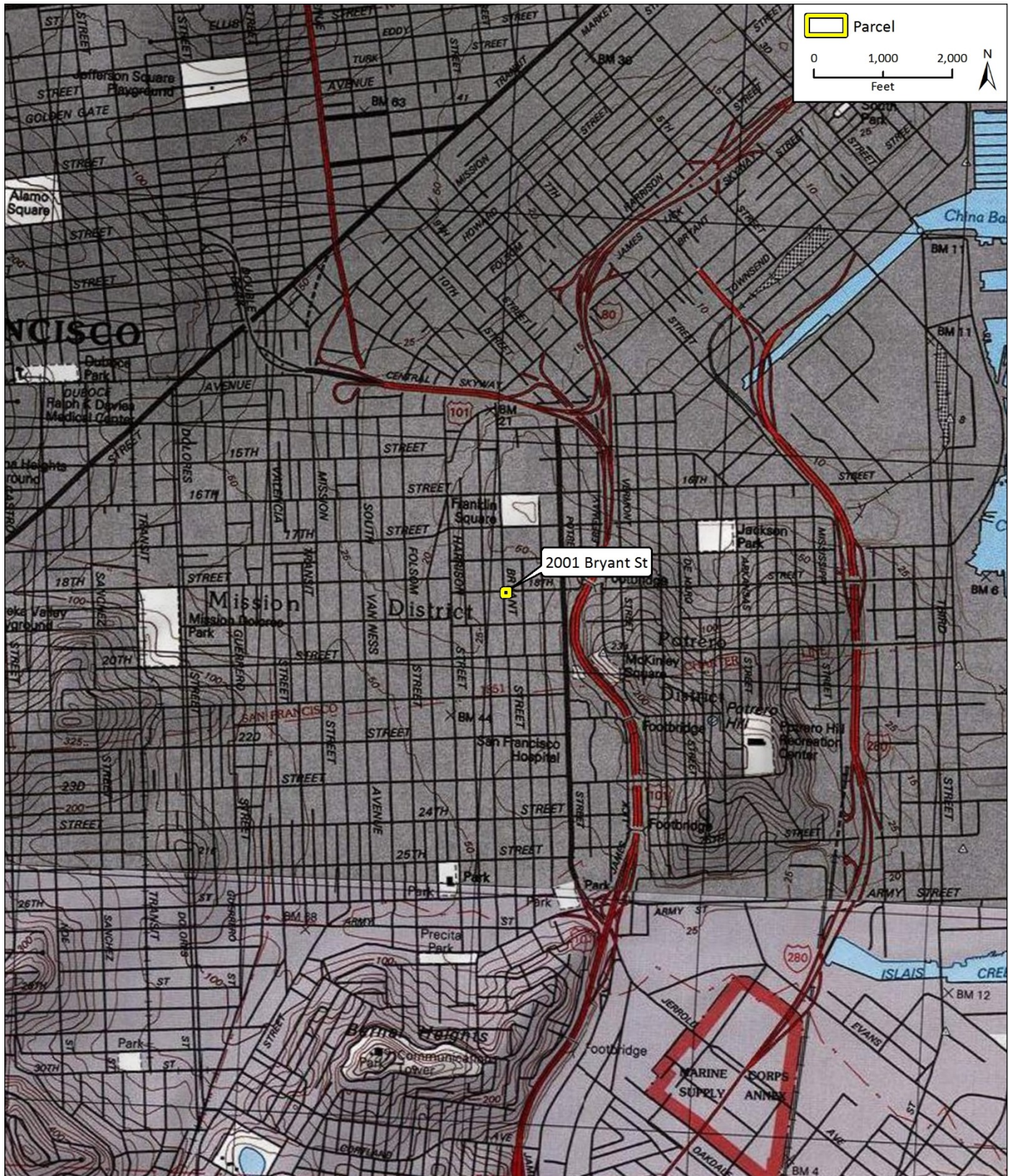
Page 5 of 5

Resource Name or #: 2001 Bryant Street

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995





## 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: August 14, 2018

#### PROJECT INFORMATION FOR 681 Florida

Address: 2028 Bryant San Francisco CA 94110

Assessor's Block: 4022 Lot: 002

Zoning:

Year of Initial Construction: 1900

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	N/A - 2028 Bryant St. demolished 2017		

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: 2028 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 002

☐ Site

Case Number ~~2018-0221-1851~~ 2018-012231 FED

☒ Building \*

Date Review Completed 9.18.2018

☐ 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>LAT</u>	<u>X</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
<u>X</u>	B	Both of the above

\* N/A - Vacant lot. Building demolished 2017.

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

☒ N/A - 2028 Bryant Street demolished 2017.

The subject resource possesses integrity of:

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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

\_\_\_\_\_ 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 Subject property is located within APE of proposed project at 681 Florida Street

**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:

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

9.18.2018  
Date

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2028 BRYANT ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2028 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022002

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

2028 Bryant Street is a two-story, wood-frame, multiple family Romeo flat clad in drop wood siding and capped with gable roof. The Italianate-style building occupies a 2,500 sq ft lot on the west side of Bryant Street between 18th and 19th streets. The primary facade is three bays wide and faces Bryant Street to the east. The primary entrance occupies the center of first floor level. A metal security gate conceals the entrance. It is flanked by two-story chamfered bay windows to either side. The bay windows feature aluminum slider windows in the center and 1/1 aluminum sash windows on the sides. Above the main entrance is a wooden door with transom leading to a small balcony with a metal railing. The facade terminates with a projecting bracketed cornice. The building appears to be in good condition.

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

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

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



\*P5b. Photo (view, date, accession #  
100\_5578.JPG, 11/19/2007,  
view to W

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1900, Assessor's Office

\*P7. Owner and Address:

Yutaka & Toshiye Handa Lvg  
Yutaka & Toshiye Handa, Tru  
283 14th Ave  
San Francisco Ca 94118

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 1

Resource Name or #: 2028 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☐ Continuation

☒ Update

**\*P3a. Description:**

The former two-story multiple family flat at 2028 Bryant Street was previously recorded in 2008 by Tim Kelley Consulting for the San Francisco Planning Department (Planning) as part of the Showplace Square / Northeast Mission Historic Resource Survey (adopted by the San Francisco HPC in 2011). The property was assigned a California Historical Resource Status Code of 6Z "found ineligible for NR, CR or Local designation through survey evaluation." Demolition permits were issued for the building in 2014 (completed in 2017) and a new construction permit (201406239109) in 2014.

A field check of the property on June 8, 2018 by a Rincon Consultants architectural historian confirmed the demolition of the previously recorded building on the parcel. As such, the property was not evaluated for listing in the National Register of Historic Places.

**\*P5b. Photographs**



Photograph 1. View north on Bryant of empty lot. 6-8-2018.

**\*B12. References:** Planning, Property Information Map, <http://propertymap.sfplanning.org/>; Planning, Showplace Square / Northeast Mission Survey Summary Database, <http://sf-planning.org/showplace-squarenortheast-mission-historic-resource-survey>, survey adopted by the San Francisco Historic Preservation Commission in June 2011; Tim Kelley Consulting, 2028 Bryant St, DPR 523 A-form, 2008; Kelley & VerPlanck, *Showplace Square Survey Historic Context Statement*, 2009, [http://default.sfplanning.org/Preservation/showplace\\_survey/Final\\_Context\\_10.22.09.pdf](http://default.sfplanning.org/Preservation/showplace_survey/Final_Context_10.22.09.pdf); Corrette, Moses, Planning, *Northeast Mission / Showplace Square Industrial Employment Special Area*, 2011, [http://default.sfplanning.org/Preservation/showplace\\_survey/DPR523D-ShowplaceIE-area.pdf](http://default.sfplanning.org/Preservation/showplace_survey/DPR523D-ShowplaceIE-area.pdf); all accessed June 2018.



## 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: **August 14, 2018**

#### PROJECT INFORMATION FOR 681 Florida

Address: **2055 Bryant San Francisco CA 94110**

Assessor's Block: **4023 Lot: 003**

Zoning:

Year of Initial Construction: **1965**

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

☐ Existing Use:

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 the 681 Florida Street Project**

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	<u>C</u>		
National Register	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	<u>Coz - Showplace Square/Northeast Mission Historic Survey</u>		

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: 2055 Bryant 94110

☐ District

Assessor's Block: 4023 Lot: 003

☐ Site

Case Number 2018-012230FED

☒ Building

Date Review Completed 9.17.2018

☐ 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>MT</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
<u>✓</u>	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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

\_\_\_\_\_ 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 Subject property is located in the APE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
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 2 \*Resource name(s) or number (assigned by recorder) 2055 BRYANT ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: SF North Date: 1994

\*c. Address: 2055 Bryant St City: San Francisco Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4023003

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

2055 Bryant Street is a two-story, reinforced-concrete industrial building finished in stucco and capped with a bowstring-truss roof. The utilitarian building occupies a 19,998 sq ft lot on the west side of Bryant Street between 18th and 19th streets. The primary façade faces west on Bryant Street and the secondary façade faces east on York Street. The primary façade is divided into five bays by concrete piers. The left bay features a loading bay with metal roll-up door and a flush metal door. The next bay features a wall of glass block, followed by a bay with a wall of glass block and transparent square windows. The next bay features another wall of glass block and the last bay on the right is glass block and square transparent windows with a flush metal door at the end. These four sections feature multi-paned steel sash windows on the second story. The secondary York St. façade features a flush metal door and a loading bay with metal roll-up door accessed by a downward-sloped driveway. A wooden deck occupies the middle of the façade accessed from the second story of the building and flanked by two steel sash slider windows. The right side features a two-story wall of steel framed glass with a glass double door in the center shaded by a canvas awning. The building terminates with a bow-truss roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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

\*P5b. Photo (view, date, accession #  
100\_5198.JPG, 11/16/2007,  
view to E

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
post-1950, Sanborn Map

\*P7. Owner and Address:

Muna Raja J  
Mona A Behan  
2055 Bryant St  
San Francisco Ca 94110

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

\*Attachments ☐ BSOR ☐ None ☒ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record



## CONTINUATION SHEET

Page 2      of      2

Resource Name or # (Assigned by Recorder)

2055 BRYANT ST

\*Recorded by: Tim Kelley

Date 6/12/08

☒ Continuation    ☐ Update



100\_5195.JPG, 11/16/07, York St. elevation

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 5

\*NRHP Status Code 6Z

Resource Name or #: 2055 Bryant Street

B1. Historic Name: First Western Machine Company

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Warehouse

\*B5. Architectural Style: Industrial - Modern

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

The building on the property was constructed in 1965 as a light industrial warehouse for the First Western Machine Company. Julius Harband is listed as the owner on the original permit (#286946) approved in October 25<sup>th</sup>, 1965. Prior to its construction the Sanborn Maps shows the property occupied by the Buena Vista School. First Western Machine Company occupied the property from a short 3 years from 1965 to 1968, at which point the Pacific Telephone Company took ownership (San Francisco City Directory 1965-1969). Interior work consisting of partitioning four offices was undertaken in 1974 for the Pacific Telephone Company. Two of the window openings at the main façade have been reconfigured (San Francisco Department of Building Inspection; Sanborn Map Company 1914, 1950, 1998; San Francisco City Directory 1965).

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

Original Location:

\*B8. Related Features: None

B9a. Architect: Schaaf & Jacobs, Inc.

b. Builder: same

\*B10. Significance: Theme: N/A

Area: Showplace Square / Northeast Mission Survey area

Period of Significance: N/A Property Type: Industrial Warehouse

Applicable Criteria: N/A

Historic Context

The following historic context focused on the industrial development in the area during the postwar transformational period is excerpted from the *Showplace Square / Northeast Mission Historic Context Statement*, prepared by Kelley & VerPlanck Historical Resources Consulting in 2009:

*"At the conclusion of the Second World War, San Francisco's population and economy began to shift in response to regional and world-wide economic trends. In 1940, San Francisco's population was 635,000. Following an influx of war workers, the city's population soared to 775,000 in 1950, peaking in 1953 at 784,000.*

*The exodus of industries from San Francisco during the postwar era resulted in a realignment of the city's economy. Whereas in 1945 San Francisco contained one-third of the region's manufacturing jobs, by the early 1970s, this figure dropped to one-twelfth. Regionally, this period accounted for huge increases in the absolute number of manufacturing jobs – particularly in high technology areas – but these jobs were not being created in San Francisco. Alone among Bay Area counties, San Francisco registered a 26 percent decline in industrial employment between 1945 and 1970.*

*Nonetheless, the industrial exodus did not impact all of San Francisco's industries or industrial districts in the same way. Whereas heavy manufacturing like shipbuilding, furniture making, and other skilled industries largely disappeared, some categories not only survived but also thrived after the war, in particular food-processing, printing, auto repair, and individual craft-based operations that served the local market.*

(See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet.

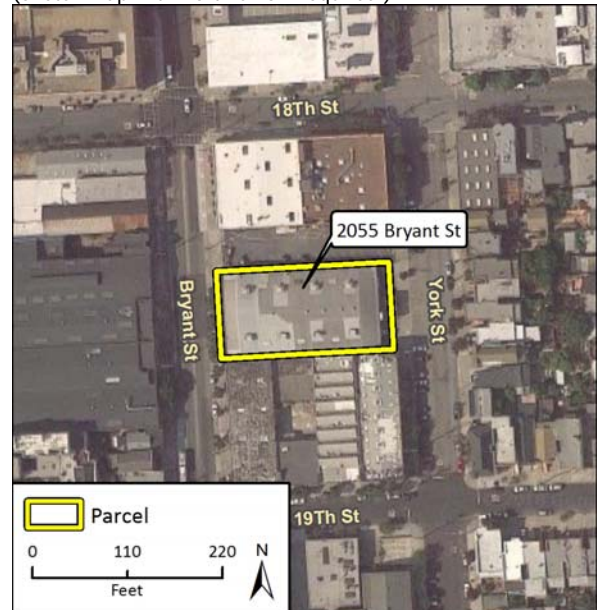
B13. Remarks:

\*B14. Evaluator: Aisha Fike, Rincon Consultants

\*Date of Evaluation: June 28, 2018

(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 2 of 5

Resource Name or #: 2055 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

*\*P3a. Description (update to 2008 DPR A form):*

The subject property was previously recorded on a DPR 523 A form by Tim Kelley Consulting in 2008 for the Showplace Square /Northeast Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian and no physical changes to the buildings design and materials were observed since its previous recordation. The previous recordation did not provide a description of the other visible elevations. The rear façade on York Street is divided by vehicular openings, aluminum sliding windows and a second story wood deck on wood posts and a flight of stairs. The south side wall is exposed concrete.

*\*P5b. Photographs:*



Photograph 1. 2050 Bryant Street. View east. 6-8-2018.



Photograph 2. York Street facade. View west. 6-8-2018.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5

Resource Name or #: 2055 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

\*B10. Significance (continued):

Historic Context (Continued):

*By 1970, the four largest industries in San Francisco were: food processing, apparel and textiles, printing and publishing, and fabricated metal products, accounting for 70.9 percent of the city's manufacturing jobs.*

*The immediate postwar era witnessed a miniature building boom within the Showplace Square survey area as local industries built new structures on remaining vacant lots or replaced outdated facilities with new, state-of-the-art, one-and two-story, concrete buildings, most of which were designed in the Late Moderne style. Distinguishing characteristics of the style include painted concrete exterior walls, horizontal ribbon windows surrounded by extruded bezel moldings, flat roofs, and simple, "streamlined" canopies and decorative moldings."*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the Showplace Square / Northeast Mission Survey, conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. As part of the survey, the property was assigned a California Historical Resource Status Code of 6Z "found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

While the previous survey found the property ineligible for listing in the NRHP, CRHR, and local designation, a formal evaluation of the property under the NRHP criteria was not completed. The following evaluation finds the property is not eligible for listing in the NRHP.

2050 Bryant Street is a part of the historic trends of industrial development and auto related employment during the mid-twentieth century in the Showplace Square / Northeast Mission Survey area. However, it does not have an important association with the development and boom of the auto related industry in the Showplace Square between 1945 and 1970. Research did not reveal evidence to suggest that the property is associated with any other event(s) significant in the industrial development of the area. Therefore, the property is not eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to an important person (or persons) and the place where the individual(s) conducted or produced the work for which they are known. First Western Machine Company, at the site from 1964 to 1968 is not known to have made any significant contributions to the auto repair industry. Nor does the property appear to be significantly associated with the significance of the Pacific Telephone Company in San Francisco's history. Therefore, the subject property does not appear eligible for listing in the NRHP under Criterion B.

The industrial building at 2001 Bryant Street was constructed in 1964. Concrete industrial buildings were a common type built in the area during the mid-century. However, other more characteristic and key examples were identified in the Showplace Square / Northeast Mission survey constructed during the mid-twentieth century in the Late Modern style is the Standard Oil Company building at 180 Hubbell Street featuring horizontal ribbon windows and decorative moldings. Furthermore, research did not reveal pertinent information on the engineer and builder listed on the construction permit. Schaaf & Jacobs, Inc. was a little known structural engineer practicing in the San Francisco bay area during the period. As a very modest concrete industrial warehouse example, the building does not reach the architectural significance necessary for NRHP listing under Criterion C.

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory eligible for listing in the NRHP under Criterion D.

The building retains moderate to low integrity. Two of the windows window openings have been reconfigured as an indoor/outdoor space, which diminished the integrity of design, materials and workmanship; the siding, its form and scale remain unchanged.

In conclusion, the subject property is not eligible for listing in the NRHP as it lacks sufficient historical significance. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the previously adopted 6Z Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

Corrette, Moses,

2011 California Department of Parks and Recreation (DPR) 523 Series District Record for the *Northeast Mission – Showplace Square Industrial Employment District*. San Francisco Planning Department, San Francisco, Ca.

Kelley & VerPlanck Historical Resources Consulting

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5

Resource Name or #: 2055 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2055 Bryant Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

Newspapers.com (consulted)

San Francisco City Directories

1965-1969 Polk's Directory

San Francisco Department of Building Inspection

1965-1974 Building Permits

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 524.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

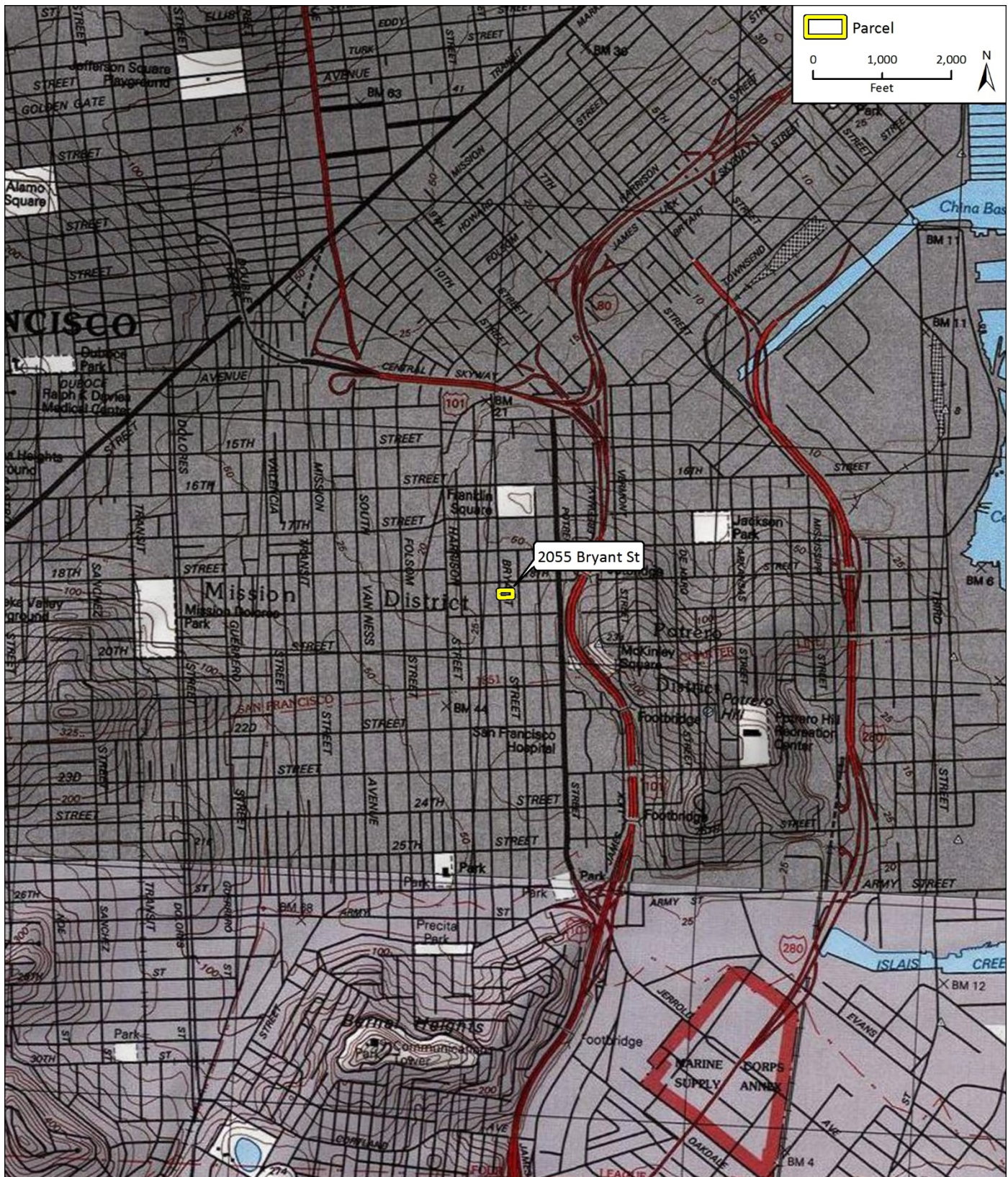
2011 *Showplace Square / Northeast Mission Historic Resource Survey Data*. May. San Francisco, Ca.

2018 Property Information for 2050 Bryant Street. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, on June, 2018.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2050 Bryant Street. Prepared for San Francisco Planning Department, San Francisco, Ca.







## 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: August 14, 2018

PROJECT INFORMATION FOR 681 Florida

Address: 2070 Bryant San Francisco CA 94110

Assessor's Block: 4022 Lot: 021

Zoning:

Year of Initial Construction: 1925

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	N/A - 2070 Bryant Street demolished 2017		

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: 2070 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 021

☐ Site

Case Number 2018-012095FED

☒ Building \*

Date Review Completed 9.18.2018

☐ Structure

☐ Object

#### 1. National Register Status

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

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

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

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

\* NA - Vacant lot. 2070 Bryant Street demolished 2017.

**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

☒ N/A - 2070 Bryant Street demolished 2017  
The subject resource possesses integrity of:

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

N/A

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 \_\_\_\_\_ 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. 2018.0221.1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.18.2018  
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 2 \*Resource name(s) or number (assigned by recorder) 2070 BRYANT ST

P1. Other Identifier Central Iron Works (historic)

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2070 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022021

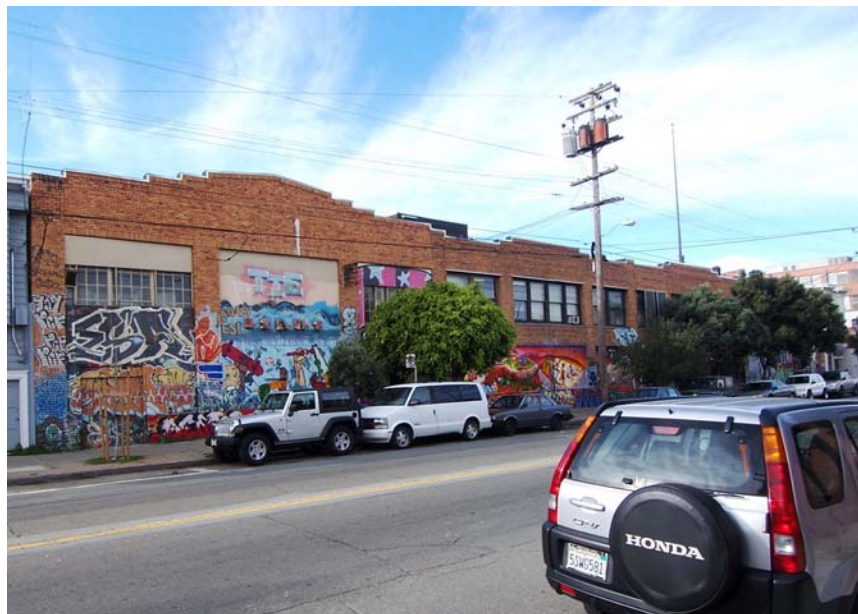
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2070 Bryant Street is a two-story, heavy timber-frame brick industrial building capped with a compound gable roof. The American Commercial-style building occupies a 42,500 sq ft lot on the west side of Bryant Street between 18th and 19th streets. The primary facade, which faces Bryant Street to the east, is clad in tan brick and consists of four sections, each capped with a gable roof, with multiple skylights and a monitor. On the Bryant elevation, the end sections have gabled parapets, while the two center sections have stepped parapets. The left side of the this facade features steel sash industrial windows and a loading bay with a metal roll-up door and a large opening filled with a concrete curtain panel. The next two sections have wooden sash 1/1 windows above large openings filled with concrete. The last section has tall steel sash multi-lite transoms over a central vehicular entrance flanked by steel industrial sash windows and a flush metal pedestrian door at the far right. This facade has graffiti covering much of the first story obscuring the features. The secondary Florida facade is predominantly characterized by steel sash industrial windows and loading bays with wooden paneled sliding doors or metal roll-up doors. It terminates in a plain roofline exhibiting the four gable shapes. There is also a two story addition connected to the left side that does not continue through to Bryant Street. The addition is capped by a shed roof that is a continuation of the downward slope of the main gable. It features a steel sash industrial window, metal rollup door, and a projecting steel lift beam. The building appears in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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



\*P5b. Photo (view, date, accession #  
100\_5574.JPG, 11/19/2007,  
Bryant St. elevation

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
Ca. 1925, Sanborn Maps (date  
obscured)

\*P7. Owner and Address:  
Klein Limited Partnership  
88 Castenada  
San Francisco Ca  
94116

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

\*Attachments ☐ BSOR ☐ None ☒ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record



## CONTINUATION SHEET

Page 2      of      2  
\*Recorded by: Tim Kelley  
☒ Continuation   ☐ Update

Resource Name or # (Assigned by Recorder)      2070 BRYANT ST  
Date      6/12/08



100\_5563.JPG, 11/19/2007, Florida St.  
elevation



100\_5570.JPG, 11/19/2007, interior



100\_5568.JPG, 11/19/2007, addition (left)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 1 of 1

Resource Name or #: 2070 Bryant Street / 681 Florida Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☐ Continuation

☒ Update

**\*P3a. Description:**

The former Central Iron Works building at 2070 Bryant/681 Florida Street was previously recorded in 2008 by Tim Kelley Consulting for the San Francisco Planning Department (Planning) as part of the Showplace Square / Northeast Mission Historic Resource Survey (adopted by the San Francisco HPC in 2011). The property was assigned a California Historical Resource Status Code of 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property was identified as a contributing element of the *Northeast Mission / Showplace Square Industrial Employment Special Area*; however, this potential historic district was not adopted by the HPC due to insufficient evidence to support a finding of eligibility. Demolition permits were issued for the building in 2014 (completed in 2017) and a new construction permit (201802211581) in 2018.

A field check of the property on June 8, 2018 by a Rincon Consultants architectural historian confirmed the demolition of the previously recorded building on the parcel and an active construction site. As such, the property was not evaluated for listing in the National Register of Historic Places.

**\*P5b. Photographs**



Photograph 1. View northwest on Bryant. 6-8-2018.



Photograph 2. View east on Florida Street. 6-8-2018.

**\*B12. References:** Planning, Property Information Map, <http://propertymap.sfplanning.org/>; Planning, Showplace Square / Northeast Mission Survey Summary Database, <http://sf-planning.org/showplace-square-northeast-mission-historic-resource-survey>, survey adopted by the San Francisco Historic Preservation Commission in June 2011; Tim Kelley Consulting, 2070 Bryant St, DPR 523 A-form, 2008; Kelley & VerPlanck, *Showplace Square Survey Historic Context Statement*, [http://default.sfplanning.org/Preservation/showplace\\_survey/Final\\_Context\\_10.22.09.pdf](http://default.sfplanning.org/Preservation/showplace_survey/Final_Context_10.22.09.pdf); Corrette, Moses, Planning, *Northeast Mission / Showplace Square Industrial Employment Special Area*, 2011, [http://default.sfplanning.org/Preservation/showplace\\_survey/DPR523D-ShowplaceIE-area.pdf](http://default.sfplanning.org/Preservation/showplace_survey/DPR523D-ShowplaceIE-area.pdf); all accessed June 2018.

## 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: **August 14, 2018**

#### PROJECT INFORMATION FOR 681 Florida

Address: **2080 Bryant San Francisco CA 94110**

Assessor's Block: **4022 Lot: 011**

Zoning:

Year of Initial Construction: **1885**

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 the 681 Florida Street Project**

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	62 - Showplace Square / Northeast Mission Historic Survey 62 - South Mission Historic Resource Survey		

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: 2080 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 011

☐ Site

Case Number 2018-012093FED

☒ Building

Date Review Completed 9.17.2018

☐ 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>MT</u>	<u>x</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
<u>x</u>	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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
Date

PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2080 BRYANT ST

P1. Other Identifier:

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

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 2080 BRYANT ST City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4022 011

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

2080 Bryant Street is located on a 24.5' x 75' rectangular lot on the west side of Bryant Street, between 18th and 19th Streets. Built ca. 1885, 2080 Bryant Street is a 2-story, wood frame residential flats building that appears to have been altered from its original style. The rectangular-plan building, clad in vinyl siding, is capped by a combination flat and gable roof. The foundation is not visible. The primary façade faces east and includes 2 structural bays. Entrances include recessed, partially-glazed wood doors with molded door surrounds set behind a metal security gate with a molded wood surround. Typical fenestration includes sliding aluminum-sash windows. Architectural details include a modillioned cornice.

The building appears to be in good condition.

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

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

P5a. Photo



P5b. Description of Photo:

View of east façade on Bryant Street. 1/29/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

1885 Sanborn Map/Estimate

\*P7. Owner and Address

GARCIA MYRNA  
2620 BERKSHIRE DR

SAN BRUNO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (ER) / CD  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 2/8/2008

\*P10. Survey Type:

Reconnaissance

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

Eastern Neighborhoods Mission 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):

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2080 BRYANT ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2080 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022011

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

This is a two story multiple family building located on a 1,837 sq ft lot on the west side of Bryant Street between 18th & 19th streets. The building is clad in drop wood siding and capped with a flat roof and gable roof in the rear portion of the building. The first story features two recessed glass and wood panel doors accessed by terrazzo steps. An aluminum slider window is featured next to the entrances and a wood panel door is on the right side. The second story features two aluminum slider windows. The building terminates with a bracketed cornice. The building appears in good condition.

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

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

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



\*P5b. Photo (view, date, accession #  
100\_5217.JPG, 11/16/2007,  
view to W

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Garcia Myrna  
2620 Berkshire Dr  
San Bruno Ca  
94066

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 4

\*NRHP Status Code 6Z

Resource Name or #: 2080 Bryant Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-Family Residence

B4. Present Use: Multi-family Residence

\*B5. Architectural Style: NA/Altered

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

According to Sanborn Maps research conducted for the South Mission Historic Resource Survey, the multi-family rowhouse on the property was constructed circa 1890. A Sanborn Map printed in 1900 shows the current footprint of the residential building and the parcel has remained unchanged. The rear stairs and porch was repaired in 1959 as indicated by the only available historic permit for the property at its additional address on 2090 Bryant Street. The main façade was likely altered during the mid-century, rendering it undistinguishable from its original façade. Changes include altered siding, windows and doors and altered bay window opening and size. The dentil at the cornice and the front glazed paneled front doors to the residential units remain original (Sanborn Map Company 1900; San Francisco Department of Building Inspection).

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

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: N/A

Area: Showplace Square / Northeast Mission Survey area and South Mission Survey area

Period of Significance: N/A Property Type: Residential Applicable Criteria: NA

Historic Context

The following historic context focused on the residential development in the area prior to the 1906 earthquake and fire is excerpted from the *Showplace Square / Northeast Mission Historic Context Statement*, prepared by Kelley & VerPlanck Historical Resources Consulting in 2009:

*"East of Harrison Street, the Mission District was still quasi-rural, with isolated clusters of frame cottages facing unopened and ungraded streets. During the nineteenth and early twentieth centuries, residential construction within the Mission District section of the Showplace Square survey area remained the densest along Mission Street and other transit-rich streets in the western portion of the neighborhood, particularly Bryant and Shotwell streets. Much of the housing stock consisted of two-or three-family frame flats designed in the Italianate, Stick/Eastlake, or Queen Anne styles. Although mostly replaced by industrial uses throughout the early twentieth century, several pre-quake flats survive within the survey area. One of the oldest and best-preserved is the San Francisco Stick/Eastlake-style flat at 2712 17th Street. Built ca. 1890, this remnant is indicative of a once-plentiful residential building type in the Mission District portion of the survey area."*

(See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Aisha Fike, Rincon Consultants

\*Date of Evaluation: July 11, 2018

(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 2 of 4

Resource Name or #: 2080 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

*\*P3a. Description (update to 2008 DPR A form):*

The subject property was previously recorded on a DPR 523 A form by Tim Kelley Consulting in June 2008 and in February 2008 by Page & Turnbull. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian and observed changes to the building since its previous recordation include the replacement of the paneled door at the north bay and replacement of the first floor aluminum frame picture window with vinyl-frames.

*\*P5b. Photographs:*



Photograph 1. 2080 Bryant Street. View east. 6-8-2018.

*\*B10. Significance (continued):*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the Showplace Square / Northeast Mission Survey, conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting and adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. It was concurrently recorded in 2008 by Page and Turnbull for the South Mission Historic Resource Survey, adopted by the HPC in November 2011. Both surveys assigned the property a California Historical Resource Status Code of 6Z as "Found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Page & Turnbull 2008; San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

While the previous survey found the property ineligible for listing in the NRHP, CRHR, and local designation, a formal evaluation of the property under the NRHP criteria was not completed. The following evaluation finds the property is not eligible for listing in the NRHP.

Although the building was constructed during the period of residential development predating the 1906 earthquake and fire, it does not appear to be individually significant within that trend. Further, it has been substantially altered and does not retain sufficient integrity to convey its link to this early period of residential development in San Francisco. Archival research also failed to indicate that the building is associated with any significant other notable periods of development or trends in history. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. Many owners and tenants have occupied the property during its existence and research through City Directories did not indicate any known significant individuals resided at the building. Therefore, the subject property is not eligible for listing in the NRHP under Criterion B.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: 2080 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

The building does not cohesively present any architectural style as its façade has been heavily altered. It is not associated with any known master architect or builder. As such, the building at 2080 Bryant Street is not eligible for NRNR listing under Criterion C.

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory sufficient for eligible listing in the NRHR under Criterion D.

In conclusion, the subject property is not eligible for listing in the NRHP as it lacks integrity and does not possess historical or architectural significance. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the previously adopted 6Z Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2080 Bryant Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

Newspapers.com (consulted)

Page & Turnbull

2008 California Department of Parks and Recreation (DPR) 523 Series District Record for the *South Mission Historic Resource Survey*. San Francisco Planning Department, San Francisco, Ca.

San Francisco City Directories

1890-1980 Polk's Directory

San Francisco Department of Building Inspection

1959 Building Permit: 2090 Bryant

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 523.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011a Showplace Square / Northeast Mission Historic Resource Survey Data. May. San Francisco, Ca.

2001b South Mission Historic Resources Survey Data. November. San Francisco, Ca.

2018 Property Information for 2080 Bryant St. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, on June, 2018.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2080 Bryant Street as part of the Showplace Square / Northeast Mission Historic Resource Survey. Prepared for San Francisco Planning Department, San Francisco, Ca.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

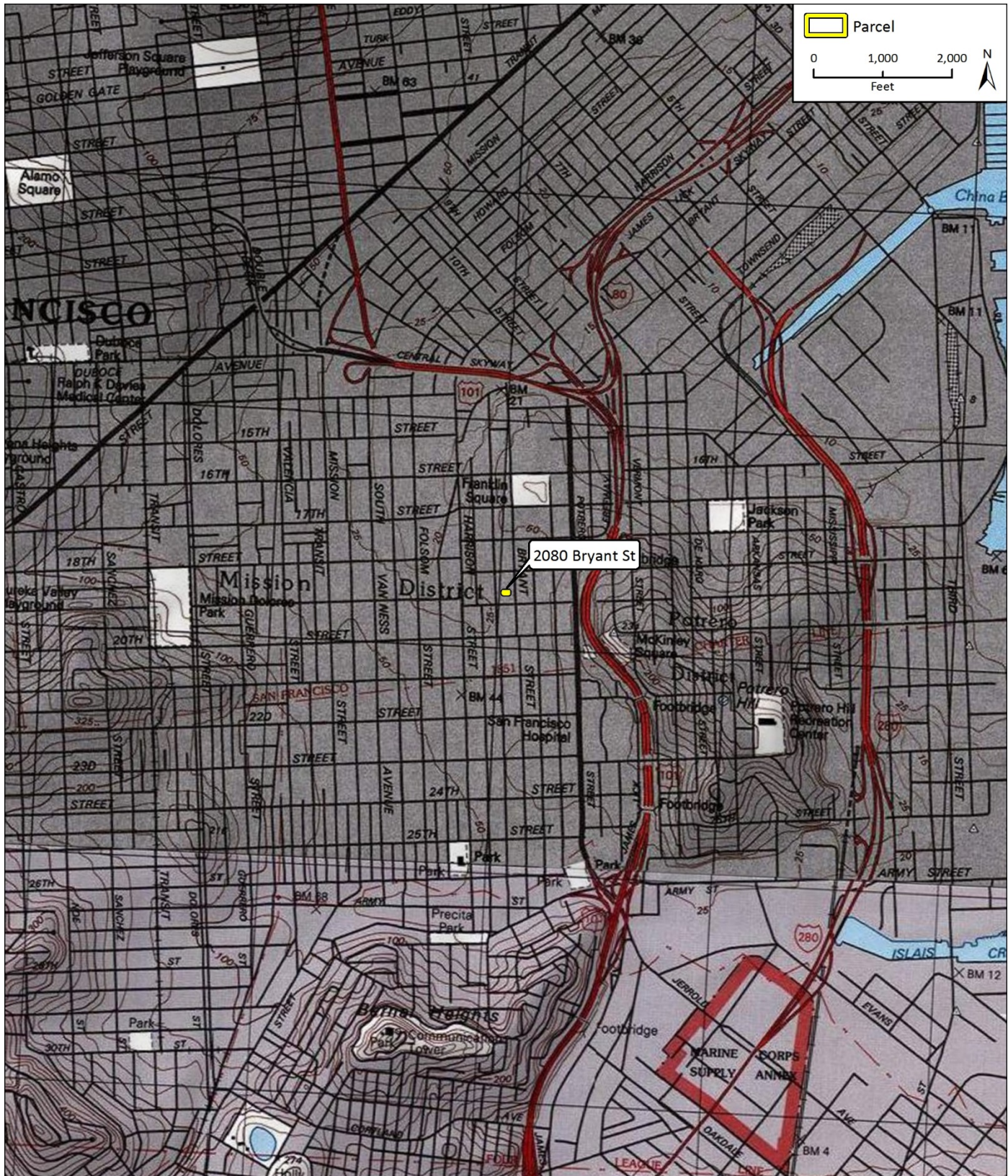
Page 4 of 4

Resource Name or #: 2080 Bryant Street

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995





## 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: August 14, 2018

#### PROJECT INFORMATION FOR 681 Florida

Address: 2088-2090 Bryant San Francisco CA 94110

Assessor's Block: 4022 Lot: 012

Zoning:

Year of Initial Construction: 1892

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey			
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	BCS - Showplace Square / Northeast Mission Historic Resource Survey JCS - South Mission Historic Resource Survey		

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: 2088-2090 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 012

☐ Site

Case Number 2018-012069 FED

☒ Building

Date Review Completed 9/17/2018

☐ 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
<u>MT</u>	<u>X</u>	3	Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form. (In this case the form is either an attached survey or nomination form, not the Section 106 review form.)
_____	_____	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):

_____	D	Part of District
<u>X</u>	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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of proposed project at 681 Florida Street

**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:

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

9.17.2018  
Date

street address

2086-90 Bryant

block number

4022

lot number

12

summary

1

building type/use/number of floors

R12

landmark number

## RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of

setting to building -2 -1 0 1 2 3 4 5

Importance as contribution

to a cluster/streetscape -2 -1 0 1 2 3 4 5

## ARCHITECTURAL DESIGN VALUATION

Facade proportions

-2 -1 0 1 2 3 4 5

Richness/Excellence

of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual

feature of interest 0 1 2 3 4 5

Example of a rare or

unusual style or design 0 1 2 3 4 5

Overall architectural

quality -2 -1 0 1 2 3 4 5

☐ PROPOSED FOR FURTHER INVESTIGATION☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice

to building design -2 -1 0 1 2 3 4 5

Cornice contribution

to streetscape -2 -1 0 1 2 3 4 5

## FACADE CONDITION

Physical condition

-2 -1 0 1 2 3 4 5

Paint/Material

color -2 -1 0 1 2 3 4 5

☐ REMODELING

Appropriateness

of improvements -2 -1 0 1 2 3 4 5

Engle 1-21-76

date

## Field Notes

sharp paint

## Review Notes

Junior League Listing

☐ text ☐ index ☐ file☐ Northern California Guide☐ Other Listing

photo 143-33

B4

PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2088 BRYANT ST

P1. Other Identifier: 2088 - 2090 Bryant Street

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

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 2088 BRYANT ST City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4022 012

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

2088 - 2090 Bryant Street is located on a 24.5' x 75' rectangular lot on the west side of Bryant Street, between 18th and 19th Streets. Built in 1892, 2088 - 2090 Bryant Street is a 2-story over raised basement, wood frame residential flats building designed in the Stick/Eastlake style. The rectangular-plan building, clad in channel drop wood siding, is capped by a gable roof. The foundation is not visible. The primary façade faces east and includes 3 structural bays. Entrances include recessed paneled wood doors with molded door surrounds and glazed transoms, and a wood flush door. The primary window type is double-hung wood-sash windows with applied wood ornament, extended brackets, window hoods, and molded surrounds. Architectural details include wood stairs, an entry hood featuring applied wood ornamentation, pilasters, a cornice with extended brackets, and a balconette, and a pent roof parapet featuring a bracketed cornice and paneled frieze.

The building appears to be in good condition.

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

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

P5a. Photo



P5b. Description of Photo:

View of east façade on Bryant Street. 1/29/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

1892 SFPUC

\*P7. Owner and Address

BERMUDEZ DELFINO & ADELA  
2088 BRYANT ST

SAN FRANCISCO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (ER) / CD  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 2/8/2008

\*P10. Survey Type:

Reconnaissance

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

Eastern Neighborhoods Mission 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):



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 1 \*Resource name(s) or number (assigned by recorder) 2088 BRYANT ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2088 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022012

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

This is a three story over basement multiple family building clad in drop wood siding, capped with a gable roof and located on a 1,833 sq ft lot on the west side of Bryant between 18th & 19th streets. The building faces east on Bryant Street and has a small yard in the rear. It exhibits prominent San Francisco Stick style ornament, with vertical boards marking all bays, button boards in recessed panels beneath the windows, and cartouches above, as well as a profusion of button panels on the doors, and paneling on the pilasters at the main stairs. Some of this appears not to be original. A sloping driveway leads to a modern paneled garage door and at ground level concrete steps lead to the entrances on the first story. Above the garage are three 1/1 double hung wooden windows with bracketed cornices above. The entrances feature recessed wood paneled doors with transoms and a bracketed door hood that also acts as a balcony. The third story features four 1/1 double hung wooden windows, and the building terminates in a bracketed projecting cornice, with paneled frieze and a pent roof concealing the gable roof. The building appears to be in good condition.

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

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

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

\*P5b. Photo (view, date, accession #  
100\_5216.JPG, 11/16/2007,  
view to W

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1900, Assessor's Office

\*P7. Owner and Address:  
Bermudez Delfino & Adela  
2088 Bryant St  
San Francisco Ca  
94110

\*P8. Recorded by  
Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

\*Attachments ☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 4

\*NRHP Status Code 3S

Resource Name or #: 2088 Bryant Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-Family Residence

B4. Present Use: Multi-family Residence

\*B5. Architectural Style: Stick

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

The multi-family rowhouse on the property was constructed in 1892 as indicated by the SFPUC water tap records identified through the South Mission Historic Resource Survey. The Sanborn Fire Insurance Map printed in 1900 shows the current footprint of the residential building and the parcel has remained unchanged since this time. The rear stairs and porch were repaired in 1959 as indicated by the only available historic permit for the property (Sanborn Map Company 1900; San Francisco Department of Building Inspection).

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

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: N/A

Area: Showplace Square / Northeast Mission Survey area

Period of Significance: N/A Property Type: Residential

Applicable Criteria: A/C

Historic Context

The following historic context focused on the residential development in the area prior to the 1906 earthquake and fire is excerpted from the *Showplace Square / Northeast Mission Historic Context Statement*, prepared by Kelley & VerPlanck Historical Resources Consulting in 2009:

*"East of Harrison Street, the Mission District was still quasi-rural, with isolated clusters of frame cottages facing unopened and ungraded streets. During the nineteenth and early twentieth centuries, residential construction within the Mission District section of the Showplace Square survey area remained the densest along Mission Street and other transit-rich streets in the western portion of the neighborhood, particularly Bryant and Shotwell streets. Much of the housing stock consisted of two-or three-family frame flats designed in the Italianate, Stick/Eastlake, or Queen Anne styles. Although mostly replaced by industrial uses throughout the early twentieth century, several pre-quake flats survive within the survey area. One of the oldest and best-preserved is the San Francisco Stick/Eastlake-style flat at 2712 17th Street. Built ca. 1890, this remnant is indicative of a once-plentiful residential building type in the Mission District portion of the survey area."*

(See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Aisha Fike, Rincon Consultants

\*Date of Evaluation: July 6, 2018

(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 2 of 4

Resource Name or #: 2088 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

*\*P3a. Description (update to 2008 DPR A form):*

The subject property was previously recorded on a DPR 523 A form by Tim Kelley Consulting in June 2008 for the Showplace Square / Northeast Mission Historic Resource Survey and in February 2008 by Page & Turnbull for the South Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian and no physical changes to the buildings design and materials were observed since its previous recordation. The only change noted was the application of red and gold paint to the exterior.

*\*P5b. Photographs:*



Photograph 1. 2088 Bryant Street. View east. 6-8-2018.

*\*B10. Significance (continued):*

Current Historical Status

The subject property was first inventoried in 1976 as part of the San Francisco Planning Department's citywide survey of architectural significant buildings, which noted its "unusual façade composition" (San Francisco Planning Department 1976). The property was again inventoried in 2008 by Tim Kelley Consulting as part of the Showplace Square / Northeast Mission Survey, which was conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting and adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. It was concurrently recorded by Page and Turnbull for the South Mission Historic Resource Survey, adopted by the HPC in November 2011. The surveys assigned a California Historical Resource Status Code of 3 and 3CS "appears eligible for CR as an individual property through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Page & Turnbull 2008; San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

While the previous survey found the property eligible for listing in the CRHR, a formal evaluation of the property under the NRHP criteria was not completed. The following evaluation finds the property is eligible for listing in the NRHP under Criteria A and C. As a result, the current evaluation recommends a California Historical Resource Status Codes of 3S "appears eligible for listing in NR as an individual property through survey evaluation."

As a rare surviving property constructed during the 1890s and predating the development of the area after 1906 earthquake and fire, the residential building at 2088 Bryant Street is eligible for listing in the NRHP for its associations with the early residential development in the Showplace Square and South Mission survey areas. As such, the property is eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. Many owners and tenants have occupied the property during

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: 2088 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

its existence and research through City Directories did not indicate any known significant individuals resided at the building. Therefore, the subject property is not eligible for listing in the NRHP under Criterion B.

The Stick style building was constructed in 1892 as indicated by the Spring Valley Water Company's water tap records located at the San Francisco Public Library and indicated in the South Mission Historic Resource Survey. The building façade is an exuberant and unique example of the style and features such characteristic elements as its tall paired, wood-frame, button boards, cartouches, and other decorative paneling. As such, the building at 2088 Bryant Street is eligible for NRNR listing under Criterion C.

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory eligible for listing in the NRHR under Criterion D.

The building retains high integrity in all aspects and conveys its significance as a Stick style multi-family flats constructed in 1892.

In conclusion, the subject property is eligible for listing in the NRHP under Criteria A and C.

\*B12. References (continued):

Ancestry.com (consulted)

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2088 Bryant Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

Newspapers.com (consulted)

Page & Turnbull

2008 California Department of Parks and Recreation (DPR) 523 Series District Record for the *South Mission Historic Resource Survey*. San Francisco Planning Department, San Francisco, Ca.

San Francisco City Directories

1890-1980 Polk's Directory

San Francisco Department of Building Inspection

1959 Building Permit: 2090 Bryant

San Francisco Planning Department

1976 Inventory Form for 2088-90 Bryant Street. Completed as part of the Citywide Architectural Survey. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, on June, 2018.

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 523.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011a Showplace Square / Northeast Mission Historic Resource Survey Data. May. San Francisco, Ca.

2001b South Mission Historic Resources Survey Data. November. San Francisco, Ca.

2018 Property Information for 2088 Bryant St. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, on June, 2018.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2088 Bryant Street as part of the Showplace Square / Northeast Mission Historic Resource Survey. Prepared for San Francisco Planning Department, San Francisco, Ca.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

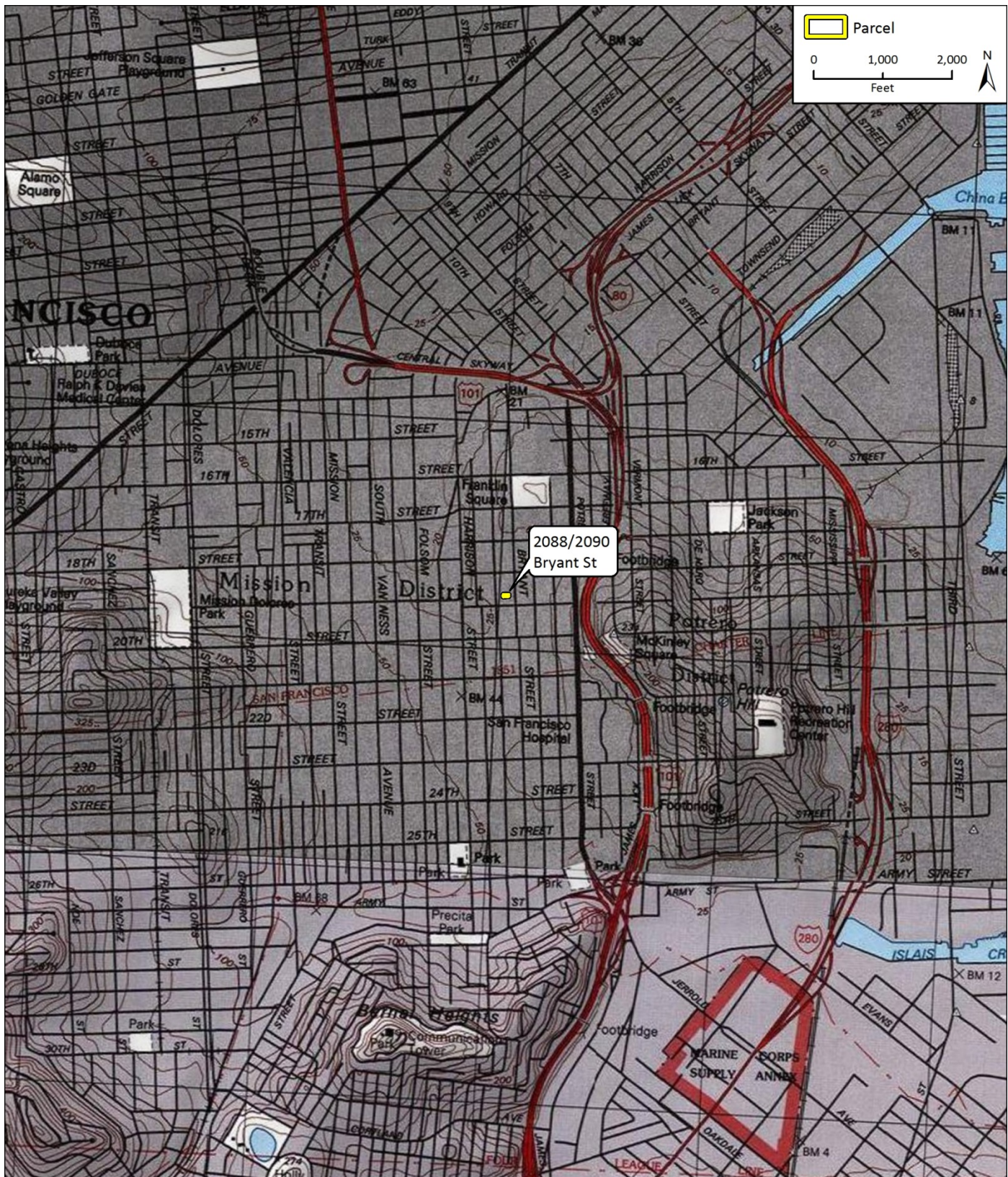
Page 5 of 4

Resource Name or #: 2088 Bryant Street

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995



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



London N. Breed  
Mayor

Kate Hartley  
Director

September 25, 2018

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

Re: Determination of Eligibility for listing of 2088-2090 Bryant Street, San Francisco, CA in the National Register of Historic Places.

Dear Ms. Polanco:

The Mayor's Office of Housing and Community Development (MOHCD) of the City and County of San Francisco is proposing to construct affordable housing at 681 Florida Street. The activity would involve federal funds subject to regulation by 24 CFR Part 58 and thus would be subject to the Programmatic Agreement executed in January 2007 by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (2007 PA).

The project would involve the construction of a nine-story mixed-use building with 130 affordable dwelling units and a ground-floor arts space. The site itself has been determined to be ineligible for listing in the National Register by the San Francisco Planning Department. One property within the APE: 2088 Bryant Street has been determined to be eligible for listing in the National Register of Historic Places. I am contacting you to inform you of this proposed project in accordance with Stipulation VII (Identification and Evaluation of Historic Properties) of the 2007 PA. Please advise our office within 15 days of receipt of this letter as to whether you concur with our determinations of eligibility for this property. If you have any questions or require further information please contact me at (415) 701-5598 or by e-mail at Eugene.Flannery@SFGOV.org.

Sincerely,

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

Enclosure.



## 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: **August 14, 2018**

#### PROJECT INFORMATION FOR 681 Florida

Address: **2098 Bryant San Francisco CA 94110**

Assessor's Block: **4022 Lot: 013**

Zoning:

Year of Initial Construction: **1885**

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 the 681 Florida Street Project**

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	Not listed		
California Register of Historic Places	Not Listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not Listed		
General Area Plan	Not listed		
Here Today Survey	Not Listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not Listed		
San Francisco Heritage Survey	Not Listed		
Other Surveys (Please List)	62 - Showplace Square/Northeast Mission Historic Resource Survey 62 - South Mission Historic Resource Survey		

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: 2098 Bryant 94110

☐ District

Assessor's Block: 4022 Lot: 013

☐ Site

Case Number 2018-012068 FED

☒ Building

Date Review Completed 9.17.2018

☐ 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>MT</u>	<u>X</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
<u>X</u>	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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

\_\_\_\_\_ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
Date

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2098 BRYANT ST

P1. Other Identifier: 2800 19th Street

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

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 2098 BRYANT ST

City: San Francisco

ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4022 013

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

2098 Bryant Street (also 2800 19th Street) is located on a 26' x 75' rectangular corner lot on the northwest corner of Bryant and 19th Streets. Built ca. 1885, 2098 Bryant Street is a 2-story, wood frame apartment building that appears to have been altered from its original architectural style. The rectangular-plan building, clad in textured stucco, is capped by a flat roof. The foundation is not visible. The primary façade faces east and includes 2 structural bays. The south façade on 19th Street includes 4 structural bays. Entrances include a recessed, flush wood door. The primary window type is double-hung wood-sash windows with molded surrounds, some set in square bays. Architectural details include a detached garage with wood roll-up garage doors, and a modillioned cornice.

The building appears to be in good condition.

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

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

P5a. Photo



P5b. Description of Photo:

View of east façade on Bryant Street  
(on the right). 1/29/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

1885 Sanborn Map/Estimate

\*P7. Owner and Address

LAGARES CLARENCE

824 MCKINLEY AVE

SAN FRANCISCO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (ER) / CD  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 2/8/2008

\*P10. Survey Type:

Reconnaissance

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

Eastern Neighborhoods Mission 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):

## PRIMARY RECORD

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 2098 BRYANT ST

P1. Other Identifier None  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2098 Bryant St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_mE/ \_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4022013

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

This is a stucco clad two story multiple family building capped with a flat roof. The building is located on the northwest corner of Bryant and 19th Street on a 1,947 sq ft lot. A two-car garage faces south on 19th Street located on the western half of the parcel. The east façade features two pairs of 1/1 double hung wooden windows and a recessed entrance on the first story. The entrance features terrazzo steps that lead to a wooden door. The second story features two pairs of 1/1 double hung wooden windows set within square projections. The south façade is nearly identical to the east façade with the exception of an added section of windows on the right side next to the southern entrance. The building terminates in a modillioned projecting cornice. The building appears in good condition.

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

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

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

\*P5b. Photo (view, date, accession #  
100\_5215.JPG, 11/16/2007,  
view to NW

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Velez Amadis Raul  
2098 Bryant St  
San Francisco Ca  
94110

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

### \*Attachments

☐ BSOR ☒ None ☐ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 4

\*NRHP Status Code 6Z

Resource Name or #: 2098 Bryant Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-Family Residence

B4. Present Use: Multi-family Residence

\*B5. Architectural Style: N/A, altered

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

The building on the property was constructed ca. 1885 as flats, as indicated by Sanborn Fire Insurance Maps and the findings of the South Mission Historic Resource Survey. The earliest permit available for the property is a 1920 alteration permit for the replacement of the front doors and other interior alterations. The façade design has been altered and siding replaced or covered up with non-original stucco (Sanborn Map Company 1900; San Francisco Department of Building Inspection, permits; San Francisco Planning Department 2011b).

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

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: N/A

Area: Showplace Square / Northeast Mission Survey area

Period of Significance: N/A Property Type: Residential

Applicable Criteria: N/A

Historic Context

The following historic context focused on the residential development in the area prior to the 1906 earthquake and fire is excerpted from the *Showplace Square / Northeast Mission Historic Context Statement*, prepared by Kelley & VerPlanck Historical Resources Consulting in 2009:

*"East of Harrison Street, the Mission District was still quasi-rural, with isolated clusters of frame cottages facing unopened and ungraded streets. During the nineteenth and early twentieth centuries, residential construction within the Mission District section of the Showplace Square survey area remained the densest along Mission Street and other transit-rich streets in the western portion of the neighborhood, particularly Bryant and Shotwell streets. Much of the housing stock consisted of two-or three-family frame flats designed in the Italianate, Stick/Eastlake, or Queen Anne styles. Although mostly replaced by industrial uses throughout the early twentieth century, several pre-quake flats survive within the survey area. One of the oldest and best-preserved is the San Francisco Stick/Eastlake-style flat at 2712 17th Street. Built ca. 1890, this remnant is indicative of a once-plentiful residential building type in the Mission District portion of the survey area."*

(See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet.

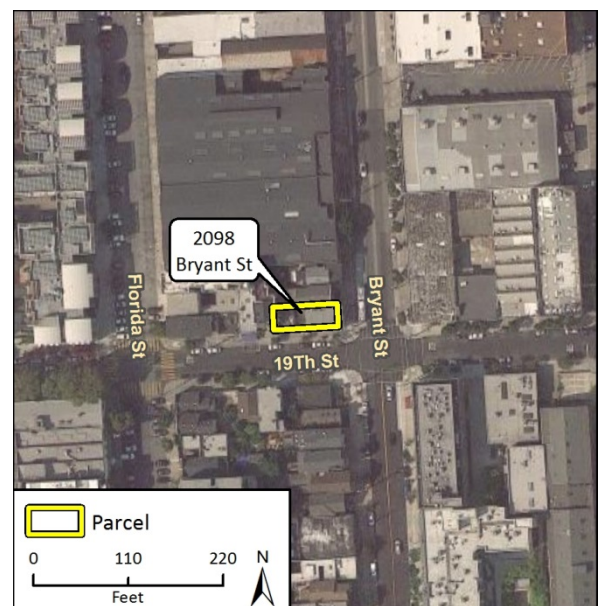
B13. Remarks:

\*B14. Evaluator: Aisha Fike, Rincon Consultants

\*Date of Evaluation: July 6, 2018

(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 2 of 4

Resource Name or #: 2098 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

*\*P3a. Description (update to 2008 DPR A form):*

The subject property was previously recorded on a DPR 523 A form by Tim Kelley Consulting in June 2008 and in February 2008 by Page & Turnbull. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian and no physical changes to the building's design and materials were observed since its previous recordation.

*\*P5b. Photographs:*



Photograph 1. 2098 Bryant Street. View northeast on Bryant and 19<sup>th</sup> Streets. 6-8-2018.

*\*B10. Significance (continued):*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the Showplace Square / Northeast Mission Survey, conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting and adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. It was concurrently recorded by Page and Turnbull for the South Mission Historic Resource Survey, adopted by the HPC in November 2011. The surveys assigned a California Historical Resource Status Code of 6Z "found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Page & Turnbull 2008; San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

While the previous survey found the property ineligible for listing in the NRHP, CRHR, and local designation, a formal evaluation of the property under the NRHP criteria was not completed. The following evaluation finds the property is not eligible for listing in the NRHP.

Although the building on the property was constructed ca. 1885 and is a rare surviving building from its period, it has been substantially altered through the removal of original materials and features and the application of stucco to the exterior walls. These alterations have negatively affected its integrity of materials, workmanship, and design and it is no longer able to convey any potential historical associations it may have with the early period of San Francisco's development. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. Many owners and tenants have occupied the property during its existence and research through City Directories did not indicate any known significant individuals resided at the building. Therefore, the subject property is not eligible for listing in the NRHP under Criterion B.

As discussed above, the building has been substantially altered and no longer displays an intact, cohesive architectural style. Because of this, the building at 2098 Bryant Street is not eligible for NRHP listing under Criterion C.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: 2098 Bryant Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

The subject property is entirely built up and it is unlikely that it would have potential to yield important information in history and prehistory eligible for listing in the NRHP under Criterion D.

The building retains low integrity in its integrity of design, materials and workmanship as the façade has been nearly completely altered. The only remaining features from its period of construction are the paired, wood-frame hung windows and the very top of the cornice entablature. As a result the property no longer retains sufficient integrity to be eligible for listing in the NRHP. There have been no major alterations to the subject property since it was last surveyed and there is no evidence to suggest that the previously adopted 6Z Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2098 Bryant Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

Newspapers.com (consulted)

Page & Turnbull

2008 California Department of Parks and Recreation (DPR) 523 Series District Record for the *South Mission Historic Resource Survey*. San Francisco Planning Department, San Francisco, Ca.

San Francisco City Directories

1890-1980 Polk's Directory

San Francisco Department of Building Inspection

1920 Building Permit

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 523.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011a Showplace Square / Northeast Mission Historic Resource Survey Data. May. San Francisco, Ca.

2001b South Mission Historic Resources Survey Data. November. San Francisco, Ca.

2018 Property Information for 2098 Bryant St. Accessed via the San Francisco Property Information Map at <propertymap.sfplanning.org>, on June, 2018.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2098 Bryant Street for the *Northeast Mission – Showplace Square Survey*. Prepared for San Francisco Planning Department, San Francisco, Ca.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

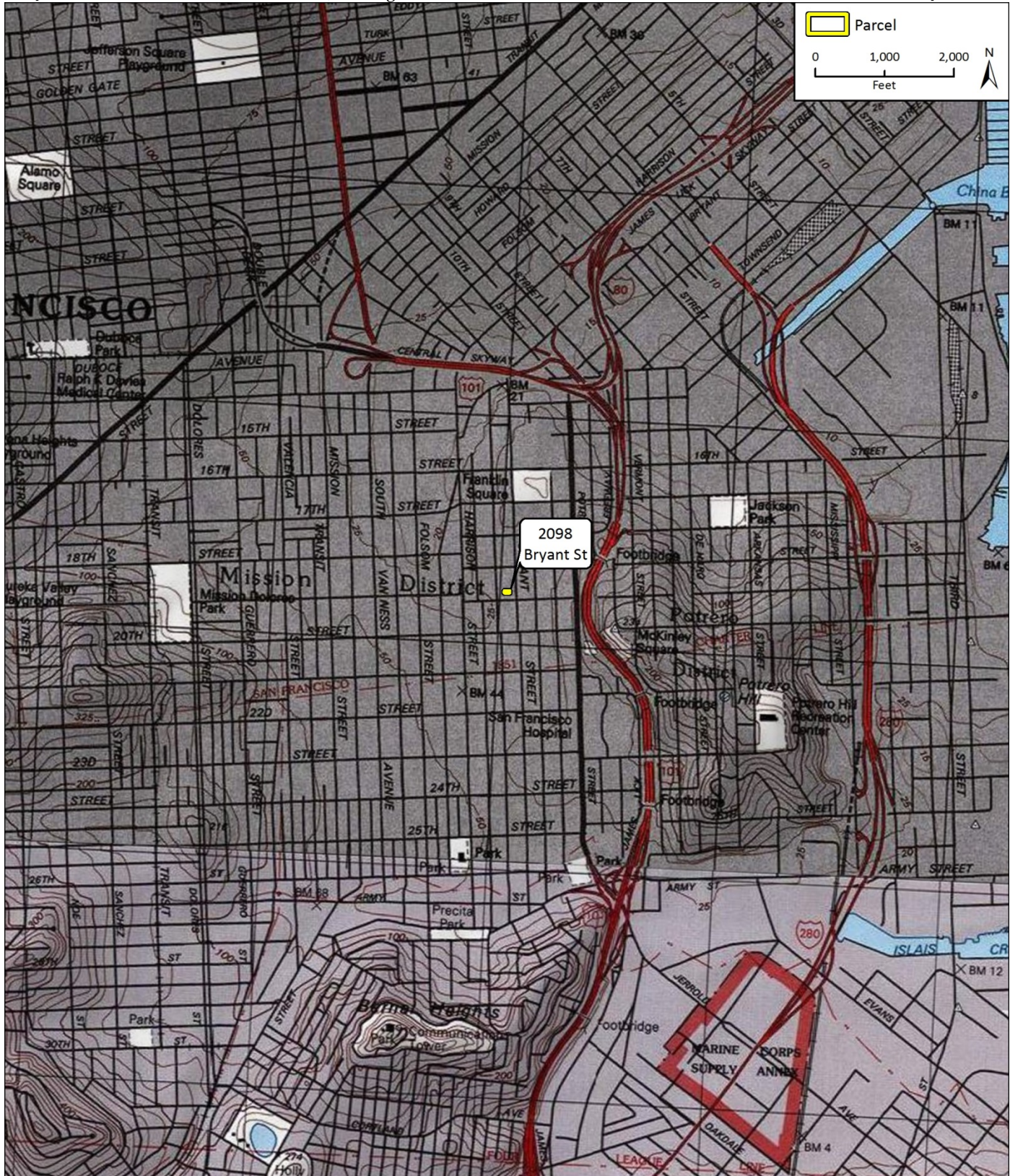
Page 4 of 4

Resource Name or #: 2098 Bryant Street

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995



## 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: August 14, 2018

#### PROJECT INFORMATION FOR 681 Florida

Address: 2750 19th San Francisco CA 94110

Assessor's Block: 4023 Lot: 004A

Zoning:

Year of Initial Construction: 1907

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 the 681 Florida Street Project

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	Not listed		
California Register of Historic Places	Not listed		
City Landmark or Historic District Article 10	Not listed		
Conservation Buildings or District Article 11	Not listed		
General Area Plan	Not listed		
Here Today Survey	Not listed		
1976 Architectural Survey	Not listed		
Unreinforced Masonry Building Survey	Not listed		
San Francisco Heritage Survey	Not listed		
Other Surveys (Please List)	FR + L show place square / Northeast Mission Historic Resource Survey		

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: 2750 19th 94110

☐ District

Assessor's Block: 4023 Lot: 004A

☐ Site

Case Number 2018-012066FED

☒ Building

Date Review Completed 9/17/2016

☐ 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>KIT</u>	<u>X</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
<u>X</u>	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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of the proposed project at 681 Florida Street

**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:

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

9/17/2018  
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 2 \*Resource name(s) or number (assigned by recorder) 2750 19TH ST

P1. Other Identifier Oregon Worsted Co. (historic)

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

\*a. County: San Francisco

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

\*b. USGS 7.5' Quad: SF North

Date: 1994

\*c. Address: 2750 19th St

City: San Francisco

Zip: 94110

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 4023004A

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

2750 19th Street is a complex of three related industrial buildings that occupy a 15,000 sq ft lot at the northeast corner of Bryant and 19th streets. This form records the one-story, heavy timber-frame brick industrial building capped by a flat roof. It is rectangular in plan and sits atop a brick foundation. Fenestration consists of deep-set wooden sash in rowlock arched openings with lug sills. There are six such windows on the Bryant elevation, along with a central vehicular entrance and two pedestrian doors. On the 19th Street elevation is a central pedestrian entrance with a canvas canopy, flanked by one window on each side. The southern window is at a mezzanine height, while the northern, and those on Bryant Street are full height. The building terminates with a low, unadorned parapet. The building appears to be in good condition.

East of the main building, facing on 19th Street, is a one-story frame building clad in horizontal rustic siding. There are three wooden sash windows, each 3x4 lites, at the south of the facade, and a vehicular pass-through at the northern end, with a roll-up metal door. This leads to an open space at the center of the parcel. The building appears in good condition.

At the rear (west) of the parcel is a one-story, flat roofed frame building with recessed loading dock.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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

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



\*P5b. Photo (view, date, accession #  
100\_5201.JPG, 11/16/2007,  
view to NE

\*P6. Date Constructed/Age and Sources  
☒ Historic ☐ Prehistoric ☐ Both  
1907, Assessor's Office

\*P7. Owner and Address:

Willin Properties  
% Mary P Moylan  
2750 19th St  
San Francisco Ca 94110

\*P8. Recorded by

Tim Kelley  
Tim Kelley Consulting  
2912 Diamond St. #330

\*P9. Date Recorded:  
6/12/08

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

\*Attachments

☐ BSOR ☐ None ☒ Continuation Sheet  
☐ Archaeological Record ☐ District Record ☐ Location Map ☐ Other...  
☐ Artifact Record ☐ Photograph Record ☐ Linear Feature Record

## CONTINUATION SHEET

Page 2      of      2

Resource Name or # (Assigned by Recorder)

2750 19TH ST

\*Recorded by: Tim Kelley

Date 6/12/08

☒ Continuation    ☐ Update



100\_5203.JPG, 11/16/07, view to N, main building



100\_5205.JPG, 11/16/07, view to N, eastern building



100\_5206-1, 11/16/07, view to N, eastern building



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 6

\*NRHP Status Code 6L

Resource Name or #: 2750 19th Street

- B1. Historic Name: Golden Gate Woolen Manufacturing Company; Oregon Worsted Company  
B2. Common Name: Fitzgerald (Furniture Company)  
B3. Original Use: Warehouse B4. Present Use: Warehouse

\*B5. Architectural Style: Industrial-American Commercial

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

The subject property contains three related buildings. The parcel's primary building, a one-story timber-frame brick building at the corner of 19th and Bryant Streets, was part of the original development of Golden Gate Woolen Manufacturing Company, its date of construction circa 1880. Although originally two-stories, the building's second story was removed in 1965 due to damage caused by fire. The parcel includes two additional buildings, two one-story wood-framed buildings located adjacent (to the east) of the main building, constructed between 1905 and 1914. Over the decades, a variety of buildings and structures have occupied the space separating the two wood-framed buildings, all of which appear to have been demolished. (San Francisco Planning 2017b; Street 2017).

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

\*B8. Related Features: None

B9a. Architect: Unverified-Dudley L. Watson (Street 2017)

b. Builder: Unknown

\*B10. Significance: Theme: Industrial Development

Area: Showplace Square / Northeast Mission Survey Area

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

Historic Context

The subject property is located just within the southern boundary of San Francisco's Northeast Mission District, in the Showplace Square survey area. The subject property's primary building was constructed circa 1880 as part of a larger complex of buildings developed by Golden Gate Woolen Manufacturing Company. It was originally used as a warehouse for the mill operation, the associated buildings of which then occupied an entire block bound by 19th, 20th, Bryant and York Streets. Circa 1905, the use of the subject property changed from warehousing associated with Golden Gate Woolen Manufacturing Company to that of a laundry facility, Independent Steam Laundry. At this time, the secondary building currently extant adjacent to the primary at the front (south) of the lot was constructed to serve as a sorting room for the laundry operation and by 1914 the secondary building adjacent to the primary at the rear (north) of the parcel was extant and in use as a marking and sorting room. The space in between the two buildings was occupied with an additional building, used to house associated equipment, and an open space that accommodated other associated structures (primarily tanks).

The history of the Northeast Mission District, including its patterns of development and associated property types, is explored in detail in the *Showplace Square Survey Historic Context Statement*. Two of the buildings on the subject property, the primary and that adjacent to the front of the parcel, were constructed during the period spanning from 1867 to 1905, described in the context statement as "the birth of the area as an industrial district" (Kelley & VerPlanck Historical Resources Consulting 2009). The survey mentions the Golden Gate Woolen Manufacturing Company buildings as some of the earliest representative examples of brick American Commercial style industrial buildings located in the survey area. The subject parcel's third building, adjacent to the primary at the rear of the parcel, was added to the Independent Laundry complex between 1905 and 1914, during the period spanning 1906 to 1918 in which the Showplace Square survey area saw an expansion in industrial development.

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A

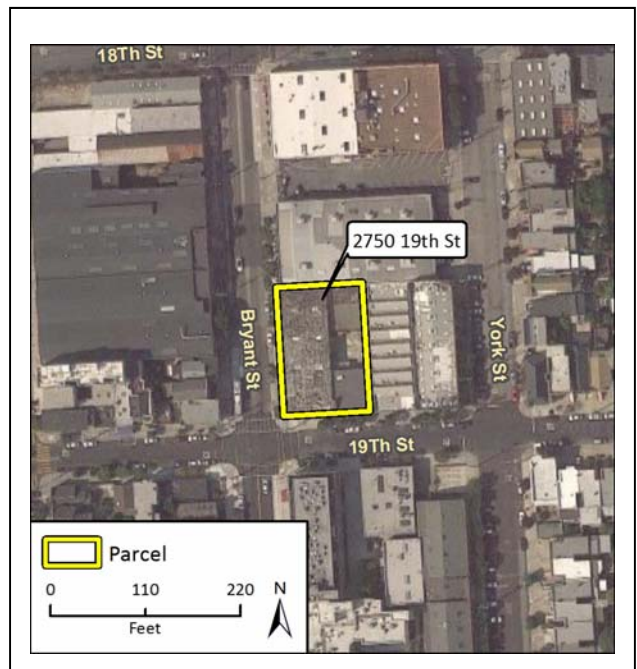
\*B12. References: See Continuation Sheet

B13. Remarks: N/A

\*B14. Evaluator: A. Fike & R. Perzel, Rincon Consultants

\*Date of Evaluation: August 9, 2018

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 6

Resource Name or #: 2750 19<sup>th</sup> Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

P1. Other Identifier (update to 2008 DPR A form): Additional addresses, 2791-2797 16<sup>th</sup> & 2011-2013 Folsom Streets

\*P3a. Description (update to 2008 DPR A form):

The subject property was previously recorded on a DPR 523A form by Tim Kelley Consulting in 2008 for the Showplace Square/Northeast Mission Historic Resource Survey. The property was again recorded as part of a Historical Resources Evaluation (HRE) in 2017 for a proposed project that would include redevelopment of the subject property. A field check conducted by a Rincon Consultants architectural historian on November 8, 2017 confirmed that no alterations have occurred since this time.

\*P5b. Photographs:



Photograph 1. 2750 19th Street. Primary Building. South and West Elevations. 6-8-2018.



Photograph 2. Secondary Building (South) With a View of the Secondary (North) Building. South Elevation. 6-8-2018.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 6

Resource Name or #: 2750 19<sup>th</sup> Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

**\*B10. Significance (Continued):**

Historic Context (Continued):

The three buildings on located on the subject property are associated with the industrial development of the Showplace Square survey area. The following excerpt from the *Showplace Square Survey Historic Context Statement* details the industrial property type that encompasses the subject property.

***Industrial Buildings***

*As an industrial district, the Showplace Square survey area contains industrial buildings representing a variety of different construction techniques, uses, architectural styles, and dates of construction ranging from the early 1890s to the early 1960s. The earliest industrial buildings are typically of heavy-timber-frame and brick construction and display the hallmarks of the American Commercial style. There are also rare examples of early wood-frame and steel construction types. By the time of the 1920s building boom, concrete had supplanted brick as the most popular method of construction. Its strength and ductility allowed engineers and architects to design buildings with larger window and door openings and greater interior spans. Its plasticity also led to the adoption of ornamental detailing rendered in a variety of styles, including Gothic Revival, Renaissance Revival, Spanish Colonial, Art Deco, and Streamline Moderne. Unlike the denser neighboring South of Market Area, many of the survey area's industrial buildings are large free-standing structures that occupy an entire block or a substantial portion thereof. Built to take advantage of the extensive network of railroad tracks in the area, many industrial buildings were designed around integral rail spurs or sidings. The adoption of the forklift during the late 1920s and the early 1930s led to the evolution of single-story structures with level floor plates and high floor-to-ceiling heights. The displacement of rail by long distance trucking led to additional changes, in particular the need for ample space for parking and loading. These changes resulted in the functional obsolescence of the Showplace Square survey area for industrial use and its gradual replacement with the interior design showroom businesses (Kelley & VerPlanck Historical Resources Consulting 2009).*

The industrial building property type is explored in greater detail within the evaluation for the Northeast Mission-Showplace Square Industrial Employment Special Area. The subject property includes one heavy timber-frame brick building and two wood-framed industrial buildings; these sub-types are described in detail below.

***Heavy Timber-frame Brick Buildings***

*The most iconic industrial building type within the survey area is the brick American Commercial style warehouse/factory. All feature heavy timber or steel-frame "mill construction" with brick exterior load-bearing walls punctuated by a grid of deeply recessed and jack-arched or segmental-arched window and door openings. Ornament is typically classically derived with extruded brick stringcourses, simple pilasters, arched window and door moldings, and corbelled friezes and cornices. Other common features of this type include integral rail spurs, exterior loading docks, and within the interior, undifferentiated work floors with offices located near the main pedestrian entrance. This type continued to be built in large numbers after the 1906 Earthquake and Fire. By the end of the First World War, brick began to be displaced by concrete construction*

***Wood-framed Industrial Buildings***

*Although not as common as brick or concrete, wood-frame industrial buildings are also present within the Showplace Square survey area. Some early examples are of heavy-timber frame construction – similar to the American Commercial style – but clad in wood siding instead of brick. Built before insurance company guidelines were revised after the 1906 Earthquake and Fire, examples of this type are rare and nearly always predate 1906, such as the Berger & Carter Hardware Co. Building, constructed ca. 1900 at 1045 17th Street and the Pioneer Trunk Factory from 1902 at 3180-3198 18th St, designed by Thomas Welsh, it is listed on the National Register. To summarize, the property types within the context of industrial buildings includes a range of technologies and building forms that parallel their uses and the time at which they were built. Earlier buildings tended to be made of brick with heavy timber frames. In a heavy industrial building, the brick is both secure and fireproof, as well as capable of carrying heavy loads. As technology improved in the first quarter of the 20th century, reinforced concrete was found to be an ideal building material. Combined with steel trusses, a reinforced concrete building can be cheaply built without the need for support columns, lending to a greater flexibility of the arrangement of space to suit specific needs. Wood frame buildings were built at all time periods and offered rapid and easy construction, flexible arrangement, and in the WWII period, less intensive use of materials reserved for wartime production (Corrette 2011).*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the *Showplace Square / Northeast Mission Survey* conducted by the San Francisco Planning Department (Planning) and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. The *Showplace Square / Northeast Mission Survey* did not identify the subject property as an individual resource; however the survey did identify it as a contributor to the potential "Northeast Mission-Showplace Square Industrial Employment District." This historic district was not adopted by the San Francisco Historic Preservation Commission due to insufficient evidence to support a finding of eligibility and the property was ultimately assigned a California Historical Resource Status Code of 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2017b, 2018).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 6

Resource Name or #: 2750 19<sup>th</sup> Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

Most recently, an HRE was prepared for the subject property in 2017 under the requirements of the San Francisco Planning Department, Environmental Review No. 2014.0999ENV. Planning reviewed the HRE and concluded the property did not retain sufficient integrity for listing in the California Register of Historical Resource (CRHR) or local designation either individually or as part of a historic district (Street 2017; San Francisco Planning Department 2017a, 2017b).

National Register of Historic Places (NRHP) Evaluation

The subject property was previously found ineligible for listing in the CRHR and for local historic designation; however, a formal evaluation of the property under the NRHP criteria has not been completed. The following evaluation finds that the subject property is not eligible for listing in the NRHP.

The construction of the primary building located at 2750 19<sup>th</sup> Street is representative of the early industrial development of the Showplace Square survey area. Despite its consistency with the historic development patterns of the area, its integrity has been largely diminished through the removal of its entire second story. The building no longer retains integrity of design, materials, or workmanship as a result. While the main building is associated with the Golden Gate Woolen Manufacturing Company, the other two buildings located on the subject property were constructed later and are first associated with Independent Steam Laundry, in operation on the subject property by 1905. These buildings appear to represent a relatively small-scale expansion in the industrial development of the area and do not appear to be significant examples within this context. As such, the subject property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past and is reserved for properties that illustrate the significant person's achievements. The primary building on the subject property is associated with the Golden Gate Woolen Manufacturing Company and therefore also with its founder Donald McLennan, an important historical figure in the context of the development of the woolen mill industry on the west coast. However, as a warehouse, a secondary structure in mill operation, the building does not appear to clearly illustrate the achievements of Donald McLennan or of the Golden Gate Woolen Manufacturing Company. After its use as a warehouse, the primary building, along with the other buildings located on the subject property, were owned by Timothy and Mary Hopkins and operated as a laundry and later a die works. Timothy and Mary Hopkins appear to be significant individuals in the history of San Francisco and of the state of California. However, archival research failed to indicate that they were involved in the operation of the laundry or die works that were located on the subject property during their ownership tenure. As the owners of several other properties in San Francisco, it is likely that the subject property was owned by the Hopkins and leased by the businesses located there within. Research failed to identify any other significant individuals that are directly associated with the subject property. For these reasons, the subject property does not appear eligible for listing in the NRHP under Criterion B.

Constructed circa 1880, the primary building on the subject property is an early surviving example of an industrial heavy timber-frame building designed in the American Commercial style. While the building exhibits characteristic features of the style, the removal of its second story has significantly reduced its historic integrity. The other two buildings on the subject property are utilitarian in nature and otherwise undistinguished architecturally. The property therefore does not appear eligible for listing in the NRHP under Criterion C.

The subject property is located in a dense urban area. Additionally, the property itself is densely developed. It is therefore unlikely that it has the potential to yield information deemed important to history or prehistory. The subject property appears ineligible for listing in the NRHR under Criterion D.

In conclusion, 2750 19<sup>th</sup> Street does not appear eligible for the NRHP under any significance criteria. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the previously adopted 6L Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

Corrette, Moses

2011 California Department of Parks and Recreation (DPR) 523 Series District Record for the *Northeast Mission – Showplace Square Industrial Employment District*. San Francisco Planning Department, San Francisco, Ca.

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, Ca.

Nationwide Environmental Title Research, LLC

2018 Historicaerials.com. 2750 19<sup>th</sup> Street area, 1931, 1946, 1956, 1968, 1980, 1987. Accessed in June 2018.

San Francisco Chronicle (consulted)

San Francisco Department of Building Inspection



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 6

Resource Name or #: 2750 19<sup>th</sup> Street

\*Recorded by: Aisha Fike, Rincon Consultants

\*Date: June 8, 2018

☒ Continuation

☐ Update

1926-76 Building Permits

Sanborn Map Company

1900 *Sanborn Fire Insurance Maps, San Francisco*. Vol 5. Sheet 524.

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1950 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

1998 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 568.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2017a *Historic Resource Evaluation Response: 2750 19<sup>th</sup> Street*. August 24. San Francisco, Ca.

2017b *Initial Study – Community Plan Evaluation, 2750 19<sup>th</sup> Street*. 2014.0999ENV. November 22. San Francisco, Ca.

2018 Property Information for 2750 19<sup>th</sup> Street. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org), on June, 2018.

San Francisco Public Library

1941 "Construction of warehouse at Folsom and 16<sup>th</sup> Streets," March 8. AAB-3710. San Francisco Historic Photographic Collection, San Francisco Public Library, History Room, San Francisco, Ca.

Street, Johanna

2017 *Historic Resource Evaluation Part I: Significance Evaluation 2750 19<sup>th</sup> Street, San Francisco*. August.

Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2750 19<sup>th</sup> Street. Prepared for San Francisco Planning Department, San Francisco, Ca.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

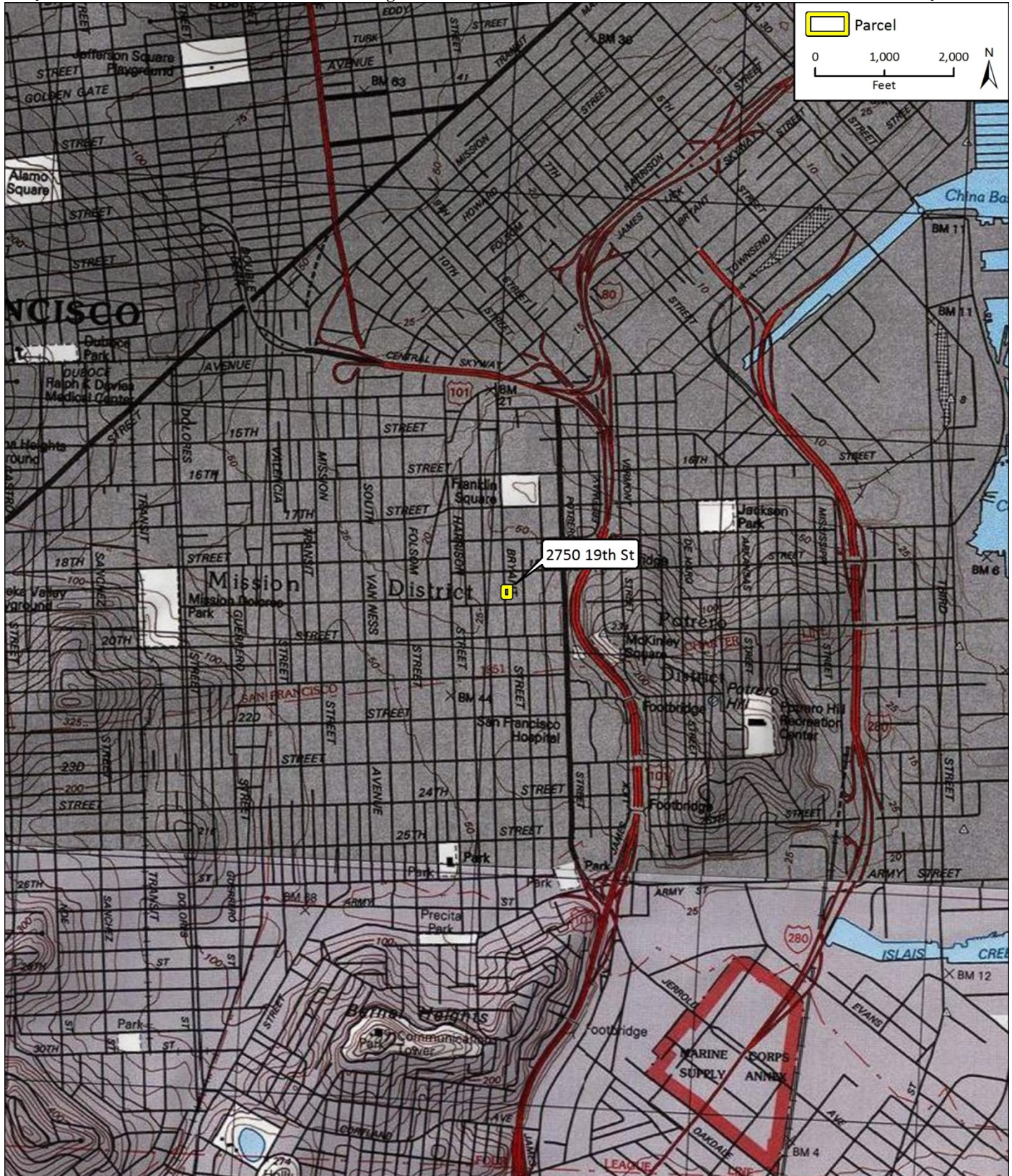
Page 6 of 6

Resource Name or #: 2750 19th Street

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995



## 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: **August 14, 2018**

PROJECT INFORMATION FOR **681 Florida**

Address: **2810-2812 19th San Francisco CA 94110**

Assessor's Block: **4022 Lot: 019**

Zoning:

Year of Initial Construction: **1895**

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 the 681 Florida Street Project**

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	<i>C</i>		
National Register	Not listed		
California Register of Historic Places	<i>Not Listed</i>		
City Landmark or Historic District Article 10	<i>Not Listed</i>		
Conservation Buildings or District Article 11	<i>Not Listed</i>		
General Area Plan	<i>Not Listed</i>		
Here Today Survey	<i>Not Listed</i>		
1976 Architectural Survey	<i>Not Listed</i>		
Unreinforced Masonry Building Survey	<i>Not Listed</i>		
San Francisco Heritage Survey	<i>Not Listed</i>		
Other Surveys (Please List)	<i>Coz - Show place Square / Northeast Mission Historic Resource Survey 62 - South Mission Historic Resource Survey</i>		

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: 2810-2812 19th 94110

☐ District

Assessor's Block: 4022 Lot: 019

☐ Site

Case Number 2018-012063 FED

☒ Building

Date Review Completed 9.17.2018

☐ 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>MT</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

N/A

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 \_\_\_\_\_ 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. 2018-0221-1851 Assigned planner Christy Alexander

☐ 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 Subject property is located within the APE of proposed project at 681 Florida Street.

**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:

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

9.17.2018  
Date

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 6

\*NRHP Status Code 6L

Resource Name or #: 2810-2812 19th Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

\*B5. Architectural Style: Italianate/Victorian

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

The building on the subject property was constructed circa 1900 as a multi-family residential building. A review of available Sanborn Maps and building permits indicates that the building has been substantially altered through a number of modifications since its original construction. These include the addition of a third-story balcony on the primary elevation at an unknown date; an addition at the building's rear elevation that also added a third story to this portion of the building; (2002); the addition of an projecting second-story balcony on the primary elevation (2002); and the replacement of original windows and doors at an unknown date (Sanborn Map Company 1914; San Francisco Department of Building Inspection, permits)

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

Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Development

Area: Mission District/ Showplace Square/Northeast Mission  
Historic Resources Survey area

Period of Significance: circa 1900 Property Type: Residential (multi-family) Applicable Criteria: N/A

Historic Context

The subject property is located just within the boundaries of San Francisco's Mission District. The history of Mission District, including its patterns of development and associated property types, is explored in detail in the *Historic Context Statement for San Francisco's Mission District*. The subject property was developed circa 1900 near the end of what the context statement defines as the Mission District's Gilded Age, lasting from 1864-1906. During this period, the District experienced expansive growth with the development of streetcar suburbs that eventually evolved into a dense collection of neighborhoods.

The subject property is also located just within the boundaries of the area explored in the *Showplace Square/Northeast Mission Historic Resources Survey*, which adds to the understanding of its developmental history. In the portions of the Showplace Square/Northeast Mission Historic Resources Survey area that are located within the Mission District, development was somewhat lagging behind that which was experienced in the central portions of the Mission District. The survey describes these areas in 1899 as being varied in their patterns of development including dense residential, quasi-rural and scattered industrial and commercial use.

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A

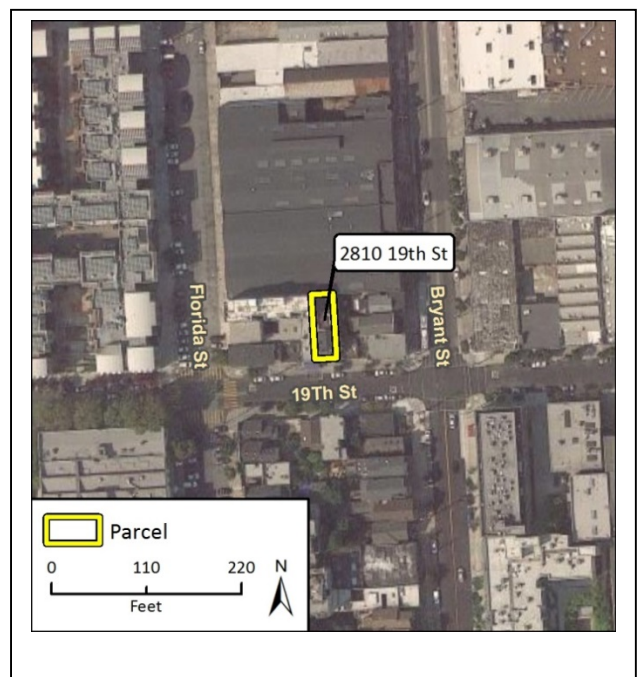
\*B12. References: See Continuation Sheet

B13. Remarks: N/A

\*B14. Evaluator: R.Perzel, Rincon Consultants

\*Date of Evaluation: July 25, 2018

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 6

Resource Name or #: 2810-2812 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 25, 2018 ☒ Continuation

☐ Update

**\*P3a. Description** (*update to 2008 DPR A form*):

The subject property was previously recorded on a Department of Parks and Recreation (DPR) 523A Series form by Tim Kelley Consulting in 2008 for the Showplace Square /Northeast Mission Historic Resource Survey. It was additionally recorded on a DPR 523A form by Page & Turnbull, Inc. as part of the South Mission Historic Resource Survey. The property was field checked on June 8, 2018 by a Rincon Consultants architectural historian. Since the time of the 2008 surveys, the building's exterior paint color has been changed from light pink to dark blue. No additional physical changes to the building's design and materials were observed since its previous recordation.

**\*P5b. Photographs:**



Photograph 1. 2810-2812 19<sup>th</sup> Street. View to the north. 6-8-2018.



Photograph 2. 2810-2812 19<sup>th</sup> Street. View to the northwest. 6-8-2018.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 6

Resource Name or #: 2810-2812 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 25, 2018 ☒ Continuation

☐ Update



Photograph 3. 2810-2812 19<sup>th</sup> Street. Undated photograph (San Francisco Public Library).

**\*B10. Significance (Continued):**

Historic Context (Continued):

The following is an excerpt from the *Showplace Square/Northeast Mission Historic Resources Survey* provides additional context relating to residential properties similar to the subject property:

*Most of the remaining residential buildings in the survey area were built prior to the 1906 Earthquake or within the immediate Reconstruction era and most are located along the southern fringe of the survey area where industrial and residential uses mingle within a narrow transitional zone. There is also a small enclave of flats located on the west side of Franklin Square and several residential hotels interspersed throughout the solidly industrial portions of the survey area. After 1921, new residential construction within industrial districts was effectively forbidden by San Francisco's first Zoning Ordinance and during the 1920s, many residential properties within the survey area were redeveloped with industry, accounting for the low number of residential properties within its boundaries. Most remaining residential properties contain are Victorian or Edwardian-era frame flats or post-frame flats or post-1906 single-room occupancy hotels (SROs).*

**Flats**

*Flats are found in almost all of San Francisco's older residential neighborhoods. Typically built of wood (although some are faced in brick), flats in San Francisco are often recognizable by their recessed porches sheltering individual entrances for each unit. Most flats in San Francisco (except for Romeo flats) contain two or three units per module, with each flat occupying an entire floor. Although most flats consist of a single stack of units, some are comprised of two parallel stacks connected at the center (double flats), or if land allows this module can be expanded to include additional stacks comprising triple, quadruple, or even quintuple flats. Flats in San Francisco are often built atop a raised concrete or brick foundation/podium where either a garage (if built after the First World War) or an additional residential unit may be located.*

Current Historical Status

The subject property was previously inventoried in 2008 by Tim Kelley Consulting as part of the *Showplace Square / Northeast Mission Historic Resources Survey*, conducted by the San Francisco Planning Department Planning and Kelly & VerPlanck Historical Resources Consulting. The survey was adopted by the San Francisco Historic Preservation Commission (HPC) in July 2011. As part of that effort, the property was assigned a California Historical Resource Status Code of "6Z found ineligible for NR, CR or Local designation through survey evaluation" (Tim Kelley Consulting 2008; Kelley & VerPlanck Historical Resources Consulting 2009; Corrette 2011; San Francisco Planning Department 2018).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #: 2810-2812 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 25, 2018 ☒ Continuation

☐ Update

The subject property was also inventoried in 2008 by Page & Turnbull, Inc. as part of the *South Mission Historic Resources Survey* conducted by the San Francisco Planning Department Planning with assistance provided by Page & Turnbull. The survey was adopted by the HPC on November 17, 2011. As part of the survey, the property was assigned a California Historical Resource Status Code of "6L determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" (Page & Turnbull 2008, San Francisco Planning Department 2018).

National Register of Historic Places (NRHP) Evaluation

Two previously performed surveys found the subject property ineligible for listing in the NRHP, CRHR, and for local historic designation. However, a formal evaluation of the property under the NRHP criteria was not completed for either. The following evaluation finds the property is not eligible for listing in the NRHP.

The development of 2810-2812 19<sup>th</sup> Street is consistent with the historic trends that occurred in the Showplace Square/Northeast Mission Historic Resources Survey area around the turn of the century. Development in this area was less dense than that in the central portions of the Mission District and included a wide variety of land uses. Despite consistency with this trend, the integrity of the subject building has been diminished through several alterations that include the following: a third story balcony on the façade, a third story on a portion of the rear (formally two stories), a single-story balcony topped garage projecting from the façade, and the replacement of original windows and doors. Eligibility for listing in the NRHP requires that a property must retain historic integrity. While the subject building retains its integrity of location, its integrity of design, materials, workmanship, feeling and association have been largely reduced resulting in an inability to convey any potential historical associations. Further, research did not reveal evidence to suggest that the property is directly associated with any other event(s) significant in the history of the city, state, or nation. Due to its diminished integrity, the subject building is not eligible for listing in the NRHP under Criterion A.

To be found eligible under Criterion B, the property must be directly tied to the important person (or persons) and the place where the individual conducted or produced the work for which he or she is known. Many owners and tenants have occupied the property during its existence and research through City Directories did not indicate any known significant individuals resided at the building. Therefore, the subject property is not eligible for listing in the NRHP under Criterion B.

As discussed above, the subject property has been substantially altered through balcony additions to the primary façade, the replacement of original windows and doors, and a large addition at the rear of the property. These alterations have negatively affected the building's integrity of design, materials, and workmanship, and as a result the building is no longer representative of its original Italianate/Victorian design or eligible for listing in the NRHP under Criterion C.

The subject property is located in a dense urban area. Additionally, the property itself is densely developed. It is therefore unlikely that it has the potential to yield information deemed important to history or prehistory. The subject property appears ineligible for listing in the NRHP under Criterion D.

Due to its substantial alterations, the subject building no longer retains sufficient integrity to be eligible for listing in the NRHP. As there have been no major alterations to the subject property since it was last surveyed, there is no evidence to suggest that the most-recently adopted 6L Status Code is no longer applicable.

\*B12. References (continued):

Ancestry.com (consulted)

City and County of San Francisco Planning Department

2007 *City Within a City: Historic Context Statement For San Francisco's Mission District*. November 2007.

Kelley & VerPlanck Historical Resources Consulting

2009 *Showplace Square Survey Historic Context Statement*. Prepared for the Showplace Square / Northeast Mission Survey. Prepared for the San Francisco Planning Department, San Francisco, CA.

Nationwide Environmental Title Research, LLC

2018 *Historicaerials.com*. 2810-2812 19<sup>th</sup> Street area, various years. Accessed in July 2018.

Newspapers.com (consulted)

Page & Turnbull, Inc.

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2810-2812 19<sup>th</sup> Street. Prepared for San Francisco Planning Department, San Francisco, CA.

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection

1965-1974 Building Permits. Accessed in July 2018.

DPR 523L (1/95)

\*Required Information



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 6

Resource Name or #: 2810-2812 19<sup>th</sup> Street

\*Recorded by: R.Perzel, Rincon Consultants

\*Date: July 25, 2018 ☒ Continuation

☐ Update

Sanborn Map Company

1914 *Sanborn Fire Insurance Maps, San Francisco*. Vol 6. Sheet 567.

San Francisco Planning Department

2003 *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco, Ca.

2011 Showplace Square / Northeast Mission Historic Resource Survey Data. May. San Francisco, Ca.

2018 Property Information for 2810-2812 19<sup>th</sup> Street. Accessed via the San Francisco Property Information Map at [propertymap.sfplanning.org](http://propertymap.sfplanning.org), in July, 2018.

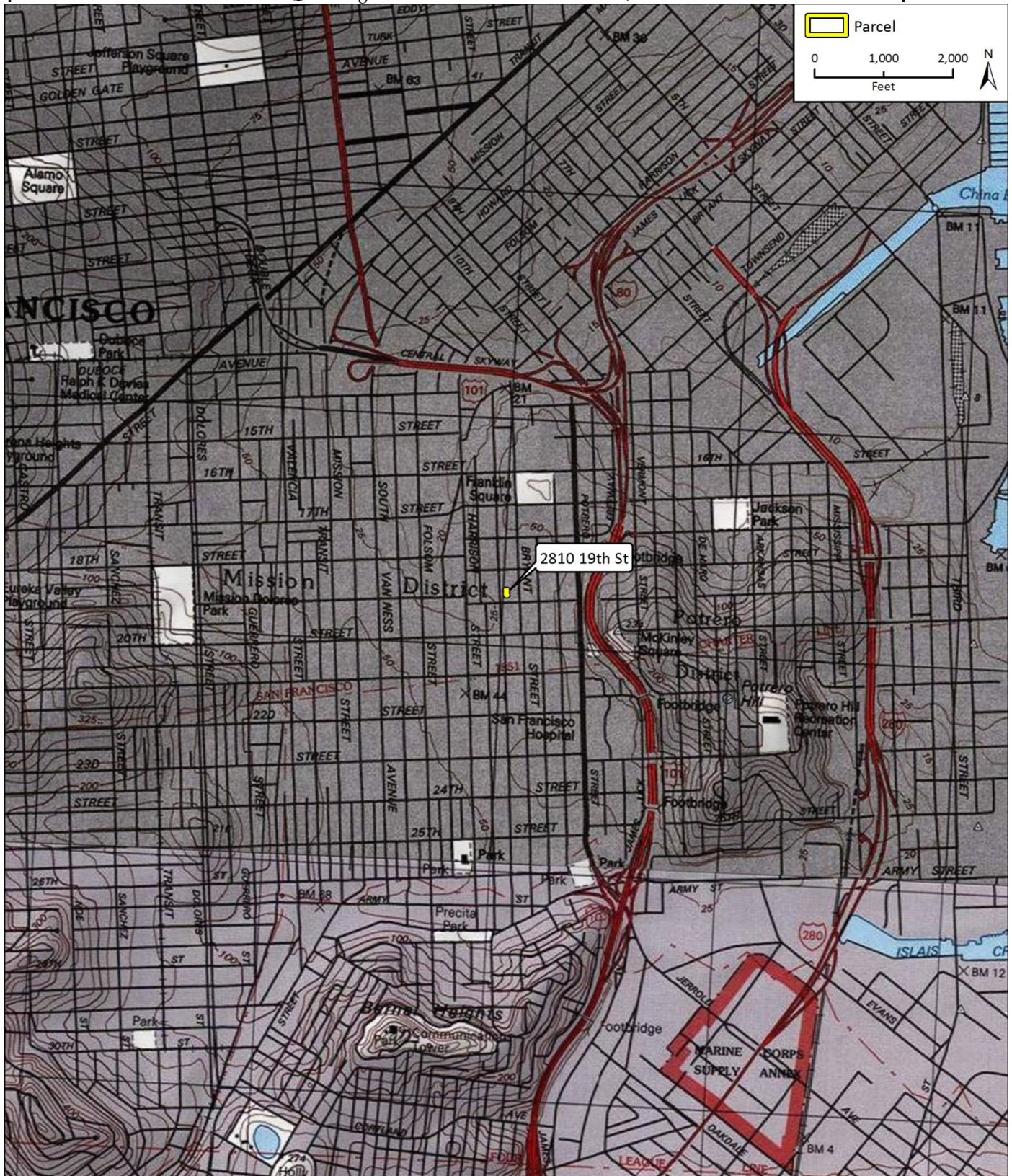
Tim Kelley Consulting

2008 California Department of Parks and Recreation (DPR) 523 Series Primary Record for 2810-2812 19<sup>th</sup> Street. Prepared for San Francisco Planning Department, San Francisco, CA.

\*Map Name: USGS San Francisco North Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1995





PROGRAMMATIC AGREEMENT (PA)  
BY AND AMONG  
THE CITY AND COUNTY OF SAN FRANCISCO,  
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,  
AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION  
REGARDING HISTORIC PROPERTIES AFFECTED BY USE OF REVENUE FROM THE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PART 58 PROGRAMS

WHEREAS, the City and County of San Francisco (“City”), a “Responsible Entity” under 24 C.F.R. Part 58, proposes to administer and fund projects and programs (hereinafter referred to as “Undertakings,” as defined in 36 C.F.R. 800.16y) in the City and County of San Francisco with monies from the U.S. Department of Housing and Urban Development (“HUD”) programs (“Programs”) delegated to the City pursuant to 24 C.F.R. Part 58 or any other pertinent HUD regulations; and

WHEREAS, pursuant to the Housing and Community Development Act of 1974, as amended, HUD has delegated to the City its responsibility to request the comments of the Advisory Council on Historic Preservation (ACHP) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. §470f); and

WHEREAS, the City has determined that the implementation of these Undertakings and Programs may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places (“Historic Properties”) and has consulted with the California State Historic Preservation Officer (“SHPO”) and the Advisory Council on Historic Preservation (“ACHP”) pursuant to Section 800.14(b) of the regulations, 36 C.F.R. Part 800, implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) (“Act”); and

WHEREAS, the City is a Certified Local Government (“CLG”) pursuant to Section 101 of the Act and its implementing regulations found at 36 CFR Part 61; and as such has a qualified staff in the employ of the San Francisco Planning Department which possesses the professional expertise necessary to evaluate properties which may be significant in the fields of architecture, history and archeology; this staff meets the appropriate qualifications set forth in 36 CFR Part 61, Appendix C and is knowledgeable in work relevant to the locale; and

WHEREAS, in light of these qualifications, the San Francisco Planning Department will provide oversight for the implementation, monitoring and reporting activities contemplated by this Undertaking; and

WHEREAS the Planning Department has created a workplan for a Comprehensive Citywide Cultural and Historical Resource Survey (Survey Plan) which is designed to complete cultural resource surveys in all active area plans and update and verify all pre-existing survey information within the area plans, as well as initiate independent surveys throughout the city while also developing a citywide context statement for San Francisco; and

WHEREAS, pursuant to the regulations of the ACHP, “Protection of Historic and Cultural Properties” (“Regulations”) (36 CFR §800.2(c), the City has requested the comments of the ACHP; and

WHEREAS, the City has, pursuant to the regulations conducted outreach and has actively sought and requested the comments of Indian tribes that attach religious and cultural significance to historic properties that may be affected by these Undertakings; and

WHEREAS, pursuant to the Regulations, the City has considered the nature of the program and its likely effects on historic properties and has taken steps to involve individuals, organizations and entities likely to be effected by the Undertaking; and

WHEREAS, pursuant to the Regulations, the City has arranged for public participation appropriate to the subject matter and scope of the Programmatic Agreement by providing notice to the public and has held hearings before the Landmarks Preservation Board concerning the Undertaking for the purpose of informing the public and including them in the consultation process; and

WHEREAS, subrecipients receiving Part 58 funds, which are the subject matter of this agreement, by, from or through the City agree as a condition of receiving funding to comply fully with the requirements of the National Historic Preservation Act of 1966 (16 U.S.C. 470) and the procedures set forth in 36 C.F.R. Part 800 on the Historic Preservation Procedures for Protection of Historic Properties; and

WHEREAS, the goals and objectives of this Programmatic Agreement are to (1) provide a coordinated, clear and efficient process for implementation of Section 106. (2) identify and protect historic resources while facilitating the production of affordable housing, the construction of and rehabilitation of community and public facilities, and the support for small businesses, employment development, murals and public art, (3) provide an orderly process for the resolution of conflicts, consideration of feasible alternatives and appropriate mitigation, (5) maintain the confidence of the public in the City as a Certified Local Government and (6) provide for public participation in the local implementation of Section 106; and

NOW, THEREFORE, the City, the SHPO, and the ACHP agree that the Undertakings shall be administered in accordance with the following stipulations to satisfy the City’s Section 106 responsibilities for all individual Undertakings of the Programs.

## **STIPULATIONS**

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

- I. TERMINATION OF EXISTING MEMORANDUM OF UNDERSTANDING.
  - A. The Memorandum of Agreement (MOA) entered into on September 16, 1982 by the Advisory Council on Historic Preservation, the California State Historic Preservation Officer and the City and County of San Francisco is hereby terminated by mutual agreement and is no longer in effect as of the effective date

of this Programmatic Agreement. The stipulations agreed to in the MOA are replaced in their entirety the stipulations agreed to in this PA.

## II. APPLICABILITY OF THE PROGRAMMATIC AGREEMENT

- A. The City shall comply with the stipulations set forth in this Programmatic Agreement (“PA”) for all Undertakings that (1) are assisted in whole or in part by revenues from the HUD Programs subject to 24 CFR Part 58 and that (2) can result in changes in the character or use of any Historic Properties that are located in an Undertaking’s Area of Potential Effect (“APE”), as defined in Stipulation VI, below.
- B. The review process established by this PA shall be completed before the City’s final approval of any application for assistance under these Programs, before a property is altered by either the City or a property owner, and before the City or a property owner initiates construction or makes an irrevocable commitment to construction that may affect a property that is fifty (50) years of age or older.
- C. Any Undertaking not qualifying for review under the terms of this PA but nevertheless subject to Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) shall be reviewed in accordance with 36 CFR Part 800.

## III. COORDINATION WITH OTHER FEDERAL AGENCIES

Other Federal agencies providing financial assistance for Program activities covered under the terms of this Agreement may, with the concurrence of the City and SHPO, satisfy their Section 106 responsibilities by accepting and complying with the terms of this Agreement. In such situations, the City and the Federal Agency shall notify the SHPO and ACHP in writing of their intent to use this Agreement to achieve compliance with Section 106 requirements. If the SHPO and ACHP do not respond within 21 days of receipt of such a notice of intent, the City and other Federal agency will assume SHPO and ACHP concurrence, as referenced above. Copies of all such notification letters shall be maintained in the files established by Certified Staff for each such undertaking.

## IV. UNDERTAKINGS NOT REQUIRING REVIEW BY THE SHPO OR THE ACHP

The following Undertakings do not require review by SHPO or ACHP and no signatory is required by this PA to determine the National Register of Historic Places (“NRHP”) eligibility of properties affected by these Undertakings.

- A. Undertakings only affecting properties that are less than fifty (50) years old.
- B. Undertakings limited exclusively to interior portions of single-family residential properties where the proposed work will not be visible from the property’s exterior.



- C. Undertakings limited exclusively to the activities listed in Appendix “A” of this PA. Undertakings not so limited shall be reviewed pursuant to this PA. Undertakings involving Historic Properties but nevertheless exempt from review pursuant to Appendix “A” shall be designed to conform to the greatest extent feasible with the California State Historic Building Code, [State of California, Title 24, Building Standards, Part 8 (“SHBC”)] as well as *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building, 1995*.
- D. The City shall document actions taken pursuant to this Stipulation in the manner prescribed in Stipulation XIX.A.

V. CERTIFIED LOCAL GOVERNMENT COORDINATION; CITY STAFFING

- A. The responsibilities of the City under the terms of this PA shall be coordinated by assigned individual(s) employed by the San Francisco Planning Department who meet the Secretary of the Interior’s Professional Qualification Standards in History and Architectural History found at 53 FR 4727.
- B. All such reviews, as required under this PA, shall be carried out by or under the direction of the City’s CLG Coordinator. The City shall allocate appropriate staff as necessary to ensure that its responsibilities under this PA are carried out. Such staff shall monitor, in keeping with the City’s standard environmental review, permit, and inspection processes, Undertakings included in Appendix A of this PA and shall certify that the manner in which they are implemented is consistent with the content of Appendix A. Such staff shall also certify that all other work subject to this PA is carried out in compliance with the PA’s terms and shall include such certification in the documentation required pursuant to Stipulation XIX, “Documentation and Reporting of Activities”, below.

VI. AREA OF POTENTIAL EFFECTS

- A. The Area of Potential Effects (“APE”) for Undertakings covered by this PA shall be limited to the legal lot lines of a property when the Undertaking consists exclusively of rehabilitating a property’s interior or exterior features.
- B. Improvements to Infrastructure. The Area of Potential Effects for general construction and installation of infrastructure shall be as follows:
  - 1. Water and sewer lines, the APE shall be the trunk of the sewer and water line;
  - 2. Curb Cuts for disability access; the actual curb area under construction shall be the APE;
  - 3. Pavements; the APE shall be the pavement structure and pavement base.

4. In all other infrastructure improvements the APE shall be analogous in purpose, structure and location to the APE of those listed in subsections 1 through 3 above.
- C. In all other cases, the City shall determine and document the area of potential effects, in accordance with 36 CFR §800.16(d).
- D. If a member of the public objects to the manner or scope in which the APE for an Undertaking has been delineated, the City shall seek to resolve the dispute in accordance with the principles enunciated in 36 CFR §800.4 regarding the review and seeking of information from consulting parties and other individuals and organizations likely to have knowledge of, or concerns with historic properties in the area under dispute.

## VII. IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

- A. The City shall review all existing information on any property within an Undertaking's APE, as required by 36 C.F.R. 800.4, to determine if such properties may be Historic Properties. At a minimum the City shall:
  1. Review the current listing of the NRHP.
  2. Review lists of Historic Properties maintained by the City and SHPO, and the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California, or its successors.
  3. Visit the site.
- B. If a property is listed or has already been determined eligible for listing in the NRHP, the City shall proceed in accordance with Stipulation VIII, unless exempted by Stipulation IV.
- C. If the CLG, in consultation with the SHPO, has determined a property to be ineligible for listing in the NRHP within a period of five (5) years prior to the City's approval of an Undertaking covered by this PA and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- D. Unless exempt pursuant to Stipulation IV or to Sections B. and C. of this Stipulation, the City shall evaluate all properties that may be affected by an Undertaking using the National Register Criteria set forth in 36 CFR Section 60.4. All evaluations shall be documented by the City on a State of California Historic Resources Inventory Form – DPR 523.

1. If the City determines that the property is eligible for inclusion in the NRHP, the determination shall be documented on a State of California Historic Resources Inventory Form – DPR 523 and submitted by the City to the SHPO for review.
  - a. If the SHPO concurs in the determination, the property shall be considered a Historic Property under this PA.
  - b. If the SHPO does not concur in the determination, the City and the SHPO shall immediately consult for a period of time not to exceed ten (10) calendar days to resolve this disagreement. If the disagreement cannot be resolved within this time frame, the City shall obtain a determination of NRHP eligibility from the Keeper of the National Register in accordance with 36 CFR Section 800.4(c)(2). The Keeper’s determination shall be final and binding on the parties of this PA.
  - c. If the SHPO does not respond to the City’s determination within fifteen (15) calendar days following receipt, the City may assume that the SHPO does not object to the determination and shall proceed in accordance with any other applicable requirements of this PA.
2. If the City determines that the property is not eligible for inclusion in the NRHP, the City may proceed in accordance with any other applicable requirements of this PA. The City is not required to submit such determination individually to the SHPO for review but shall submit a list of such properties semi-annually as part of the documentation required pursuant to Stipulation XIX. Such properties shall not be considered Historic Properties under this PA for a period of five (5) years following the date of the determination and need not be reevaluated during this time frame, unless any signatory to this PA notifies the other signatories in writing that changing perceptions of significance justify a reevaluation.

## VIII. TREATMENT OF HISTORIC PROPERTIES

- A. Section B (Rehabilitation – Option 1) of this Stipulation shall be followed when an Undertaking does NOT involve investment tax credits pursuant to Section 47 of the Internal Revenue Code of 1986, as amended (“IRC”), when Part 2 certification under the IRC is denied, or when an Undertaking is not changed in accordance with any conditions attached to Part 2 certification under the IRC. Otherwise, Section C (Rehabilitation – Option 2 – IRC) of this Stipulation shall be followed.
- B. Rehabilitation – Option 1

The City shall ensure that scopes of work, plans and specification for Undertakings that may affect Historic Properties and that are not exempt from review under this PA conform to the recommended approaches in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building, 1995* ("Standards") and to the greatest feasible extent, to the SHBC.

1. The City shall review appropriate project documents to determine conformance of the Undertaking with the Standards and SHBC.
  - a. If the City determines that the Undertaking conforms to the Standards and the SHBC and if no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
  - b. If the City determines that the Undertaking does not conform to the Standards and SHBC, the City shall recommend changes to ensure that the Undertaking conforms to the Standards and the SHBC. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the Standards and SHBC. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
  - c. If the Undertaking is not changed to conform to the Standards and the SHBC, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a Standard Mitigation Measures Agreement ("SMMA") in accordance with Stipulation IX unless the SHPO recommends that development of a SMMA is not appropriate. If a SMMA is developed and executed by the City and the SHPO, and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
  - d. When the Undertaking does not meet the Standards and the SHBC and the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CF R Section 800.6.

C. Rehabilitation – Option 2 – IRC

1. If the owner of a property subject to the terms of this PA applies for investment tax credits pursuant to the IRC, the City shall ensure that the following measures are implemented before authorizing the Undertaking to proceed:
  - a. If the property owner applies to the National Park Service (“NPS”) for Part 2 Certification and is denied certification, no further review of the Undertaking is required as of effective the date of NPS denial, unless the Undertaking may affect other Historic Properties. If no other Historic Properties may be affected, the City may determine in writing that there are no Historic Properties within the Undertaking’s APE. If no other provisions of the PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
  - b. If the property owner submits a Part 2 Historic Preservation Certification Application to NPS, the review required by the certification process shall supersede the Option 1 review specified above. If the Undertaking receives Part 2 Certification from NPS without conditions, it shall be deemed to conform to the Standards and will require no further review under this PA. If the Undertaking is certified with conditions, the City shall require that the Undertaking be changed in accordance with the conditions before granting any discretionary approval. If the Undertaking is changed accordingly, no further review under this PA will be required. The City shall document the successful completion of the Part 2 Certification Process in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.
  - c. If Part 2 Certification is denied or if the Undertaking is not changed in accordance with conditions attached to the certification, review of the Undertaking shall proceed in accordance with Section B.1.c or Section B.1.d of this Stipulation.

D. Relocation of Historic Properties – Individual Properties and Historic District Contributors

1. If relocation of a Historic Property is an Undertaking or part of an Undertaking subject to this PA and the Historic Property contributes to a historic district, every reasonable effort shall be made by the City to relocate the Property within the same historic district. Before approving any relocation, the City shall forward to the SHPO documentation that explains the need for relocation, describes the relocation site, indicates why the proposed relocation site was selected, states whether the



relocation site contains archeological properties, and summarizes the alternatives to relocation that were considered. If the SHPO does not respond to the City's submittal within thirty (30) calendar days following receipt, and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.

- a. If the SHPO agrees to the relocation as proposed and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
- b. If the SHPO does not agree to the relocation as proposed, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to identify a mutually acceptable relocation site. If the City and SHPO identify a mutually acceptable relocation site and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
- c. Any relocation of Historic Properties pursuant to this PA shall be carried out in accordance with the recognized approaches in *Moving Historic Buildings* (John Obed Curtis, reprinted 1991 by W. Patram for the International Association of Structural Movers, IASM, P.O. Box 1213) by a professional mover who has the capability to move historic properties properly.
- d. If no mutually acceptable relocation site is identified, the City and the SHPO shall consult to develop a SMMA in accordance with Stipulation IX unless the SHPO recommends that a SMMA is not appropriate. If a SMMA is developed and no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
- e. When no mutually acceptable relocation site is identified or the SHPO recommends that a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

E. Demolition

1. If demolition of an Historic Property is an Undertaking or part of an Undertaking subject to this PA, the City shall forward documentation to the SHPO that explains the need for demolition, includes an independent structural analysis of the Historic Property (if demolition of the property is required in whole or in part due to a lack of structural integrity), summarizes alternatives considered, discusses future plans for the site, sets forth a mitigation plan and includes comments received from the public. If the SHPO does not respond to the City's submittal within 30 (thirty) calendar days following receipt, the City shall initiated the consultation process set forth in 36 CFR Section 800.6.
2. If the SHPO agrees to the proposed demolition and determines that development and execution of a SMMA in accordance with Stipulation IX is appropriate, the City and the SHPO shall proceed with development and execution of a SMMA. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
3. When the SHPO does not agree to the proposed demolition or determines that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

F. New Construction and Relocation of Non-Historic Properties

1. The City shall ensure that the design of any new construction, in-fill construction or construction of additions to Historic Properties is compatible with the historic qualities of the Historic Property, of any historic district or of adjacent historic buildings in terms of size, scale, massing, color, features, and materials and that the design is responsive to the recommended approaches for new construction set forth in the Standards. In addition, the City shall ensure that any proposal to move a non-historic property next to a Historic Property or into a historic district as well as any subsequent work on the exterior of the non-historic property is responsive to the recommendations set forth in the "District/Neighborhood" section of the Standards.
  - a. The City shall review appropriate project documents to determine conformance of the Undertaking to the design requirements set forth in Section F.1 of this Stipulation VIII.
  - b. If the City determines that the Undertaking conforms and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the

actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- c. If the City determines that the Undertaking does not conform or would otherwise result in an adverse effect to Historic Properties, the City shall recommend changes to ensure that the Undertaking conforms or that adverse effects can be avoided. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the design requirements set forth in Section F.1 of this Stipulation VIII and will not otherwise adversely affect Historic Properties. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- d. If the recommended changes are not adopted, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a SMMA in accordance with Stipulation VII. unless the SHPO recommends that the development of a SMMA is not appropriate. If a SMMA is developed and executed and no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
- e. When an Undertaking does not conform to the design requirements set forth in Section F.1 of this Stipulation VIII., will otherwise adversely affect Historic Properties, or the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

## IX. RESOLUTION OF ADVERSE EFFECTS

- A. When required by the terms of this PA, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to determine if Historic Properties affected by an Undertaking should be treated in accordance with the Standard Mitigation Measures set forth in Appendix B of this PA or if the consultation process set forth in 36 SFR Section 800.6 should be initiated.
  - 1. As part of this consultation, the City shall provide the SHPO with documentation that may include but may not necessarily be limited to an alternative analysis, recent independent structural analyses or other assessments of a Historic Property's condition, cost estimates for rehabilitation, information about any economic, social or program-related

considerations that should be taken into account, marketing studies and a draft SMMA prepared in accordance with Appendix B of this PA.

2. If the City and the SHPO determine that the effects of the Undertaking may be resolved by executing and implementing a SMMA, the City and SHPO shall execute and the City shall implement a SMMA developed in compliance with Appendix B of this PA. The City shall promptly furnish the SHPO with a copy of the fully executed SMMA. If no other provision of this PA requires the City to take further steps; with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
3. If the City and the SHPO cannot agree on the terms of a SMMA or if the SHPO does not respond to the City's request for consultation within the time frame applicable to this consultation, the City shall notify the ACHP and initiate the consultation process set forth in 39 CFR Section 800.6.

#### X. EMERGENCY UNDERTAKINGS

- A. This Stipulation shall apply only to situations in which a duly authorized local official has determined in accordance with applicable law, that an imminent threat to the public health and safety exists and that such threat must be removed forthwith ("Emergency Conditions").
- B. The City shall notify the Council, the SHPO and any Indian tribe that may attach religious and cultural significance to historic properties likely to be affected prior to the undertaking and affording them an opportunity to comment within seven days of notification. If the City determines that circumstances do not permit seven days for comment, the City shall notify the Council, the SHPO and the Indian tribe invite any comments within the time available.
- C. The City shall require that any mitigation measures recommended by the LPAB and the SHPO be implemented if the City deems such measures to be feasible.
- D. The City shall document the actions taken pursuant to this Stipulation in the manner prescribed by Stipulation XIX.A.
- E. Immediate rescue and salvage operations conducted to preserve life and property are exempt from the provisions of Section 106. [36 CFR §800.12(d)].

#### XI. CONSIDERATION AND TREATMENT OF ARCHEOLOGICAL RESOURCES

- A. The following types of ground-disturbing activities have the potential to affect archeological resources:

1. Ground disturbing site preparation, such as grading or excavation, in connection with property relocation or new construction.
  2. Footing and foundation work occurring more than two feet from any existing footings or foundations, including soils improvement/densification techniques.
  3. Installation of underground utilities such as sewer and water lines, storm drains, electrical, gas or leach lines and septic tanks, except where installation is restricted to areas previously disturbed by installation of these utilities.
  4. Installation of underground irrigation or sprinkler systems, except where installation is restricted to areas previously disturbed by such systems.
- B. When an Undertaking may include the foregoing types of ground-disturbing activities and the Undertaking does not qualify as an exception under this provision, the City shall request that the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, Rohnert Park, California ("IC") conduct an archeological site records and literature search ("ARLS") for the Undertaking's APE.
1. Exceptions
    - a. The City is NOT required to request the IC for an ARLS under the following circumstances:
      - i. When the ground-disturbing activities set forth in Sections A.2, A.3 and A.4 of this stipulation will occur exclusively within the legal lot lines of a parcel used as a single family residence, or
      - ii. When the ground-disturbing activities set forth in the Sections A.2, A.3 and A.4 of this stipulation will be confined to areas previously disturbed by such activities.
- C. Unless the IC informs the City that an archeological property is located within the Undertaking's APE or recommends that a qualified archeologist conduct a survey or an archival research of the APE, no further consideration of archeological resources by the City is required. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- D. If the IC informs the City that an archeological property is located within the Undertaking's APE or recommends that a survey be conducted, the City shall



promptly furnish the SHPO with a copy of the IC's response and request the comments of the SHPO.

1. If the SHPO recommends that the APE should be surveyed or subject to archival research, the City shall engage a qualified archeologist to conduct the survey of the APE and prepare a written report.
2. If the SHPO recommends that a survey is not necessary and the Undertaking's APE does not contain a known archeological resource, no further consideration of such resources by the City is required. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
3. If the Undertaking's APE contains known archeological resources or such resources are identified through a survey, the City shall cause the Undertaking to be redesigned if feasible to avoid said resources and shall notify the SHPO of these actions. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
4. If the Undertaking cannot be redesigned to avoid the resources, the City shall engage a qualified archeologist to evaluate the resources in accordance with the NRHP Criteria set forth in 36 CFR Section 60.4. This evaluation shall be documented by the archeologist in a written report submitted to the SHPO for review.
  - a. If the SHPO informs the City that the resources are Historic Properties, the City shall engage a qualified archeologist to develop a written data recovery and artifact disposition/curation plan that is consistent with the *Secretary of the Interior's Standards and Guidelines for Archeological Documentation* (53 FR 4727) that takes into account the ACHP's publication, *Treatment of Archeological Properties* and subsequent revisions made by the ACHP as well as any applicable SHPO guidance, and whose disposition/curation provisions are consistent with applicable state law. Once approved by the SHPO, the City shall ensure that the plan is implemented by a qualified archeologist and that the results of the data recovery are documented in writing by the archaeologist in accordance with applicable professional standards and guidelines. When data recovery has been completed and if no other provisions of this PA require the City to take further steps in respect to the Undertaking, the City shall document

the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.

- b. If the SHPO informs the City that the resources are not Historic Properties, no further consideration of these resources by the City is required. If no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.
- E. As used in this Stipulation, “qualified archeologist” means a person who at a minimum meets the *Secretary of the Interior’s Professional Qualifications Standards* (36 CFR Part 61) for archeology.
- F. The SHPO shall respond to any request for comments submitted under this Stipulation within fifteen (15) calendar days following receipt. The City may assume that the SHPO does not object to any action deemed by the City to be appropriate under this Stipulation if the SHPO fails to respond within this time frame. If no other provisions of the PA require the City to take further steps in respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.

## XII. REVIEW OF CHANGES TO APPROVED UNDERTAKINGS

- A. The City shall promptly notify the SHPO upon discovery if:
  - 1. previously approved scopes of work, plans or specifications for an Undertaking are changed so that, (a) the Undertaking is no longer exempt from review pursuant to Stipulation IV.C and (b) the nature of the change is such that the terms of the PA require the City to consult the SHPO about the modified Undertaking ; or
  - 2. amendments to previously executed SMMA’s are proposed.
- B. If such changes or amendments are proposed and if not otherwise precluded by other Stipulations in the PA, the City and the SHPO shall comply with the provisions of Stipulation VIII in making any such changes or amendments to the Undertaking or to any SMMA.

## XIII. DISCOVERIES AND UNANTICIPATED EFFECTS

- A. The City shall notify the SHPO as soon as possible if it appears that an Undertaking may affect a previously unidentified property that may be eligible for inclusion in the NRHP or affect a known Historic Property in an unanticipated manner. The City may suspend construction of all or part of the Undertaking in the vicinity of the discovery and require that reasonable measures be taken to

avoid or minimize harm to the property until the City concludes consultation with the SHPO.

- B. If the newly discovered property has not previously been included in or determined eligible for inclusion in the NRHP, the City may assume that the property is eligible for purposes of this PA. The City shall notify the SHPO at the earliest possible time and consult to develop actions that take the effects of the Undertaking on the property into account. The City shall notify the SHPO of any time constraints, and the City and the SHPO shall mutually agree on the time frames for this consultation. The City shall provide the SHPO with written recommendations that take the effect of the Undertaking into account. If the SHPO does not object to the City's recommendations within the agreed upon time frame, the City shall require the scope of work for the Undertaking to be modified as necessary to implement its recommendations.

#### XIV. PUBLIC INVOLVEMENT

- A. The City shall identify any public interest in the Undertakings subject to this PA; by informing the public about Historic Properties when complying with the public participation requirements set forth in 24 CFR Part 58 and in the regulations for any other Program delegated by HUD to the City as may be applicable.
- B. The City or the SHPO may invite interested persons to participate in the development of SMMA's pursuant to Stipulation VIII and IX and to participate as interested parties whenever this PA mandates the consultation set forth in 36 CFR Section 800.6.
- C. At any time during implementation of the measures stipulated in this PA, should a member of the public raise an objection pertaining to delineation of an APE or to treatment of a Historic Property, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. Section 800.2(b)(2). The City, in reaching a final decision regarding the dispute, shall take any ACHP comment provided into account. The City shall also consult with its Certified Local Government (CLG) Coordinator. The City's responsibility to carry out all other actions under this PA that are not the subject of the dispute shall remain unchanged.
  - 1. If the objection pertains to a decision by the City and the SHPO to implement a SMMA pursuant to Stipulations VIII Or IX, the City shall immediately suspend work on the Undertaking and shall initiate consultation with the SHPO and the ACHP pursuant to 36 CFR Section 800.6.

#### XV. TIME PERIODS FOR SHPO REVIEW

Unless otherwise stipulated, the SHPO shall respond within thirty (30) calendar days of receipt to any documentation submitted by the City pursuant to the requirements of this PA. If the SHPO does not respond within this time frame or within the time frames otherwise stipulated by this PA, the City shall proceed in accordance with the specific Stipulation(s) that apply to the SHPO review of the documentation submitted.

## XVI. DISPUTE RESOLUTION

- A. Should any signatory object within the time frames specified in this PA to any plans, specifications, documents or actions provided for review pursuant to this PA, the City shall consult with the objecting party to resolve the objection. If the City determines within fifteen (15) calendar days of receipt of any such objection that such objection cannot be resolved, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. 800.2(b)(2).
  - 1. Within thirty (30) calendar days after receipt of all pertinent documentation, the ACHP will either:
    - a. Provide the City with recommendations or comments that the City shall take into account in reaching a final decision regarding the dispute, or
    - b. Notify the City that it will comment in accordance with 36 CFR Section 800.7(c) and proceed to comment.
  - 2. If the ACHP fails to provide recommendations or to comment within the specified time period, the City may implement that portion of the Undertaking subject to dispute under this Stipulation in accordance with any documentation as submitted and amended by the City.
  - 3. Any ACHP comments provided to the City in response to such a request shall be taken into account by the City in accordance with 36 CFR 800.7(c)(4) with reference to the subject of the dispute. Any recommendation or comment provided by the ACHP will be interpreted to pertain only to the subject of the dispute. The responsibility of the City to carry out all actions under this PA that are not the subject of the dispute shall remain unchanged.

## XVII. ANTICIPATORY DEMOLITION

The City agrees that it will not assist any party in avoiding the requirements of this PA or the National Historic Preservation Act, or, having legal power to prevent it, allow a significant adverse effect to an Historic Property to occur without an approved SMMA. (National Historic Preservation Act of 1966, §110k) The City may, after consultation with the ACHP, determine that circumstances justify granting such assistance despite the adverse effects created or permitted by the party to be assisted.

## XVIII. MONITORING

The SHPO and the ACHP may monitor or review activities carried out pursuant to this PA, and the ACHP shall review any activities if requested. The City shall cooperate with the SHPO and the ACHP in carrying out these monitoring and review activities by making all relevant non-privileged files available for inspection, upon reasonable notice from the SHPO and ACHP.

## XIX. DOCUMENTATION, REPORTING AND REVIEW OF ACTIVITIES

- A. The City shall document in writing all actions taken pursuant to this PA, retain this documentation in its projects files, and include such documentation as necessary in the Programmatic Agreement Compliance Report(s) (“PACR”) required pursuant to Section B of this Stipulation.
- B. The City shall provide the SHPO and the ACHP with a PACR on June 30 and December 31 of every year so long as this PA is in effect. The City shall also offer copies of PACR to the San Francisco area office of the U.S. Department of Housing and Urban Development (HUD) and shall provide HUD with copies, if HUD so requests.
  - 1. The PACR shall: summarize activities carried out under the terms of this PA; list by property address all Undertakings, excluding those set forth in Appendix A, that were reviewed pursuant to the PA; and document all decisions made with respect to “Identification and Evaluation of Historic Properties”, “Treatment of Historic Properties”, “Resolutions of Adverse Effects”, and “Considerations and Treatment of Archeological Resources”, include copies of all SMMA’s and present the views of the City regarding the usefulness of this PA in promoting the efficiency and effectiveness of both the Programs and the consideration of Historic Properties.
- C. The City shall make PACR’s available for public inspection and comment and invite the public to submit any comments to the ACHP, the SHPO and the City.
- D. The signatories to this PA shall review PACR’s and any comments submitted pursuant to Section C of this Stipulation. Based on that review, the signatories will determine whether this PA should be amended in accordance with Stipulations XX.

## XX. AMENDMENTS

- A. Any party to this PA may request that it be amended whereupon the parties shall consult in accordance with 36 C.F.R. Sections 800.14 to consider such amendments.



- B. Any resulting amendments or addenda shall be developed and executed by the parties in the same manner as the original PA.

## XXI. CITY STAFFING

- A. The Certified Local Government Coordinator, for purposes of this agreement, must meet the minimum professional qualifications for history or architectural history as defined in 36 C.F.R. Part 61.
- B. The City will assign staff to assure that work is carried out as planned, and will maintain records for each project that documents compliance with the terms of this PA, and will retain the services of an Archeological Consultant (“AC”) as the need may arise in accordance with Section IV.C of this PA.

## XXII. TERMINATION

Any party to this PA may terminate the PA by providing one hundred eighty (180) calendar days notice to the other consulting parties, provided that the consulting parties shall consult during the period before termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the City will comply with 36 C.F.R. Section 800 with respect to individual Undertakings covered by this PA.

## XXIII. FAILURE TO COMPLY WITH THE PROGRAMMATIC AGREEMENT

In the event the City cannot carry out the terms of this PA, the City shall not take or sanction any action or make any commitment that would result in an adverse effect to Historic Properties or that would foreclose the ACHP’s consideration of modifications or alternatives to the Undertakings, and the City will comply with 36 C.F.R. Section 800 with regard to each individual Undertaking subject to this PA.

EXECUTION AND IMPLEMENTATION of this PA evidences that the City and County of San Francisco has afforded the ACHP a reasonable opportunity to comment on these Programs and that the City has satisfied its Section 106 responsibilities for all individual Undertakings of the Programs covered by this PA.

## ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: \_\_\_\_\_

Date: \_\_\_\_\_

## CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_

Date: \_\_\_\_\_

Gavin Newsom, Mayor

APPROVED AS TO FORM

By: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

Date: \_\_\_\_\_

STATE HISTORIC PRESERVATION OFFICER

By: \_\_\_\_\_

Date: \_\_\_\_\_

## APPENDIX A

The following Undertakings require only administrative review by the CLG and not the SHPO or the ACHP pursuant to Stipulation IV of this PA.

1. Demolition and rehabilitation of facilities that are not Historic Properties, except when a proposed addition of such facilities may affect a surrounding or adjacent historic district;
2. Repair, replacement and installation of the following systems provided that such work does not affect the exterior of a property or require new duct installation throughout the interior:
  - a. electrical work;
  - b. plumbing pipes and fixtures, including water heaters;
  - c. heating and air conditioning system improvements;
  - d. fire and smoke detector system installation;
  - e. sprinkler system installation;
  - f. ventilation system installation;
  - g. interior elevator or wheelchair conveying system; and
  - h. bathroom improvements where work is restricted to an existing bathroom.
3. Repair or partial replacement of porches, decks, cornices, exterior siding, doors, thresholds, balustrades, stairs, or other trim when the repair or replacement is done in-kind to closely match existing material and form;
4. Installation of new shelf space or improvement of such, and repair, replacement, and installation of cabinets, countertops, and appliances;
5. Repair or replacement of fencing, gates and freestanding exterior walls when work is done in-kind to match existing materials and form;
6. Repair, replacement or installation of windows and storm windows (exterior, interior, metal or wood) provided these match the shape and size of the historic windows and provided that, for storm windows, the meeting rail coincides with that of the historic window. Color should match trim;
7. Installation of new window jams, jamb liners, and screens;
8. Caulking, weather-stripping, reglazing and repainting of windows;
9. Roof repair or replacement of historic roofing with materials that closely match existing materials and forms. Cement asbestos shingles may be replaced with asphalt-based shingles;
10. Repair, replacement or installation of gutters and down spouts;

11. Repainting and refinishing of exterior or interior surfaces, including but not limited to walls, floors, and ceilings, provided that harmful surface preparation treatments including but not limited to water blasting, sandblasting, and chemical removal are not used and that work is done in-kind to match existing material and form;
12. Repair or replacement of awnings and signs when work is done in-kind to closely match the existing material and form;
13. Installation of insulation, with the exception of area formaldehyde form insulation or any other thermal insulation with a water content into wall cavities, provided that decorative interior plaster or woodwork or exterior siding is not altered by this work item;
14. Installation or replacement of security devices, including dead bolts, door locks, window latches, security grilles, surveillance cameras and door peepholes, and electronic security systems;
15. Installation of grab bars, handrails, guardrails and minor interior and exterior modifications for disabled accessibility;
16. Modifications of and improvements to path of travel for persons with disabilities from, to and within a building, structure, playground, or park.
17. Repair or replacement of interior stairs when work is done in-kind to match existing material and form;
18. Replacement of non-significant flat stock trim
19. Repair or replacement of existing roads, driveways, sidewalks, curbs, curb ramps, speed bumps and gutters provided that work is done in-kind to closely match existing materials and forms and provided that there are only minimal changes in the dimensions and configurations of these features;
20. Repair, replacement and installation of the following, regardless of their location within or adjacent to an historic district:
  - a. Park furniture, including benches, picnic tables, chairs, planter boxes, barbecue pits and trellises.
  - b. Outdoor yard improvements, including play structure, matting, fencing, gates, play ground lighting, drinking fountain, play ground equipments, path of travel and ramps.
  - c. Landscaping, including tree planting, tree pruning, shrub removal, play court resurfacing or sodding, irrigation, murals and painting of game lines for school play yards and grounds.
21. Repair, replacement or installation of water, gas, storm, and sewer lines when the work qualifies as an exemption pursuant to Stipulation XI.B.

22. Acquisition of properties which is limited to the legal transfer of ownership with no physical improvements proposed;
23. Temporary bracing or shoring;
24. Anchoring of masonry walls to floor systems so long as anchors are embedded and concealed from exterior view such as in the HILTI systems;
25. Stabilization of foundations and addition of foundation bolts;
26. Rental and installation of scaffolding;
27. Installation of temporary, reversible barriers such as chain link fences and polyethylene sheeting or tarps;
28. Repair and replacement of any interior or exterior elements when the repair or replacement is done in-kind to closely match existing materials.



## APPENDIX B STANDARD MITIGATION MEASURES AND ADVERSE EFFECTS

When deemed appropriate by the City in consultation with the SHPO, the City and the SHPO may develop and execute without ACHP participation a written Standard Mitigation Measures Agreement (“SMMA”) that includes one or more of the following Standard Mitigation Measures (SMMs) for Undertakings not listed in Stipulation IX.B. The City must submit copies of all fully executed SMMA’s to the SHPO and retain copies of all such SMMA’s in accordance with Stipulations IX.A.2 and XIX.A of this PA.

- A. Prior to demolition, alteration or relocation of an Historic Property, the City shall:
  - 1. Contact the HABS/HAER Coordinator, Western Regional Office of the National Park Service, San Francisco, California to determine what level and kind of recordation is required for the Property. Unless otherwise agreed to by HABS/HAER, the City shall ensure that all documentation is completed and accepted by HABS/HAER before it authorizes the activity that would adversely affect the Property to proceed, and that copies of this documentation are made available to the SHPO and to appropriate local archives designated by the SHPO; OR
  - 2. Record the Property in accordance with a Recordation Plan (“RP”) developed by the SHPO.
    - a. At a minimum, RPs shall establish recordation methods and standards.
    - b. The City shall consult with the SHPO to identify appropriate archives where the City will deposit copies of the recordation materials.
    - c. The City and the SHPO may mutually agree to waive the recordation requirement if the affected Historic Properties will be substantially repaired in accordance with the Standards.
- B. The City, in consultation with the SHPO, shall identify appropriate parties to receive salvaged architectural features. The City shall ensure that significant architectural features are salvaged before demolition or alteration and that they are properly stored and protected. When feasible and appropriate, salvaged architectural features shall be reused in other preservation projects.
- C. The City shall ensure that, where the SHPO has determined that the treatment of the Historic Properties or the design of the new buildings cannot feasibly meet the Standards or any SHPO-approved design guidelines, the work shall be carried out in accordance with construction documents or work write-ups that have been reviewed and approved by the SHPO.

- D. The City shall ensure that a Marketing Plan (“MP”) proposed either by the City or the SHPO is implemented before demolition or relocation of Historic Properties is authorized. The MP shall include those elements specified in Items 1-4, pages 33-34 of the ACHP’s Publication, Preparing Agreement Documents (1989). The City shall review all purchase offers in consultation with the SHPO.

## APPENDIX C DEFINITIONS

“Act”	“Act” means the National Historic Preservation Act of 1966, as amended, 16 U.S.C. §470.
“ACHP”	“ACHP” means the Advisory Council on Historic Preservation or a Council member or employee designated to act for the Council.
“Agency Official”	“Agency Official” means the Federal agency head or a designee with authority over a specific Undertaking, including any State or local government official who has been delegated legal responsibility for compliance with §106 and §110(f) in accordance with law.
“Archaeological Site Records and Literature Search” (ARLS)	“Archaeological Site Records and Literature Search” means the document search for the Undertaking’s APE completed by the Eastern Archaeological Information Center of the California Historical Resources Information System at the University of California, Riverside (“IC”), or its successors.
“Area of Potential Effects” (APE)	“Area of Potential Effects” means the geographic area or areas within which an Undertaking may cause changes in the character or use of historic properties, if any such properties exist.
“Certified Local Government”	“Certified Local Government” means a city or county that has been certified by the National Park Service pursuant to §101 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 61.
“City”	“City” means the City and County of San Francisco.
“Historic Property”	“Historic Property” means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places. The term includes, for purposes of this PA, artifacts, records, and remains that are related to and located within such properties. The term “eligible for inclusion in the National Register” includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register of Historic Places listing

	criteria.
“Local Government”	“Local Government” means a city, county, parish, township, municipality, borough, or other general purpose political subdivision of a State.
“National Register Criteria”	“National Register Criteria” means the criteria established by the Secretary of the Interior for use in evaluating the eligibility of properties for the National Register (36 CFR Part 60).
“National Register of Historic Places” (NRHP)	“National Register of Historic Places” (NRHP) maintained by the Secretary of the Interior and administered by the National Parks Service, is the official list of the Nation’s cultural resources worthy of preservation.
“National Register”	“National Register” means the National Register of Historic Places maintained by the Secretary of the Interior.
“Programmatic Agreement Compliance Report” (PACR)	“Programmatic Agreement Compliance Report” (PACR) means the report provided twice a year to the SHPO, ACHP, and U.S. Department of Housing and Urban Development (“HUD”) which summarizes activities carried out under the terms of the Programmatic Agreement.
“Programmatic Agreement” (PA)	“Programmatic Agreement” means the agreement pursuant to 36 CFR §800.14(b), between the City, SHPO and Advisory Council on Historic Preservation to allow for expedited review of HUD funded projects affecting cultural resources.
“Secretary”	“Secretary” means the Secretary of the Interior
“Standard Mitigation Measures Agreement” (SMMA)	“Standard Mitigation Measures Agreement” means the mitigation agreement executed between the City and the SHPO without ACHP participation.
“Standards”	“Standards” meant the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, &amp; Reconstructing Historic Buildings</i> .
“State Historic Preservation Officer” (SHPO)	“State Historic Preservation Officer” means the official appointed or designated pursuant to §101(b)(1) of the Act to administer the State Historic Preservation program or a representative designated to act for the State Historic Preservation Officer.

“Survey”	
“Undertaking”	<p>“Undertaking” means any project, activity, or Program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effects. The project, activity, or program must be under the direct or indirect jurisdiction of a Federal agency or licensed or assisted by a Federal agency. Undertakings include new and continuing projects, activities, or programs and any of their elements not previously considered under Section 106.</p>

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PROGRAMMATIC AGREEMENT  
BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO (City) AND THE  
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER (SHPO)  
REGARDING 681 FLORIDA STREET AFFORDABLE HOUSING DEVELOPMENT,  
SAN FRANCISCO, CALIFORNIA

WHEREAS, the Mayor's Office of Housing and Community Development of the City and County of San Francisco (City) has determined that the development (Undertaking) of an affordable housing development at 681 Florida Street, San Francisco CA by 681 Florida Housing Associates, LP, a limited partnership between the Tenderloin Neighborhood Development Corporation (TNDC) and the Mission Economic Development Agency (MEDA), (Consulting Party) may have an effect on yet unidentified subsurface properties; and

WHEREAS, 681 Florida Housing Associates, the Consulting Party, is applying for Section Eight project-based housing vouchers which are subject to regulation by 24 CFR Part 58; and

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

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

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the *Programmatic Agreement (PA) by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs* executed January 10, 2007; and

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

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

WHEREAS, the City has established the Area of Potential Effects (APE) for the Undertaking as defined at 36 CFR §800.16 to be limited to the following properties: 689 Florida Street; 691 Florida Street; 2000 Bryant Street; 2001 Bryant Street; 2028 Bryant Street; 2055 Bryant Street; 2070 Bryant Street; 2080 Bryant Street; 2088 Bryant Street; 2098 Bryant Street; 2750 19<sup>th</sup> Street; 2810 19<sup>th</sup> Street; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a moderately high potential of identifying Native American archeological resources and a high potential of identifying historic-period archeological resources in the APE and has recommended a qualified archeologist conduct further archival and field study to identify archeological resources, especially a good-faith effort to identify those buried deposits that may show no signs on the surface;

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

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

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

WHEREAS, The Major's Office of Housing and Community Development has contacted the Native American Heritage Commission, and a search of their Sacred Lands file was negative, and

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

WHEREAS, the Project Developers have been invited to be signatories to this agreement;

WHEREAS the City and the California State Historic Preservation Officer have agreed to the procedures and methodology that the City will use to avoid any adverse effects from the proposed project on buried or submerged historical resources; and

NOW, THEREFORE, the City and the California State Historic Preservation Officer (SHPO) agree that the Undertaking shall be implemented according to the following stipulations in order to take into account the effects of the Undertaking may have on historic properties.

Execution of this PA by the City and County of San Francisco and the California State Historic Preservation Officer, and implementation of its terms, evidence that the City has taken into account the effects of the undertaking on historic properties and afforded the Advisory Council on Historic Preservation an opportunity to comment. Based on the reasonable assumption that the Undertaking may cause alterations in the character or use of historic properties and in accordance with the requirements of Stipulation XI of the PA (Consideration and Treatment of

Archeological Resources) of the PA, the following measures shall be undertaken to avoid any adverse effects from the proposed project on buried or submerged historical resources:

### **STIPULATIONS**

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

#### **I. Qualified Archeological Consultant Responsibilities**

- A. The City shall ensure that all work carried out pursuant to this Agreement shall be done by or under the direct supervision of historic preservation professionals who meet the Secretary of the Interior's Professional Qualifications Standards.
- B. The Project Developers will retain the services of an archeological consultant (Archeological Consultant) from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the San Francisco Planning Department archeologist;
- C. The Archeological Consultant will meet the Secretary of the Interior's professional qualifications as specified at 62 FR 33708;
- D. All work carried out pursuant to this Agreement shall meet the Secretary of the Interior's Standards for Archeology and Historic Preservation (SOI's Standards).
- E. The Archeological Consultant shall undertake such archival research, conduct field studies as deemed necessary by the Staff Archeologist.
- F. The Archeological consultant shall develop an Archeological Testing Plan.
- G. The archeological consultant shall undertake the archeological testing program as specified herein. In addition, the archeological consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.
- H. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Staff Archeologist.
- I. All plans and reports prepared by the Archeological Consultant as specified herein shall be submitted first and directly to the Staff Archeologist for review and comment, and shall be considered draft reports subject to revision until final approval by the Staff Archeologist.

#### **II. Consultation with Descendant Communities**

On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative of the descendant

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

### III. Evaluation of Archeological Resources

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

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

If evaluation of archeological resources results in a determination of eligibility, the City shall act in accordance with the applicable provisions of the Programmatic Agreement (PA) by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs executed January 10, 2007. Under stipulation VII.D. the property and eligibility determination will be submitted to the SHPO for review.

If resources are found that the Staff Archeologist determines to meet significance criterion d, an Archeological Data Recovery Program shall be implemented in accordance with Stipulation VI if preservation in place is not feasible. If resources are found to meet the other criteria, then representatives of the appropriate descendant community or the appropriate community member shall be notified immediately upon the determination. Upon such notification and in consultation with appropriate descendant community representatives appropriate treatment will be identified by the Staff Archeologist and will be implemented by the Archeological Consultant and project sponsor. If after seven days of notification the descendant community does not respond to the

request for consultation then the appropriate treatment, as approved by the Staff Archeologist, will be implemented by the Archeological Consultant and project sponsor.

#### IV. Archeological Testing Program

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

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

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

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

#### V. Archeological Monitoring Program (AMP)

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

- 1) The Archeological Consultant, project sponsor, and Staff Archeologist shall meet and consult on the scope of the AMP reasonably prior to any project-related soil-disturbing activities commencing.
- 2) The Staff Archeologist (in consultation with the Archeological Consultant) shall determine what project activities shall be archeologically monitored. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc.,



- shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- 3) The Archeological Consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
  - 4) Archeological monitor(s) (Monitors) under the supervision of the Archeological Consultant and as approved by the Staff Archeologist shall be present on the project site according to a schedule agreed upon by the archeologist and the Staff Archeologist until the Staff Archeologist has (in consultation with the Archeological Consultant) determined that project construction activities could have no effects on significant archeological deposits;
  - 5) The Monitors shall meet the Secretary of the Interior's Professional Qualifications Standards;
  - 6) The Monitors shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
  - 7) If an intact archeological resource is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The Monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the Monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the Staff Archeologist. The Archeological Consultant shall immediately notify the Staff Archeologist of the encountered archeological deposit. The Archeological Consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the Staff Archeologist.
  - 8) Whether or not significant archeological resources are encountered, the Archeological Consultant shall submit a written report of the findings of the monitoring program to the Staff Archeologist.

## VI. Archeological Data Recovery Program

- A. If archeological resources are identified and determined by the Staff Archeologist to be significant under criterion d, the archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The project archeologist, project sponsor, and Staff Archeologist shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The project archeologist shall submit a draft ADRP to the Staff Archeologist. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess,

and how the expected data classes would address the applicable research questions.

- B. Data recovery, in general, should be limited to archeological properties determined to be significant, following application of all NRHP criteria, as defined above, and portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical;
- C. The scope of the ADRP shall include the following elements:
  - 1. Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
  - 2. Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
  - 3. Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
  - 4. Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
  - 5. Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
  - 6. Final Report. Description of proposed report format and distribution of results.
  - 7. Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities

## VII. Human Remains and Associated or Unassociated Funerary Objects

If human remains are discovered at any time during the implementation of the Undertaking, the agency shall follow the provisions of the Native American Graves Protection and Repatriation Act (25 USC § 3001) and the California Health and Human Safety Code (Human Remains) Section 7050.5 as well as local laws as appropriate. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The project archeologist, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment

of, with appropriate dignity, human remains and associated or unassociated funerary objects. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

#### VIII. Final Archeological Resources Report

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

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

#### IX. Objections

A. Should any signatory object at any time to the manner in which the terms of this agreement are implemented, the City shall consult with the objecting party(ies) to resolve the objection and inform the other signatories of the objection. If the City determines within fifteen (15) calendar days of receipt that such objection's cannot be resolved, the City will forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR § 800.2(b)(2). The City in reaching a final decision regarding the dispute shall take any ACHP comment provided into account. The City's responsibility to carry out all other actions under this PA that are not the subjects of the disputed will remain unchanged.

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

C. If any signatory believes that the terms of this agreement cannot be carried out, or than an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR §§ 800.6(c)(7) and 800.6(c)(8). If this

agreement is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR 800.

X. Duration of the agreement.

If either the terms of this PA or the undertaking have not been carried out within three (3) years following the date of execution of the agreement, the signatories shall reconsider its terms. If the signatories agree to amend the PA, they shall proceed in accordance with the amendment process referenced in stipulation I.X.C., above.

X. Duration of the agreement.

If either the terms of this PA or the undertaking have not been carried out within five (5) years following the date of execution of the PA, the signatories shall reconsider its terms. If the signatories agree to amend the PA, they shall proceed in accordance with the amendment process referenced in stipulation IV, above.

XI. Post-Review Discoveries.

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

XII. Dispute Resolution:

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

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

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

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

### XIII. AMENDMENTS, NONCOMPLIANCE, AND TERMINATION

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

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

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

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

By:

\_\_\_\_\_  
Kate Hartley, Director

\_\_\_\_\_  
Date

CALIFORNIA STATE HISTORIC  
PRESERVATION OFFICER

By:

\_\_\_\_\_  
Julianne Polanco

\_\_\_\_\_  
Date

681 Florida Housing Associates, LP (Tenderloin  
Neighborhood Development Corporation)

By:

Its:

\_\_\_\_\_

\_\_\_\_\_  
Date

681 Florida Housing Associates, LP (Mission  
Economic Development Agency)

By:

Its:

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Date