



# EXHIBIT D

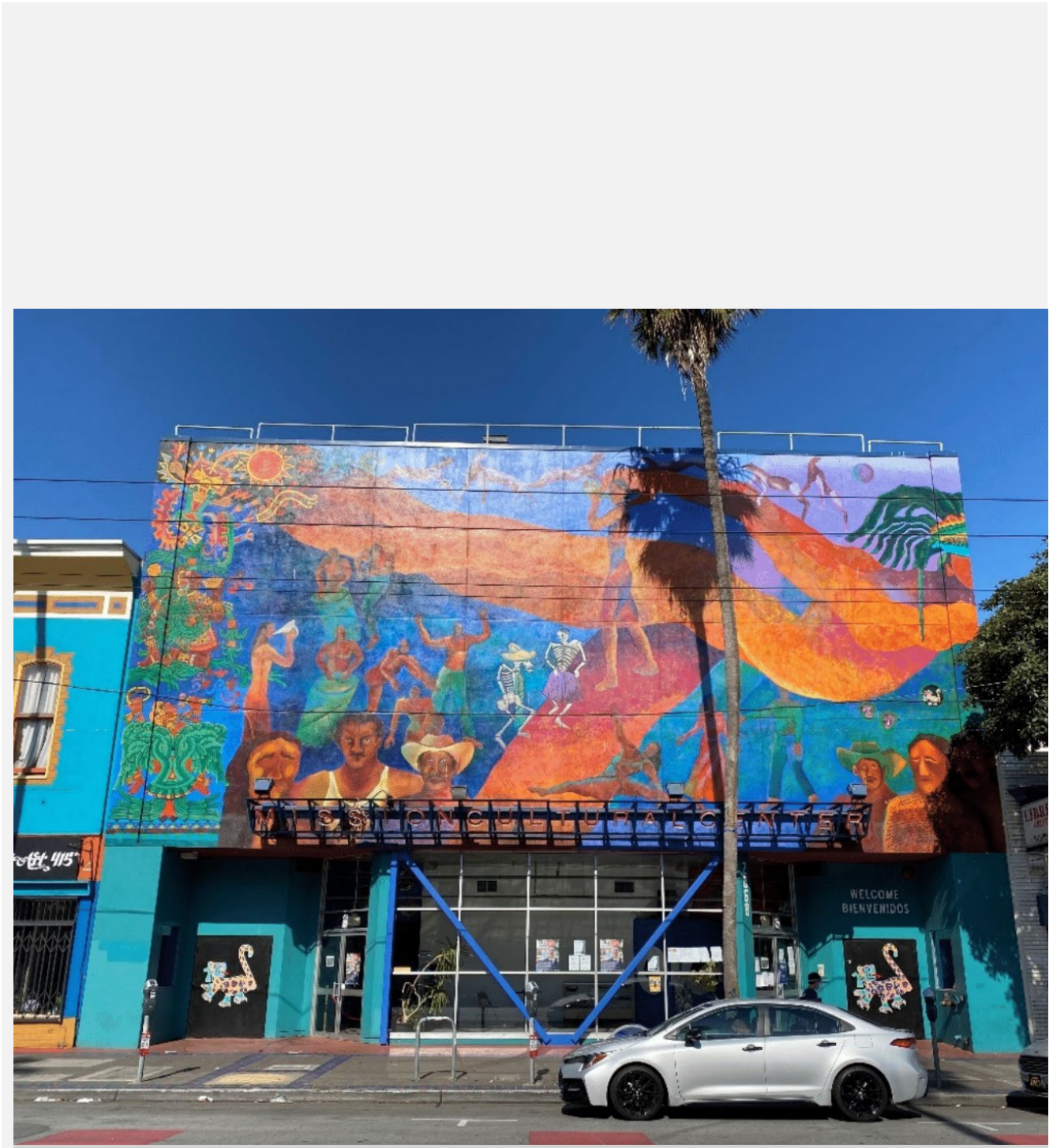
## ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

<b>Historic Name:</b>	Mission Cultural Center for Latino Arts / Centro Cultural de la Misión
<b>Address:</b>	2868 Mission Street, San Francisco, CA 94110
<b>Block/ Lot(s):</b>	6516/007
<b>Parcel Area:</b>	9,892 sq ft
<b>Zoning:</b>	NCT - Mission Street Neighborhood Commercial Transit
<b>Year Built:</b>	1947
<b>Architect:</b>	Initial construction: Unknown Loarca, Carlos, Muralist Villamor, Manuel, Muralist Miller-Kusz, Betsie, Muralist Rosekrans & Droder, Inc., Architects (1984-1987 renovations)
<b>Prior Historic Studies/Other Designations:</b>	NR listing 2020
<b>Prior HPC Actions:</b>	Recommended NR nomination to the Keeper

<b>Significance Criteria:</b>	A. Property is associated with events that have made a significant contribution to the broad patterns of our history
<b>Period of Significance:</b>	1977-1987 beginning with the occupancy of the building by the Mission Cultural Center and concluding initial major renovations which established the standardized uses and long-standing spatial relationship
<b>Statement of Significance:</b>	<p>Mission Cultural Center (later Mission Cultural Center for Latino Arts) is located in the Mission District, a large and diverse neighborhood in the east-central portion of San Francisco. The building was constructed in 1947 as a furniture store and converted into the Mission Cultural Center (MCC) in 1977. The building is a predominately two- and three-story, reinforced concrete building with a partial fourth floor. It is L-shaped in plan and has a flat roof with skylights. The primary façade faces Mission Street while the larger rear (west) façade faces Osage Alley. The Mission Street façade features three structural bays. The building’s fenestration is concentrated at the center of the ground floor, crowned with a neon marquee reading “Mission Cultural Center.” This is flanked on either side by the primary entrances. The building is predominately clad with concrete and stucco. The upper portion of the primary and east façades features a large and significant mural depicting Latino cultural themes. Significant interior and exterior alterations were made during a major renovation from 1984 to 1987, during which the MCC operated from temporary quarters several blocks away on Harrison Street. More modest modifications were made to the building in 1992 and 2015. The building is in good condition and retains all aspects of integrity.</p>

<p><b>Assessment of Integrity:</b></p>	<p><u>Location:</u> The property retains integrity of location as it has never been moved.</p> <p><u>Design:</u> The property retains sufficient integrity of design. While the storefront that existed during the period of significance has been altered with seismic bracing and a new storefront system, the basic historic configuration of a glazed ground floor with a stucco wall above remains intact. Likewise, the massing of the exterior is almost entirely unchanged. Importantly, the building retains the 1982 <i>Spirit of the Arts</i> mural, which is arguably its most prominent exterior character-defining feature. The interior was altered by life/safety renovations that took place 1984-1987. These renovations did not change the overall interior configuration. The theater remains on the first floor in essentially its original location. Galería Museo remains on the second floor, and classroom and studio spaces remain on the upper floors. The fourth-floor space for Mission Gráfica, a highly significant graphic arts studio, remains largely unaltered. The most prominent interior alteration was bridging the open mezzanine space to expand Galería Museo. The essential layout of the building has been retained.</p> <p><u>Setting:</u> The property retains integrity of setting. The building continues to be located in the midst of a busy and predominately Latino commercial corridor. Nearly all of the buildings located on the 2800 block of Mission Street that were in place at the time the Mission Cultural Center was opened remain extant.</p> <p><u>Materials:</u> The property retains integrity of materials. The exterior of the building retains its concrete and scored stucco materials. Historic photos indicate the interior featured wood flooring(carpeted in places), and concrete walls. They remain the predominate interior materials, although drywall partitions have been added in some areas.</p> <p><u>Workmanship:</u> The property retains integrity of workmanship. The single most important character-defining feature of the building is the exterior <i>Spirit of the Arts</i> mural, installed in 1982.The mural was restored by the original artists in 2017.Likewise, stylized graphics present on the exterior during the period of significance were recreated following later alterations. The only other notable exterior evidence of workmanship is the scored stucco on the primary façade, which remains intact.</p> <p><u>Feeling:</u> The property retains integrity of feeling. The retention of essential features and spaces, such as the murals, graphic decorations, theater, studio spaces and graphics workshop all combine to convey the building’s historic character as a neighborhood cultural center with an overtly Latino focus.</p> <p><u>Association:</u> The property retains integrity of association. It continues to function exactly as it did during the period of significance: as a neighborhood cultural center focused on supporting and promoting the full spectrum of Latino arts, including visual and graphic arts, music, theater and dance, writing and poetry, and cultural festivals.</p>
<p><b>Character-Defining Features:</b></p>	<p>(1) All exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of 2868 Mission Street identified as:</p> <ul style="list-style-type: none"> <li>(A) The reinforced concrete shell of the building;</li> <li>(B) The mural on the upper façade on Mission Street “Spirit of the Arts”;</li> <li>(C) A transparent storefront;</li> </ul> <p>(2) The volume and spatial relationships of three major interior spaces, being the Theater (first floor), the Gallery (second floor), and Studio “D” together with Mission Gráfica Printmaking Studio (third floor and partial mezzanine).</p>

**Photos**



# EXHIBIT E – MAPS AND CONTEXT IMAGES

**6516**  
MISSION BLK. 170

REVISED '60  
" '66  
" '79  
" '81

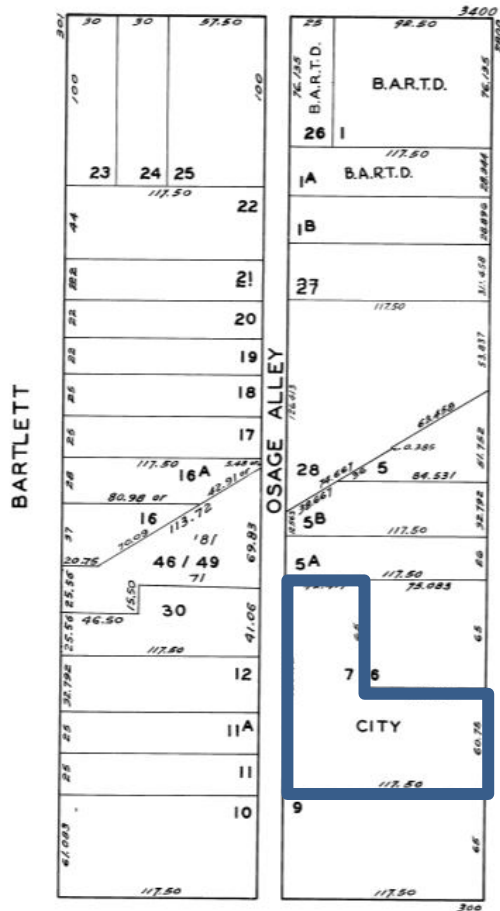


24TH

365 BARTLETT STREET

A CONDOMINIUM

LOT NO.	UNIT NO.	% COMMON AREA
46	1	20.517
47	2	28.994
48	3	21.493
49	4	28.996



25TH

