



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Categorical Exemption Appeal 953 Treat Avenue

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RE: Board File Number 170313, Planning Department Case No. 2015-006510ENV
Appeal of Categorical Exemption for 953 Treat Avenue
HEARING DATE: April 25, 2017
ATTACHMENTS: Attachment A – Historic Resource Evaluation prepared by Page & Turnbull
dated April 27, 2015
Attachment B – South Mission Historic Resource Survey findings (excerpt)
Attachment C – Photos and maps

PROJECT SPONSOR: Geoff Gibson, Winder Gibson Architects, (415) 318-8634
APPELLANT: Katherine Petrin, Architectural Historian & Preservation Planner, (415) 333-0342

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the “Board”) regarding the Planning Department’s (the “Department”) issuance of a Categorical Exemption under the California Environmental Quality Act (“CEQA Determination”) for the proposed 953 Treat Avenue project (the “Project”).

The Department, pursuant to CEQA, the CEQA Guidelines, 14 Cal. Code of Reg. Sections 1500 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, determined on March 28, 2016 that the Project is exempt from CEQA in accordance with CEQA Guidelines Section 15301 and Section 15303, or Class 1 and 3, respectively.

The decision before the Board is whether to uphold the Department’s decision to issue a categorical exemption and deny the appeal, or to overturn the Department’s decision to issue a categorical exemption and return the project to the Department staff for additional environmental review.

SITE DESCRIPTION & EXISTING USE

The project is located on the east side of Treat Avenue between 22nd and 23rd streets on lots 27 and 28 in Assessor's Block 3639. The subject property is located within the UMU (Urban Mixed Use) Zoning District, and the 40-X Height and Bulk District. Lot 27 is a triangular lot measuring 19.5 feet along Treat Avenue and 24 Feet at its deepest length, measuring approximately 139 square feet. Lot 28 is a trapezoidal lot measuring 75 feet along Treat Avenue, the parallel property lines each measure 24 feet at its narrowest length and extends 90 feet at its deepest length, approximately measuring 3,750 square feet. The property is developed with a single-family one-story dwelling measuring approximately 987 square feet in size and approximately 17 feet 7 inches in height (See Attachment C – Photos and Maps, figures 1-4 for photographs of the subject property.)

PROJECT DESCRIPTION

The Categorical Exemption for the Project issued on March 25, 2016 was for demolition of the existing one-story, single-family dwelling, and construction of two new four-story 40-foot tall residential buildings containing two residential units each and two parking spaces (the Project was later amended to include three residential units per building, or six units total).

BACKGROUND

On July 10, 2015, Geoff Gibson of Winder Gibson Architects (project sponsor), filed an environmental evaluation application for the Project. On March 25, 2016, the Department determined that the Project was categorically exempt under CEQA Guidelines Section 15301, Class 1 – Existing Facilities, and CEQA Guidelines Section 15303, Class 3 – New Construction/Conversion of Small Structures, and that no further environmental review was required.

On January 27, 2017 Katherine Petrin wrote a letter of opposition to the Project on behalf of Friends of 953 Treat.

On February 16, 2017, the Planning Commission approved a Conditional Use Authorization for the Project and the Zoning Administrator granted the Project a Variance.

On March 20, 2017, an appeal of the Categorical Exemption Determination was filed by Katherine Petrin.

CEQA GUIDELINES

Categorical Exemptions

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

The CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for demolition and removal of individual small structures including up to three single-family residences. The Project includes the demolition and removal of one single-family residence. Therefore, the proposed work would be exempt under Class 1.

CEQA Guidelines Section 15303(a) or Class 3, provides an exemption from environmental review for new construction of up to six dwelling units in urbanized areas. The Project includes the construction of six new dwelling units in an urbanized area. Therefore the proposed work would be exempt under Class 3.

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 15604(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the March 20, 2017 Appeal Letter are cited below and are followed by the Department's responses:

Issue 1: The Appellant contends the subject property is a historic resource that qualifies for individual listing in the California Register of Historical Resources under Criteria 1 for the reason that the 130-year old structure is a good example of vernacular worker housing in the Italianate style.

Response 1: The Department does not find that the subject property is eligible for listing in the California Register under Criterion 1 as there are many better examples of vernacular worker housing in the Italianate style in the Mission district. The Department maintains the determination that the property is not eligible under any of the established California Register Criteria and is not a historic resource under CEQA.

Section 15064.5 of the CEQA Guidelines sets forth the definition of historical resources, as cited below:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the

requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- (B) Is associated with the lives of persons important in our past;*
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.*

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

The subject property is not listed in any local, state, or federal registers; nor has the property been demonstrated to meet the criteria for listing in the California Register of Historical Resources.

As part of the evaluation whether 953 Treat would be considered a historic resource, the Department went back to review the findings of the South Mission Historic Resources Survey and evaluate the subject property in relationship to other simple vernacular worker housing in the Italianate style. Of the approximately 3,800 buildings surveyed in 2010 as part of the South Mission Historic Resources survey, over 400 properties were identified as being constructed in the Italianate style and more than half of these buildings retained sufficient integrity to be considered historic resources for purposes of CEQA. As demonstrated by the survey results, the Planning Department concluded there are many examples of vernacular working housing in the Italianate style in the Mission district. A representative sample of this building typology has been included in the attachments (see Attachment C – Photos and Maps: figures 5-8). Each of these were determined to be individually eligible for listing in the California Register and retain better integrity than the subject property. These simple working class cottages in the Italianate style are better examples than 953 Treat Avenue for the reason that they retain their original configuration and building footprint which most often contained a strict rhythm of fenestration along the primary façade, either with paired windows and a side entry, or a centered entry with two adjoining windows. In these instances the properties retain their general form and massing from when they were constructed and do not have substantial additions or material alterations to the windows and siding, unlike 953 Treat Avenue.

In comparison with these other properties, 953 Treat does not retain sufficient integrity to be eligible under Criterion 1 as an example of vernacular worker housing in the Italianate style. The subject property has seen multiple alterations such that it no longer retains sufficient integrity to communicate its 1887 construction date. Sometime between 1889 and 1900, the building was doubled in volume and expanded to the south, thus substantially altering the original fenestration pattern of the property. Sometime before 1900, a shed to the south side of the property was also added along with a number of projecting volumes to the rear of the building. In addition, cedar siding was added at a later unknown date to the primary and one secondary elevation. Because of these alterations, 953 Treat Avenue no longer retains the original building footprint or symmetrical and highly ordered fenestration pattern found among simple vernacular worker housing in the Italianate style and is not a good example of this housing typology (See Attachment C – Photos and Maps: figure 9). Therefore, the property does not qualify as a historic resource under Criterion 1.

Issue 2: The Appellant contends the subject property is significant under Criterion 2 for its association with John Center. Per the appeal letter, John Center and the John Center Water Works was a system that, “saved hundreds of buildings in the Mission after the post-earthquake fires, including 953 Treat. John Center Corporation owned 953 Treat from 1894-1924.”

Response 2: The Planning Department does not find there are sufficient ties between John Center and the 953 Treat Avenue property such that it would be eligible under Criterion 2. While the Planning Department does not refute the fact that John Center was an important individual, there is no established connection such that 953 Treat Avenue would be significant under Criterion 2 for its association with him.

Although the property sits in an area of the Mission that was not consumed by the 1906 Earthquake and Fire, this in and of itself does not make it significant, as many neighborhoods in the Mission were not destroyed. The subject property is not particularly close to the fire line which reached its southern boundary at Twentieth and Howard streets, approximately 7 blocks away (see Attachment C – Photos and Maps: figure 10).

Other properties have been identified for their significance in escaping the 1906 Earthquake and Fire; however they are most often located directly along the fire line to substantiate this association. For example the “South Van Ness Avenue-Shotwell-Folsom Streets” and the “Guerrero Street Fire Line” historic districts have been identified as being eligible for listing in the National or California Register due to the fact that they were directly on the fire line of the 1906 Fire and Earthquake and their existence delineates the boundaries of the Fire. Furthermore, the “South Van Ness Avenue-Shotwell-Folsom Streets” historic district is located on the same block as John Center’s Water Works and it was his water wells that would have stopped the fires from crossing 15th Street to save these properties. While 953 Treat Street happens to have been owned by John Center in 1906, it was rented out to Louis Barner, a painter who lived on the property with his family at the time of the 1906 Earthquake and Fire. The subject property is in no way directly related to John Center’s Water Works and is simply one of many investment properties Center owned in the Mission that predates 1906 and survived the Earthquake and Fire.

According to the evaluation process outlined in the National Register Bulletin 15, a finding of significance for association with an individual (Criterion 2), is twofold. First, a person must be found to have individual significance in an established context, and second, the property must have a direct connection with this individual.¹ Properties significant under Criterion 2 must be associated with a person's productive life, reflecting the time period when he or she achieved significance. Examples of properties significant for their association with people are provided in Bulletin 15 and include the home of an important merchant or labor leader, the studio of an important artist, or the business headquarters of an important industrialist.

The Planning Department does not find there are sufficient ties between John Center and the subject property such that it would be eligible under Criterion 2. Although John Center owned 953 Treat Avenue between 1894-1924, Center was not the original owner, did not build the property, nor is there any evidence that he lived or worked out of this address during any point in his life. The fact that the property was purchased by John Center in 1894 is not remarkable given the fact that he owned vast amounts of real estate in the Mission and South of Market area. As mentioned in an article published soon after Center's death in 1908, "the property interests involved [with Center's estate] are extensive and possibly worth much more than \$1,500,000. The main holdings of the decedent consisted of hundreds of lots, improved and unimproved in the Mission district between Mission, Folsom, Fourteenth and Seventeenth and in other parts of the Mission, all of which John Center had acquired during his sixty years of residence."²

While the Planning Department does not refute the fact that John Center was an important individual, there is no established connection such that 953 Treat Avenue would be significant under Criterion 2 for its association with him. The Appellant does not provide substantial evidence of any such significance under Criterion 2.

Issue 3: The Appellant contends that the subject property was part of the Department's South Mission Historic Resources Survey and was given two status codes: 3CS (appears eligible for the California Register as an individual property through survey evaluation), and 7N (needs to be reevaluated).

Response 3: The San Francisco Property Information Map ("PIM") incorrectly identified the property as being surveyed and given a status code of 3CS; however the actual South Mission Survey website and survey findings adopted by the Historic Preservation Commission in 2011 correctly identify the status code assignment of 7N "needs to be reevaluated."

953 Treat was surveyed as part of the Department's South Mission Historic Resources Survey but it was not evaluated and was assigned a status code of 7N, "needs to be reevaluated." An error in the San Francisco Property Information Map ("PIM") incorrectly identified the property as being given a status code of 3CS, "eligible for listing in the California Register as an individual property through survey

¹Staff of the National Register of Historic Places, "How to Apply the National Register Criteria for Evaluation bulletin," Section VI, Revised for internet 2002, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm

²"Center's Heirs are to Contest," *The San Francisco Chronicle*, August 17, 1908, 2.

evaluation.”³ The actual South Mission Survey website and survey findings adopted by the Historic Preservation Commission in 2011 correctly identify the status code as 7N, “needs to be reevaluated.” (See Attachment B – South Mission Historic Resource Survey findings (excerpt). The survey findings for 953 Treat Avenue are highlighted and show the correctly identified survey status of 7N).⁴

While the accuracy of the information in the PIM database is generally reliable, errors such as this one do occur on occasion. This error has since been corrected to reflect the correct survey status of 7N.

Issue 4: The Appellant contends that “since 2005 the building has been assessed for historic significance on various occasions: evaluators have reached conflicting conclusions.”

Response 4: The Planning Department does not find that evaluators reached conflicting conclusions regarding the historic significance of 953 Treat Avenue.

On November 8, 2005, a Certificate of Determination of Exemption from Environmental Review was issued for the demolition of the subject property (2005.0429E).⁵ As part of this previous review a Historic Resource Evaluation Response was prepared for 953 Treat Avenue and did not find it to be a historic resource. However demolition of the subject property never occurred. Five years later the area was surveyed as part of the South Mission Historic Resources survey. At the time of the survey the subject property was not evaluated and was assigned the status code of 7N. This survey did not make the determination that the property was a historic resource. Merely that more analysis would be needed. With submittal of environmental evaluation application for the current Project the historic resource status of 953 Treat was still undecided and the project sponsor was required to hire a qualified consultant to prepare a Historic Resource Evaluation (HRE) for the subject property. Ultimately, the Planning Department accepted the findings of the HRE prepared by Page & Turnbull dated April 27, 2015 and issued a Preservation Team Review Form dated March 25, 2016 that summarized the findings in the HRE. A determination was made that the subject property was ineligible for listing in the California Register and therefore not a historic resource under CEQA.⁶

CONCLUSION

The Department does not find that the Appellant has presented any additional information such that the findings of no historic resource would be overturned. Although the Department respects the professional judgement of Katherine Petrin, no substantial evidence supporting a fair argument has been provided to

³ The San Francisco Property Information Map can be accessed here:

<http://propertymap.sfplanning.org/?dept=planning/>

⁴ The actual survey findings state the property was given a status code of 7R, “Identified in Reconnaissance Survey, Not Evaluated.” All status codes with a 7 mean the property was not evaluated for National Register or California Register and requires evaluation.

⁵ Certificate of Determination of Exemption/Exclusion from Environmental Review for 2005.0429E: 953 Treat Avenue prepared by Paul E. Maltzer, dated November 8, 2005.

⁶ Page & Turnbull has also reviewed the letter written by the Appellant dated January 27, 2017 and maintains their professional opinion that 953 Treat Avenue is not a historic resource under CEQA. In a memo dated February 2, 2017, Page & Turnbull stands by the conclusions of their April 27, 2015 HRE.

refute the Planning Department's determination that 953 Treat Avenue is not eligible for listing in the California Register under any criteria and is therefore not a historic resource under CEQA.

In conclusion, the Planning Department correctly concludes that the proposed project would not result in a significant adverse impact to an individual historic resource

For the reasons stated above and in the CEQA Categorical Exemption Determination, the CEQA Determination complies with the requirements of CEQA and the Project is appropriately exempt from environmental review pursuant to the cited exemptions. The Department therefore recommends that the Board uphold the CEQA Categorical Exemption Determination and deny the appeal of the CEQA Determination.

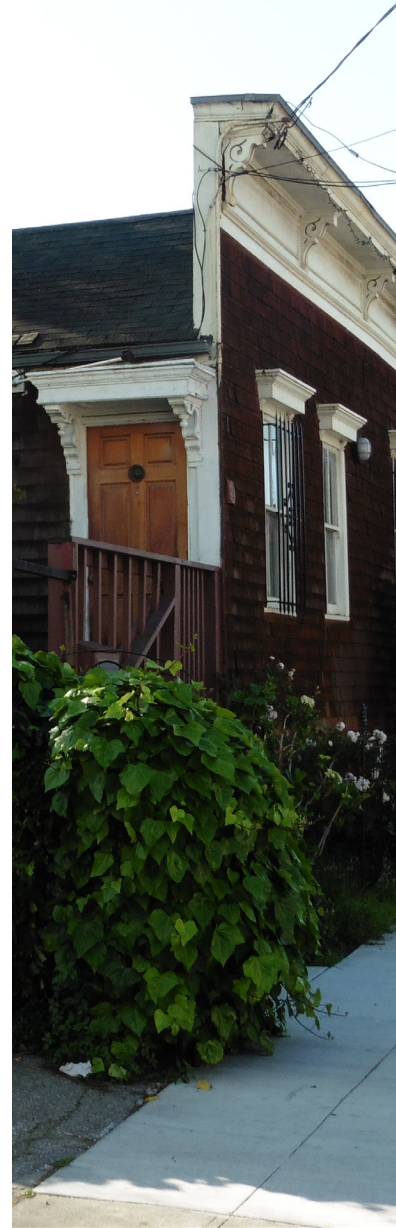
**Attachment A –
Historic Resource
Evaluation prepared by
Page & Turnbull dated
April 27, 2015**

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953 TREAT AVENUE
HISTORIC RESOURCE EVALUATION

SAN FRANCISCO, CALIFORNIA
[15064]

PREPARED FOR:
SHADI ABOUKHATER



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

APRIL 27, 2015

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been completed for 953 Treat Avenue (APN 3639/028), a residence on a 4,275 sq. ft. triangular lot in San Francisco’s Mission District (**Figure 1**). The building was constructed in 1887 for Owen and Isabella Gorman; the original architect and builder are unknown. It is irregular in plan, and developed in a vernacular interpretation of the Italianate style. The parcel is zoned “UMU – Urban Mixed Use.”¹

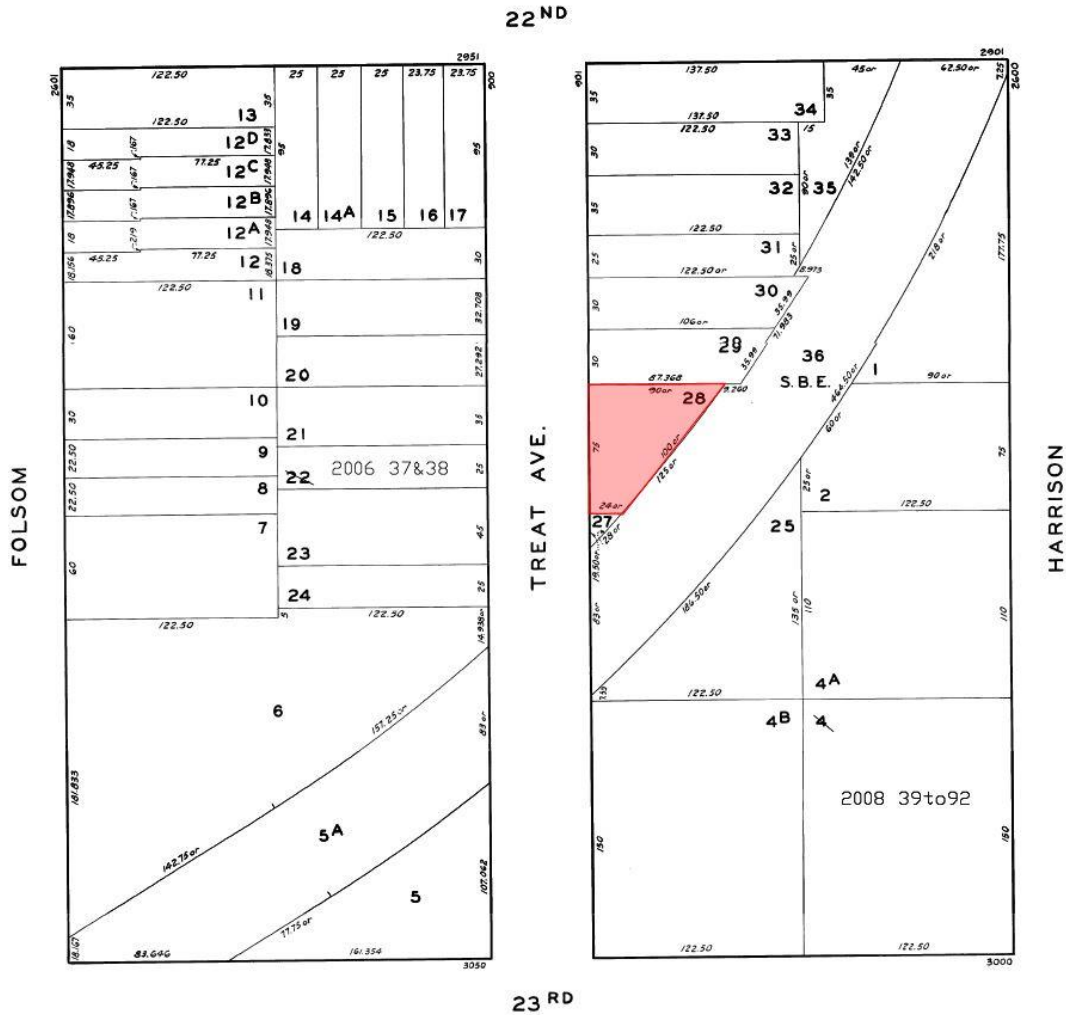


Figure 1. City & County of San Francisco Assessor’s map of subject block, 2008. 953 Treat Avenue is shaded in red.

Source: San Francisco Property Information Map, edited by author.

SUMMARY OF DETERMINATION

953 Treat Avenue has been evaluated for the California Register of Historical Resources in previous reports and surveys, with conflicting results. This evaluation finds the property not to be individually eligible for listing in the California Register under any significance criteria. Nor does the property fall within the boundaries of any recognized historic districts. For these reasons, 953 Treat Avenue does

¹ San Francisco Property Information Map.

not qualify as a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation reports, and provides an examination of the current historic status for 953 Treat Avenue, a building description, and a historic context statement. The report also includes an evaluation of the property's eligibility for listing in the California Register.

A previous HRE had been written for the property in 2005. Page & Turnbull supplemented the prior report with additional research to provide further details on the building's construction, owner, and occupant history, and a broad neighborhood historic context in order to establish the building's relationship to the development of the Mission District.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Assessor, San Francisco Department of Building Inspection, San Francisco Public Library, and the San Francisco Historical Photograph Collection. Research was also collected using online sources, including the ProQuest historical newspaper database, digital Sanborn Fire Insurance Map collection, and Ancestry.com.

All photographs in this report were taken by Page & Turnbull in March, 2015, unless otherwise noted.

II. CURRENT HISTORIC STATUS

According to the San Francisco Property Information Map, the property at 953 Treat Avenue has been given a Planning Department Historic Resource Status Code of “C–Not a Historic Resource.” However, 953 Treat Avenue has received conflicting historic survey evaluations in the past. The following section examines the national, state, and local historical ratings currently assigned to the building at 953 Treat Avenue. This section also reviews previous reports and findings concerning the property.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

953 Treat Avenue is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

953 Treat Avenue is not currently listed in the California Register of Historical Resources.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of “special character or special historical, architectural or aesthetic interest or value and are an important part of the City’s historical and architectural heritage.”² Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city’s history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city.

953 Treat Avenue is not currently designated as a San Francisco City Landmark or Structure of Merit, nor is it located in the C-3 (Downtown) area and therefore is not an Article 11 historic resource.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or

² San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*, accessed online at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5081> on January 9, 2015.

NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

As of 2012, 953 Treat Avenue was not listed in the California Historic Resources Information System (CHRIS) database with any Status Code.

SAN FRANCISCO ARCHITECTURAL HERITAGE

San Francisco Architectural Heritage (Heritage) is the city’s oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco’s unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-78 Downtown Survey. This survey, published in publication *Splendid Survivors* in 1978, forms the basis of San Francisco’s Downtown Plan. Heritage ratings, which range from “D” (minor or no importance) to “A” (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code, although the Planning Department did use their own methodology to reach their own findings. In 1984, the original survey area was expanded from the Downtown to include the South of Market area in a survey called “Splendid Extended.”

953 Treat Avenue is not located within the survey area of *Splendid Survivors* or “Splendid Extended”.

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

953 Treat Avenue is not listed in the 1976 DCP Survey.

HISTORIC RESOURCE EVALUATION (2005)

An Historic Resource Evaluation (HRE) report for 953 Treat Avenue was completed in 2005 by James W. Heinzer, one of the property owners. The report contained a description of the house, interior and exterior, as well as a narrative of recent changes to the property. Heinzer also included a description of the surrounding buildings and provided an in-depth description of the legal contentions concerning ownership of the contiguous railroad right-of-way parcel which lies adjacent to the subject property. Heinzer made the following list of conclusions regarding 953 Treat Avenue on page 6 of his report:

1. “The house is a collection of tacked on smaller structures on exposed piers with various disjointed rooflines and pitches;
2. The dwelling is in extremely poor structural condition which will be substantiated in the Soundness Report;
3. In its location between two two-story cement tilt up commercial buildings in the predominately commercial area of its block; the house looks out of place;
4. No doubt early residents of the 953 Treat Ave. house witnessed the Mission District’s remaining vegetable gardens turn into new homes and commercial buildings but who those residents were and what they did as professions is not known;
5. While from 1891 to 1991 the resident of the 953 Treat Ave. house could see rail cars go by on the contiguous railroad right-of-way, those residents were not railroad employees that lived in the house as part of their railroad employment;
6. Though the 953 Treat Ave. home was owned by the John Center Corporation whose major shareholder was John Center, the most influential San Franciscan of his time in the Mission District, John Center never lived in the house;
7. The major accomplishments of John Center to the development of San Francisco are no more represented by the 953 Treat Ave. house that the land in and around the house or the land in many other areas of the Mission District which John Center grew vegetables on in the mid 1800’s;
8. My investigation could not find any person of historical significance that ever lived in the 953 Treat Ave. house;
9. For over the last 50 years the house has been a rental property; and
10. Future development of the contiguous former railroad right-of-way parcel appears unlikely and therefore should not effect [sic] the development of the Treat Ave. parcel.”³

Heinzer concluded that the subject property was not historically significant. Page & Turnbull responded to Heinzer’s conclusions in the Evaluation section of this document.

In response to Heinzer’s HRE, the Planning Department provided a Historic Resource Evaluation Response (HRER) memorandum, noting that 953 Treat Avenue is not eligible for the California Register, and therefore would not be considered an historical resource under CEQA. However, the memorandum went on to classify the property as “Category B”.⁴ A Category B historic resource status is defined as a property “requiring further consultation and review.”⁵

SOUTH MISSION HISTORIC RESOURCE SURVEY

953 Treat Avenue was evaluated as part of the City of San Francisco’s South Mission Historic Resource Survey in 2010. The survey area was approximately bounded by 20th Street to the north, Potrero Avenue to the east, Cesar Chavez Street to the south, and Guerrero Street to the west. The survey documented and assessed approximately 3,800 individual buildings and identified 13 historic districts. Primary Record Department of Parks and Recreation 523A forms were used to record most buildings determined to be historic resources or potential historic resources. The South Mission Survey was adopted by the Historic Preservation Commission on November 17, 2011.⁶

³ James Heinzer, Historic Resource Evaluation for 953 Treat Ave., April 28, 2005, p. 6.

⁴ Winslow Hastie, “Memorandum: Historic Resource Evaluation Response,” San Francisco Planning Department, September 15, 2005.

⁵ “San Francisco Preservation Bulletin No. 16,” San Francisco Planning Department.

⁶ San Francisco Planning Department, “South Mission Historic Resource Survey,” January 6, 2014. <http://www.sf-planning.org/index.aspx?page=2473>

953 Treat Avenue is not located within any of the 13 identified historic districts. A 523A form was completed for the subject property during the survey, but a CHR Status Code was not assigned. The survey documents show conflicting assessments regarding individual significance:

- The map of *Complete Survey Findings* shows the parcel as a “Non-Resource property identified by survey”⁷;
- The map of *Individually Eligible Historic Resources and Potential Historic Districts* shows the parcel as a “Potential Historic Resource identified by survey - requires further research”⁸;
- Matrix of all surveyed properties assigns a CHRSC of 7R to 953 Treat Avenue, noting that its resource eligibility was “not determined: requires intensive research”⁹;

In sum, it appears that further research and evaluation was needed before an individual determination on the significance of the subject property could be made.

⁷ “Complete Survey Findings,” updated 11/09/2010. http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Map_of_Historic_Resource_Survey_Findings.pdf

⁸ “Individually Eligible Historic Resources and Potential Historic Districts,” updated 11/09/2010, http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Map_of_Individual_Historic_Resources.pdf

⁹ “List of Surveyed Properties,” 8/31/2010, http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Indiv_address.pdf

III. ARCHITECTURAL DESCRIPTION AND SITE HISTORY

953 TREAT AVENUE

953 Treat Avenue is located on a triangular lot measuring approximately 90' x 94.5' x 125' on the east side of Treat Avenue between 22nd and 23rd streets. The property abuts the former railroad easement to the east. The building is one story over a raised crawlspace. The building is irregular in plan. The footprint consists of a rectangular core with several projecting volumes on the rear (east) and south facades (**Figure 2**). The building is wood frame on a wood pier foundation, and capped with two parallel front-gable roofs at the main core and shed roofs at the rear and side volumes. Due to the irregular and complicated footprint, the following description begins with the Treat Avenue (west) façade and continues around the building in a clock-wise direction, incorporating full descriptions of each projecting volume into the discussion of the façade where it originates.

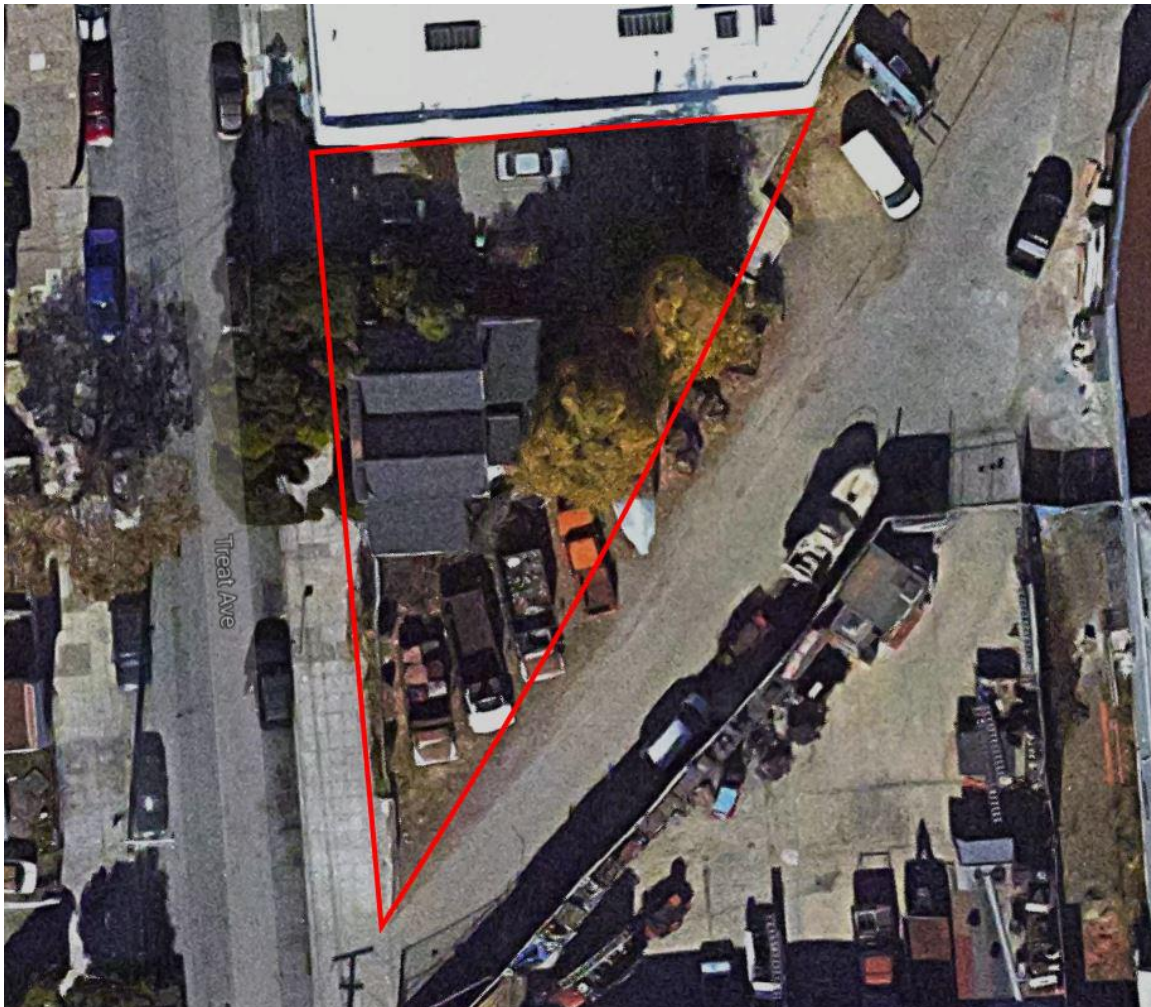


Figure 2. Aerial view of subject property, outlined in red.
Source: Google Maps, edited by author.



Figure 3. 953 Treat Ave, looking east.

Primary (West) Façade

The primary façade faces west towards Treat Avenue (**Figure 4**). It features a false front in the Italianate style and is clad in wood shingles. The raised crawl space contains two metal vents at the north end, and two boarded wood frame openings at the south end. The first story contains four wood-sash, double-hung, split-pane windows surmounted by flat hoods. The windows span the façade, with the two at the south end being paired. Two of the four windows are covered by iron grates (**Figure 5 & 6**). The façade terminates in a bracketed cornice (**Figure 7**).



Figure 4. Primary false front façade, looking east.



Figure 5. Primary façade windows.



Figure 6. Primary façade windows.



Figure 7. False front and bracketed cornice, looking south along Treat Avenue.

North Façade

The north façade is divided into two portions that are distinguished by roof shape and cladding materials (**Figure 8**). The right (west) end of the façade terminates in the long eave of a gable roof. The raised crawlspace is clad in drop wood siding and contains a fixed six-lite, wood-frame window (**Figure 9**). The first story contains the building's primary entrance. The entrance is at the far right (west, close to the primary façade of the building) of the façade and is fronted by a small wood deck accessed via seven wood steps. The entry consists of a paneled wood door surmounted by a decorative bracketed hood (**Figure 10**). A wood-sash, double-hung window with wood casing is located to the right of the entry (**Figure 11**).

The left (east) portion of the north façade terminates in the slope of a shed roof, and is clad in drop wood siding (**Figure 12**). The crawl space under the residence can be accessed from this portion via a small wood-slat door (**Figure 13**). The first story contains a double-hung, wood-sash window, and a fixed window (**Figure 14**). A secondary entrance is located at the far left (east, near the rear of the building) of the façade, and features a wood door and small wood deck. All of the windows on the north façade are covered by security bars



Figure 8. North façade, looking south.



Figure 9. Window to crawlspace at north façade.

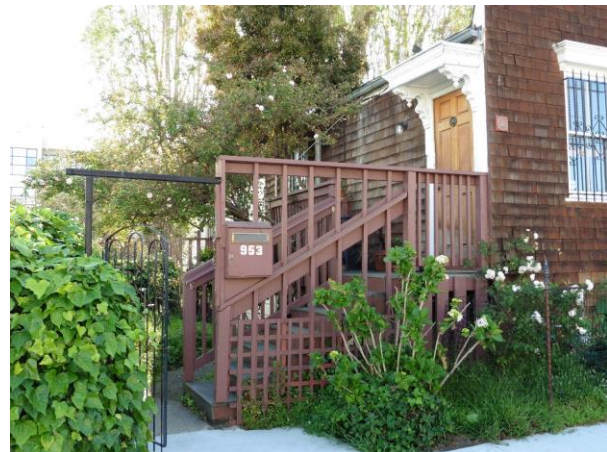


Figure 10. Primary entrance at northwest corner.



Figure 11. Double hung window at north façade, looking southwest.

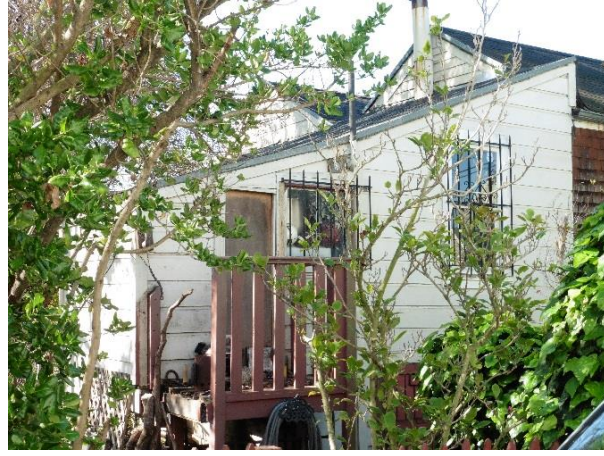


Figure 12. Eastern portion of north façade, looking southwest.



Figure 13. Crawlspace entrance at north façade.



Figure 14. Double hung window in east portion of façade.

Rear (East) Façade

The rear (east) façade faces onto the former railroad right-of-way which cuts through the subject block at a diagonal angle. It features several projecting volumes with shed roofs. These volumes are all raised above ground and supported by wood piers on concrete block.

The projecting volume at the right (north) portion of the façade contains one wood-frame, double hung window with security bars on its south face (see Figure 17). In the ell on the east side, there is a small projecting volume clad in vertical wood siding and containing one fixed, wood-frame window covered with security bars (Figure 15). At center, on the façade of the main building core, is a vertical, fixed wood frame multi-lite window (Figure 16, Figure 17). The projecting volume at the left (south) portion of the façade contains a vertical vinyl sliding window within a wood frame on its south face (Figure 18, Figure 19, Figure 20).



Figure 15. Projecting volumes on north portion of facade, looking northwest.



Figure 16. Window at center of building, looking west between two projecting volumes.

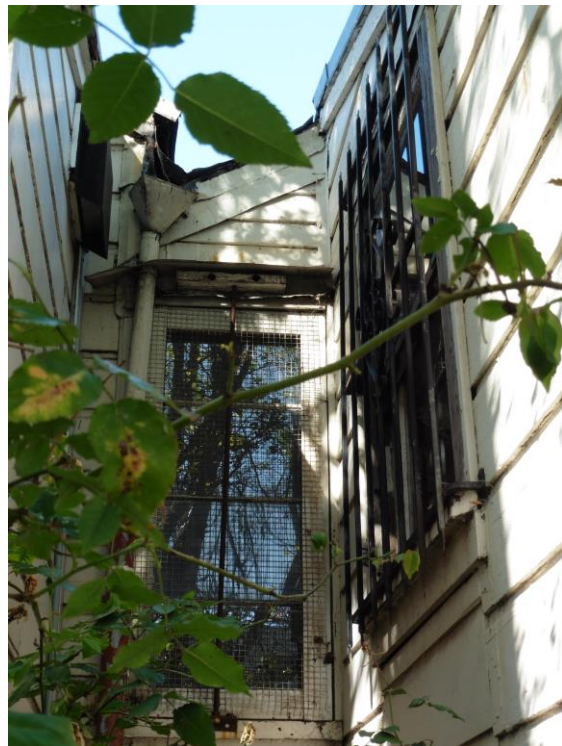


Figure 17. Close view of window on northern projecting volume and window at center.



Figure 18. Projecting volume at south portion of façade, looking south.



Figure 19. South face of projecting volume at south portion of façade, looking north.



Figure 20. Vinyl window within wood frame on south side of projecting addition.

South Façade

The south façade terminates in the long eave of a gable roof. It contains one wood-sash, double-hung window at the right (east) end (**Figure 22**). The rest of the façade is comprised of an attached garage, which projects from the façade under a shed roof with a slightly overhanging eave (**Figure 21**). The garage contains no fenestration.



Figure 21. South façade, looking north.

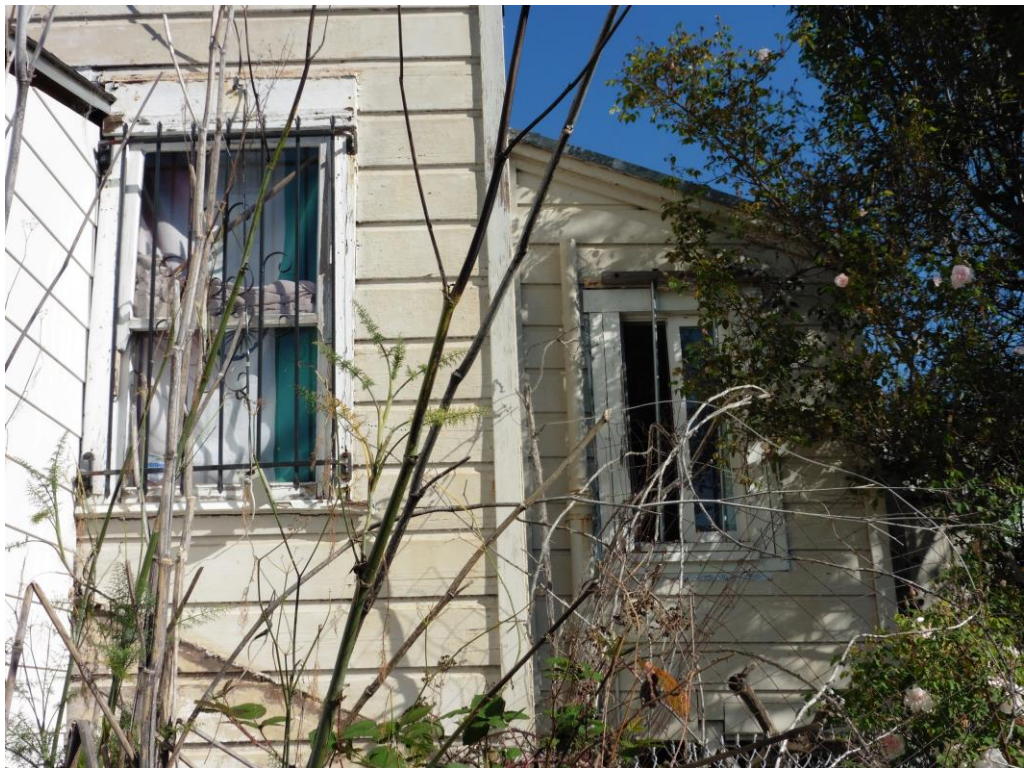


Figure 22. Window on south façade (left). Window on rear projecting volume also visible (right).

Landscape

953 Treat Avenue occupies the southern portion of the triangular lot. The primary façade is lined with low-lying greenery between the residence and the sidewalk along Treat Avenue. The north, east, and south façades are heavily vegetated with camellias, climbing roses, and other shrubs and brambles. A small brick and cement paved area is located at the north façade (**Figure 23**). The northern portion of the lot is paved and separated from the house and garden by a hedge and a wood picket fence (**Figure 24**). A chain link fence marks the majority of the rear of the property line, facing onto the former railroad easement.



Figure 23. Side yard along north façade, looking east.



Figure 24. Paved northern portion of subject lot, looking east.

NEIGHBORHOOD SETTING

The neighborhood surrounding 953 Treat Avenue is a mix of commercial, industrial, and residential buildings. The residences are primarily two story over garage Victorian homes and are occupied by single and multi-unit uses. Commercial and industrial buildings, also one to two stories in height, are generally utilitarian in design. A dominant feature of the area is the railroad right-of-way that cuts diagonally through the subject block (**Figure 25, Figure 26, Figure 27**). The easement has been paved over, although metal tracks are still partially visible. To the immediate north of the subject property is a two story warehouse and several residences in a variety of styles (**Figure 28**). On the west side of Treat Avenue there is a community park, an empty lot, and one- and two-story residences (**Figure 29, Figure 30, Figure 31**). To the south of the subject property is a two story warehouse (**Figure 32**).



Figure 25. Railroad right-of-way, looking west. Subject property is at right.



Figure 26. Railroad right-of-way, looking northeast.



Figure 27. Four story construction east of subject property and railroad right-of-way, looking east.



Figure 28. Warehouse north of subject property.

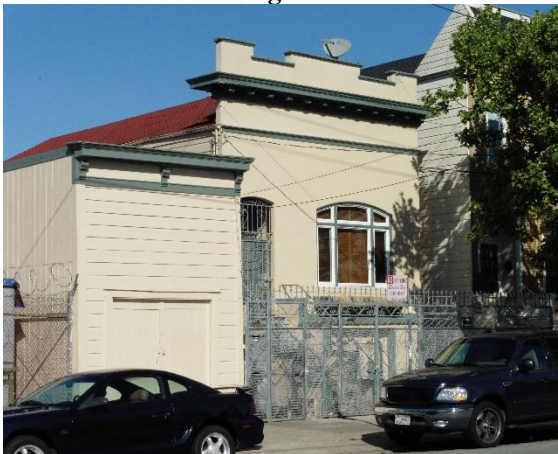


Figure 29. Garage and residence on west side of Treat Avenue.



Figure 30. Residences across from subject property.



Figure 31. Residences on west side of Treat Avenue.



Figure 32. Warehouse building south of the subject property, looking southeast.

PROJECT SITE HISTORY

The San Francisco & San Jose Railroad track cut through the lower Mission valley and the subject area around 1863. No construction occurred on the subject parcel until the subject building was constructed in 1887, according to the Spring Valley Water Tap records. The original architect or builder is unknown.

On the 1889 Sanborn map, a one story building is shown on the subject lot (**Figure 33**). This building appears to represent the northern portion of the extant building, which includes the primary and secondary entrances and a single gable roof with adjoining sheds. It was rectangular in plan with two volumes extending in a linear fashion off the east façade. By 1900, the adjoining lot to the north had been incorporated into the subject parcel and the building had nearly doubled in size (**Figure 34**). New additions included the expansion of the main core of the house to the south (the second gable roof), the projecting volume which is now the garage, and additional sheds at what has come to be considered the rear (east) façade. The property also included a stable or other ancillary building at the northeast point of the parcel.

The building was spared from the widespread fire that destroyed much of the northern Mission district in 1906. By 1914, the building footprint had expanded even further to include additional projecting volumes at the east façade, the expansion of the stable, and two more ancillary structures on the parcel (**Figure 35**). This footprint remains the same through the 1950 Sanborn map, with no alterations except the loss of the shed building along the north lot line (**Figure 36**).

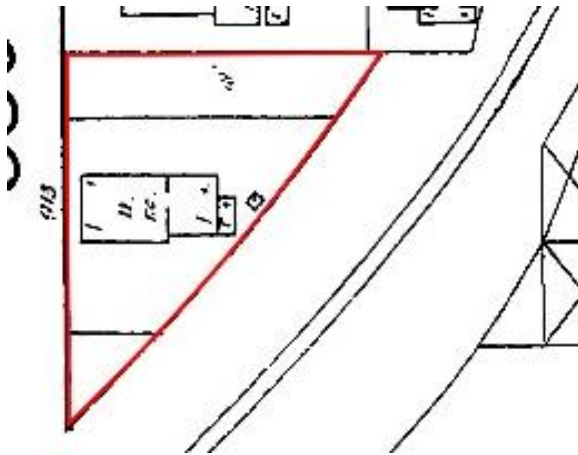


Figure 33. 1889 Sanborn map. Notations read “D” and “PC” for “patent chimney.” Subject property outlined in red. North is up.
Source: 1866-1893 Sanborn Fire Insurance Map, volume 3, sheet 82a.



Figure 34. 1900 Sanborn map. Subject property outlined in red. North is up.
Source: 1899-1900 Sanborn Fire Insurance Map, volume 5, sheet 512.

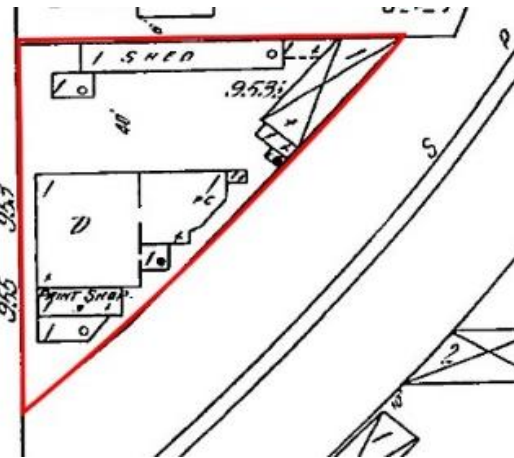


Figure 35. 1914 Sanborn map. Subject property outlined in red.
Source: 1913-1915 Sanborn Fire Insurance Map, volume 6, sheet 598.

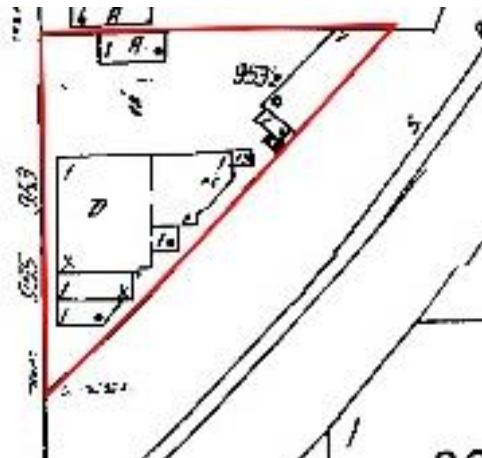


Figure 36. 1950 Sanborn map. Subject property outlined in red.
Source: 1950 Sanborn Fire Insurance Map, volume 6, sheet 598.

In a 1938 aerial image, 953 Treat Avenue appears to have a footprint very similar to that existing today (**Figure 37**). The staggered east façade resulting from numerous projecting volumes and some ancillary buildings are visible in the photograph. The rear façade of the property was captured in a photograph from 1959 (**Figure 38**). In the photograph, lack of landscaping and trees at the rear of the property afford a better view of the façade than what is available today. A small lean-to is visible on the south side of the building. That structure is no longer extant, but markings of the shed roof are still visible on the south façade of the garage. A wood fence separated the residence from the railroad tracks. Additional known alterations are including in the following construction chronology.



Figure 37. 1938 aerial view of the subject property.
Source: 1938 San Francisco Aerial, David Rumsey Historical Map Collection.



Figure 38. Rear façade of the subject property in 1959, when the Southern Pacific's small branch line was still in operation.
Source: AAB-9455, San Francisco Public Library Historical Photograph Collection.

CONSTRUCTION CHRONOLOGY

Only two building permits are on file with the San Francisco Department of Building Inspection:

Date	Source	Description
1887	Spring Valley water tap records	953 Treat Avenue was constructed. Architect or builder unknown. ¹⁰
1978	Building permit #08805495	Building was re-roofed

Based on physical observation of the building and evidence provided by historic maps, many additions occurred for which no permits exist:

- By 1900, the main building core was doubled, the south shed was added, and projecting volumes were added to the rear facade.
- The false front is too large to have adorned the smaller original street facing façade. It was likely added during or after the building core was doubled, but before 1938 when it appears in the aerial photograph.
- Several ancillary buildings on the northern portion of the property, including a stable and a shed, were constructed at unknown dates and are no longer extant. The first appearance of a stable was before 1900 and the remainder of the buildings were completed by 1914. A small shed, no longer extant, was also added to the east side of the garage addition.

James Heinzer’s 2005 HRE included a narrative of work on the house that he and his parents had performed during their occupancy of the subject property. Changes by the elder Heinzers included interior work and a re-roofing in 1978, as evidenced by the permit history. The work undertaken by Mr. Heinzer amounted to a re-roofing project in 2004, plumbing work, repairs to the wooden decks, replacement of the water heater and garage doors, new piers on concrete block placed underneath the house, and replacement of windows (although he does not specify which windows).

¹⁰ Spring Valley Water Tap Records, vol. 6, p. 2351. San Francisco Property Information Map lists construction date as 1891.

IV. HISTORIC CONTEXT

THE MISSION DISTRICT

In 1776, Father Francisco Palou founded Mission Dolores on the banks of what the Spanish explorers had named Laguna de Manatíal. Albeit altered and periodically rebuilt over the centuries, Mission Dolores still stands at the southwest corner of Dolores and Sixteenth streets, serving as the cultural heart of the neighborhood. After the Mexican government secularized the California missions in 1833, what is now the Mission District passed into the hands of several prominent Californio families. These ranching families – the Sanchezes, Noes, Guerreros and Valencias – remain memorialized by street names in the district.

California was incorporated into the United States with the Treaty of Guadalupe Hidalgo in 1848. For almost a decade after statehood, what is now the Mission District remained a rural area outside jurisdiction of the city of San Francisco. The isolated area became home to a wide variety of pastimes from roadhouses to commercial resorts. In 1850, a financier named Charles L. Wilson constructed a plank toll road along the current route of Mission Street between downtown and Sixteenth Street. The toll road provided the first reliable route from the Mexican/American settlement at Yerba Buena Cove to the patchwork settlement that had grown up around Mission Dolores.

Soon after the completion of the plank road San Francisco annexed the land now comprising the Mission District as part of the Consolidation Act of 1856. There had been a series of expansions of the city limits, gradually incorporating the open ranch lands. As the City of San Francisco attempted to organize the chaotic settlement and ownership claims for the area, the southern boundary of the city moved continually south. Steadily improving transportation during the second half of the 19th century allowed better access to the area. By 1867, there were several omnibus lines operating between downtown and the Mission, as well as a steam railroad line running along Harrison Street. Recreational and amusement facilities continued to thrive in the Mission. The most famous of these was Woodward's Gardens. Located on Mission Street, between Thirteenth and Fourteenth Streets, the early amusement park housed gardens, a picnic ground, an art museum, a zoo and many other attractions.

The largely under-developed land also provided the opportunity for horse-racing tracks, and the popularity of the racecourse entertainments drew more people to the area, which in turn led to the construction of new roads and began to increase property values.¹¹ The Pioneer racetrack was owned by George and John Treat. George Treat began to sell acres of the Pioneer land to the Homestead Union in 1861, and gradually the land was surveyed and divided into house lots. Following suit, the other racing tracks were sold and surveyed for subdivision in 1863 and renamed the Perkins Tract.¹² The subject building was later constructed on Perkins Tract land.

The Mission District also served as a major source of agriculture. John Center, a figure who was later dubbed the “father of the Mission,” developed a thriving fruit and vegetable trade to meet the influx of residents to San Francisco.¹³ Center had been influential in the construction of the plank road and streetcar lines. He was a major landholder and subdivided large expanses of land to facilitate new streets and housing.

During the late half of the 19th century, residential development grew apace. Following the arrival of effective mass transit, speculators and homestead associations began to plat the district, laying out a

¹¹ Horatio Stoll, “Growth and Development of the Mission: Wonderful Record of Sixty Years,” *San Francisco Call*, July 18, 1908.

¹² Angus Macfarlane, “San Francisco Racetracks,” *The Argonaut*, p. 6.

¹³ Horatio Stoll, “Growth and Development of the Mission,” *San Francisco Call*, July 18, 1908.

grid of streets as far south as what is now Cesar Chavez (previously Army Street). Some large-scale development in the vicinity was carried out by major real estate companies such as the Real Estate Associates and San Francisco Homestead Union. However, there were also many individual developments that created an eclectic collection of building types within the Mission. The Tanforan Cottages, located on the 200 block of Dolores Street, were built between 1853 and 1854 and are some of the oldest surviving dwellings in the city represent an earlier piecemeal approach to residential development. Typical of the early “pioneer” period, generally 1848-1864, were small, single story lightly framed wood frame cottages often with porches or false fronts or vernacular interpretations of the Greek and Gothic Revival styles.¹⁴

San Francisco’s status as a major port and a manufacturing and financial center was cemented in the later half of the 19th century. The period of 1864-1906, often termed the “Gilded Age,” was one of the most significant periods of growth for the Mission District. The Mission grew into a collection of dense neighborhoods representing a variety of classes and cultures. A mixed building stock developed, reflecting a range of Victorian styles that were popular in the later 19th century. The Italianate style began to appear in the mid-1860s and was popular through the 1870s. Front gables were masked with a false front and parapet featuring bracketed cornices and hooded apertures. Later designs added angular window bays to the flat fronts. In the 1880s and 1890s, the Stick-Eastlake style and the Queen Anne style dominated. These houses, often multi-unit flats instead of single-family residences, were more ornately decorated than previous styles. A few dwellings were constructed in the Shingle style during this time, but it was less common. The Romeo flats building type emerged to accommodate the high-density needs of the neighborhood and working class residents.¹⁵

The 1906 Earthquake and Fire changed everything, converting the Mission District into a thoroughly urban industrial and predominantly working-class district. The fire that sprang up as a result of the earthquake quickly destroyed the workers' cottages, boarding houses, and machine shops of the South of Market District before moving into the Northeast Mission, destroying everything in its path before finally being halted at Twentieth Street, just a few blocks north of the 953 Treat Avenue. Downtown businesses destroyed in the conflagration relocated to Mission Street, while thousands of working-class immigrants uprooted from the South of Market District moved into the neighborhood.

A substantial portion of the new residents of the Mission were either Irish-born immigrants or their children. Most were employed in working-class occupations. Many men worked as teamsters, carpenters, or longshoremen and the women were often employed as domestic servants in the homes of the wealthy. Union activism thrived in the community, and remained high in the Mission District throughout the first half of the twentieth century as working-class residents sought to establish a forty-hour workweek and decent wages. Outside of work the “Mission Irish,” as they came to be known throughout the city, created a cohesive ethnic community in the Mission with its own insular culture, churches, bars, union halls, groceries, funeral parlors, and even accent.

The Mission District thrived as a self-contained predominantly Irish-American ethnic community until well after the Second World War. The war took thousands of local men out of the neighborhood to fight in Europe and the South Pacific and put many local women to work in local industries. Following the return of younger Mission residents from overseas after the war, many took advantage of the benefits conferred by the GI Act, such as educational grants and low-interest home loans. Newly developed housing tracts of the Sunset/Parkside, Marin County and the Peninsula encouraged many to move out of the aging Victorian flats of the Mission.

¹⁴ City and County of San Francisco Planning Department, “City Within A City: Historic Context Statement for San Francisco’s Mission District,” November 2007, p. 27.

¹⁵ City and County of San Francisco Planning Department, “City Within A City,” p. 49.

As the Irish-Americans abandoned the Mission, they were gradually replaced by Mexican, Salvadoran and Nicaraguan immigrants. From the 1950s to the present, the continued influx of immigrants from these countries has transformed the Mission into San Francisco's largest predominantly Latino neighborhood. Department stores and theaters along Mission Street which once catered to the Irish-American residents were converted into shops and community institutions serving the Latino community. Murals commemorating Latino history and culture transformed walls and fences into vivid public art. During the 1980s and 1990s the Mission experienced yet another cycle of transformation, as artists and other "Bohemians" were attracted to the neighborhood for its inexpensive rents, balmy climate, picturesque architecture and vibrant cultural scenes. Meanwhile, escalating real estate prices elsewhere in San Francisco have inspired urban professionals to purchase old Victorian flats and cottages in the heart of the Mission, sparking escalating concerns about gentrification and development.

RAILROAD HISTORY

Transportation played a crucial role in the development of the Mission District. The flat valley provided the optimal route between San Francisco and the rest of the Peninsula. The historic El Camino Real route, plank roads, horse-drawn omnibuses, and streetcars all facilitated the development and settlement of the Mission district. The most powerful force, however, was the railroad, which strengthened the connection between the San Francisco ports and the Peninsula throughout the 19th century.

In 1863, the San Francisco & San Jose Railroad was established. The railroad line was arranged to follow the old route of the El Camino Real, cutting through the lower Mission Valley. The diagonal route was the result of arranging a minimal amount of easements with local landowners. John Center was among those landowners who granted a conveyance through his property in 1863.¹⁶ The San Francisco & San Jose Railroad was a small company that ran a relatively short line providing passenger and freight service between San Francisco and San Jose. The founders aspired to expand south to creating a transcontinental line.¹⁷ In December 1865, the company was reorganized and renamed the Southern Pacific Railroad Company.

The San Francisco & San Jose Railroad attracted the attention of the Big Four: railroad magnates Leland Stanford, Mark Hopkins, Collis Huntington, and Charles Crocker. They acquired this railroad in 1870, kept the name, and rapidly expanded it across the United States. The line that cut through the subject parcel and Center's land became known as the historic "Old Main Line" of the San Francisco & San Jose Railroad.

Eventually, this line was discontinued when outer lands on the San Francisco Bay were filled in to create a shorter route down to the Peninsula. The "Old Main Line" became a small branch line of the Southern Pacific and one of the last "in-town" rail services in the city. One terminus for this branch was at 23rd and Folsom, only one block from the subject property. The Southern Pacific line ceased passenger service through the San Bruno Gap and the Mission in 1930. Freight service was disconnected not long after.¹⁸ The tracks behind the subject property became a short, local branch of the line, known as a spur line, which was used through 1991, when it was finally closed completely. Although the railroad no longer runs through the Mission, the influence that it had in bringing residents and businesses to the area is unmistakable. The diagonal route of the railroad is still visible in the block cut-throughs and irregularly curving lots located in several blocks.

¹⁶ "Exhibit 14" James Heinzer's Historic Resource Evaluation, 2005.

¹⁷ Loren Nicholson, *Rails Across The Ranchos: Centennial Edition Celebrating the Southern Pacific Railroad Coastal Line*, (San Luis Obispo, CA: California Heritage Publishing Associates), 1993, p. 7-9.

¹⁸ San Francisco Planning Department, "City Within A City," November 2007, p. 78.

OWNER/OCCUPANT HISTORY

The following table shows the owner and occupant history for 953 Treat Avenue, gathered from various resources including the San Francisco Assessor's Office, San Francisco city directories, and James Heinzer's 2005 HRE:

Date	Owner	Occupant
1887- c. 1894	Owen and Isabella Gorman and family ¹⁹	Owen and Isabella Gorman and family ²⁰
c. 1894 – 1924	John Center Company ²¹	1894-1924: Louis Barner and family ²²
1924 – 1935	Henry and Evelyn Barner	Henry and Evelyn Barner
1935 – 1944	Louis and Minnie Miller	Unknown
1944 – 1952	Henry and Evelyn Barner	Unknown
1952 – 1953	Emma Kluckhuhn	Unknown
1954 – 1980	Ernest A. and Janet W. Heinzer	Various renters
1980 – present	James W. and Barbara Heinzer; James Heinzer	Various renters

The first known occupants of the house were Owen and Isabella Gorman. Gorman worked as a wool presser and moved out of the subject property after the death of his wife. The 1894 Block Book shows John Center as the owner of the subject lot. Louis Barner then moved into the subject property with his family, including his son Henry. Louis and Henry Barner were both employed as painters, which explains the labeling of a paint shop on the 1914 Sanborn map. Henry and his wife Evelyn later purchased the property from the John Center Company. They retained ownership intermittently until 1953, when Ernest and Janet Heinzer purchased 953 Treat Avenue. The Heinzers owned the adjacent property to the north where they operated a furniture manufacturing company while renting out 953 Treat Avenue.

¹⁹ Crocker-Langley San Francisco City Directory, 1887; "Deaths," *San Francisco Call*, 1892.

²⁰ Crocker-Langley San Francisco City Directory, 1887; "Deaths," *San Francisco Call*, 1892.

²¹ San Francisco Block Book, 1894, San Francisco Public Library; Sale of property from John Center Company to Henry Barber and Wife, 1924, "Exhibit 10," James Heinzer HRE, 2005.

²² Crocker-Langley San Francisco City Directory: 1894, 1900, 1905, 1910, 1924; California Voter Registrations, *Index to Register, City and County of San Francisco, Precinct 35*, April 1924. Accessed via Ancestry.com, held by the California State Library, roll 31; California Voter Registrations, *Index to Register, City and County of San Francisco, Precinct 35*, April 1, 1916. Accessed via Ancestry.com, held by the California State Library, roll 15.

V. ARCHITECT/BUILDER/LANDSCAPE ARCHITECT

The original architect or builder of 953 Treat Avenue is unknown. No original or early building permit is available at the Department of Building Inspection. Furthermore, the neighborhood does not appear to be the work of a single builder or developer. The eclectic mix of building styles and types in the surrounding blocks suggests that the neighborhood developed parcel by parcel. Given the irregular development of the subject property, it's likely that early owners of 953 Treat Avenue built onto the property or demolished sections and ancillary buildings as dictated by the evolving needs of the occupants.

VI. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.²³

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The following section examines the eligibility of 953 Treat Avenue for individual listing in the California Register:

Criterion 1 (Events)

953 Treat Avenue does not appear to be significant under Criterion 1 (Events) as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. No significant event has occurred involving the development of 953 Treat Avenue. Apart from its proximity to the tracks, the property does not have a significant link with the history of the San Francisco & San Jose Railroad or the Southern Pacific Railroad in the Mission district. The building was not constructed to serve the railroad or to house those associated with the railroad.

Furthermore, the building was not linked to the agricultural development in the Mission led by John Center, nor is the land known to have been used for that purpose. 953 Treat Avenue was part of the increasing residential development in the Mission before the turn of the 19th century. Small cottages gave way to larger, more stylized designs as more people moved to the Mission and access to the area became easy with public transportation routes. However, the subject building does not sufficiently

²³ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historical Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

embody the broad pattern of multi-unit residences that became characteristic of this development. For these reasons, 953 Treat Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1.

Criterion 2 (Persons)

953 Treat Avenue does not appear to be significant under Criterion 2 (Persons) as a resource associated with the lives of persons important to local, California, or national history. Research on the owners and occupants of the property—the Gormans, Barners, Millers, Emma Kluckhuhn, or the Heinzers—has not revealed them to be historically significant persons. The influential John Center Company owned the property for a time, however, the parcel belonged to a vast holding of land and does not appear to have been directly connected with John Center himself in any notable way, such as a personal residence. Therefore, 953 Treat Avenue does not appear to be individually eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture)

953 Treat Avenue does not appear to be significant under Criterion 3 (Architecture) as a property that embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The property does not represent the distinctive character of residential architecture in the Mission District; rather, the property contains an amalgamation of different architectural styles from the district. 953 Treat Avenue's light wood frame construction, gable roof, and false front are characteristic of the early "pioneer" period homes, yet it was built outside of that style's period of significance (1848-1864). 953 Treat Avenue mimics these characteristics of an earlier time, likely taking cues from neighborhood examples. The following "Gilded Age" period saw many Italianate style residences in the 1860s and 1870s. Italianate features are visible in the front of the building in the hood of the primary entrance, the false front with a bracketed cornice, and the carved wood casings of the windows. However, the subject building post-dates the era of heavy Italianate construction in the Mission neighborhood and the front of the building is clad with wood shingles, an atypical treatment that detracts from the Italianate design. Lastly, the original architect or builder of 953 Treat Avenue is unknown. 953 Treat Avenue therefore does not possess high artistic style, embody an architectural style or building type, and does not embody the work of a master, and.

For these reasons, 953 Treat Avenue does not appear individually eligible for listing in the California Register under Criterion 3 (Architecture).

Criterion 4 (Information Potential)

953 Treat Avenue was not evaluated for significance under Criterion 4 (Information Potential). Criterion 4 generally applies to the potential for archaeological information to be uncovered at a site, which is beyond the scope of this report.

OPINION ON PREVIOUS EVALUATION

Overall, Page & Turnbull concurs with many of the findings within Heinzer's 2005 HRE. The occupant and ownership history reveals that no persons of historic significance are directly connected with the property, and its design does not represent the work of a master or possess high artistic values. However, additional research has revealed some misconceptions in prior documentation. The following section directly addresses the conclusions made on page 6 of James Heinzer's 2005 HRE point by point:

1. "The house is a collection of tacked on smaller structures on exposed piers with various disjointed rooflines and pitches;"

The building footprint is composed of several different volumes. The main volume is a double gabled rectangular core. Several shed roof additions project from the rear (east) façade of the building. Based on Sanborn Fire Insurance Maps, the extant footprint appears to date from 1915 at the latest. The building has undergone changes but many of these date from very early in the building's history. The rectangular addition on the north end of the east facade dates from the original construction.

2. "The dwelling is in extremely poor structural condition which will be substantiated in the Soundness Report;"
According to the National Register standards, the current condition of a building does not affect the analysis of potential significance and integrity. National Register and California Register criteria are not contingent upon current condition. For this purposes of this report, condition was not a factor in the evaluation.²⁴
3. "In its location between two two-story cement tilt up commercial buildings in the predominately commercial area of its block; the house looks out of place;"
A mix of industrial and residential uses has been present in this neighborhood since the 19th century. The commercial buildings specified here were constructed after 953 Treat Avenue and many other residences in the area. Much of the surrounding block remains residential. Furthermore, the neighborhood is zoned for mixed use, so residential buildings remain appropriate.
4. "No doubt early residents of the 953 Treat Ave. house witnessed the Mission District's remaining vegetable gardens turn into new homes and commercial buildings but who those residents were and what they did as professions is not known;"
This report has provided as expanded occupant and ownership history. The Gormans and the Barners do not appear to be significantly connected to the agricultural history of the Mission District or with other events in the area. For these reasons, the property has been not been found eligible for listing under California Register Criterion 2 (Persons).
5. "While from 1891 to 1991 the resident of the 953 Treat Ave. house could see rail cars go by on the contiguous railroad right-of-way, those residents were not railroad employees that lived in the house as part of their railroad employment;"
The expanded owner and occupant history supports this finding.
6. "Though the 953 Treat Ave. home was owned by the John Center Corporation whose major shareholder was John Center, the most influential San Franciscan of his time in the Mission District, John Center never lived in the house;"
The subject property does not appear to have been subject connected in a significant way to the John Center Company workings in the area, as discussed under finding #4, or with John Center himself.
7. "The major accomplishments of John Center to the development of San Francisco are no more represented by the 953 Treat Ave. house that the land in and around the house or the land in many other areas of the Mission District which John Center grew vegetables on in the mid 1800's;"
As described in the evaluations for Criteria 1 and 2 (Events and Persons), no significant link between the subject property and vegetable production of the Mission has been found.

²⁴ U.S. Department of the Interior, National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," section 8, revised 2002.

8. “My investigation could not find any person of historical significance that ever lived in the 953 Treat Ave. house;”
The expanded owner and occupant history concurs with this statement. The occupation of the house by two families for lengths of time is noteworthy but cannot alone confer significance.
9. “For over the last 50 years the house has been a rental property;”
The use of 953 Treat Avenue is not considered a detriment to the building’s historic potential.
10. “Future development of the contiguous former railroad right-of-way parcel appears unlikely and therefore should not effect [sic] the development of the Treat Ave. parcel.”
Development of the contiguous parcel was not evaluated as part of this report. The potential for development of the nearby right-of-way does not impact the historic potential for 953 Treat Avenue.

VII. CONCLUSION

953 Treat Avenue is a single story wood frame cottage with an Italianate style false front clad in wood shingle. The original structure dates to 1887, with additions and expansions made before 1915. Adjacent to the subject property runs the former right-of-way of the Southern Pacific Railroad, forming the irregular triangular lot of the property. None of the occupants or owners have been identified as significant, nor is the property significantly connected with either the railroad or agricultural activity in the area. While maintaining elements of early cottages in the Mission District and design characteristics of Italianate false fronts, the cumulative design is not exemplary of any particular architectural style or period in the Mission's history. 953 Treat Avenue has been determined not to be eligible for listing in the California Register. For this reason, 953 Treat Avenue does not qualify as a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

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**Attachment B –
South Mission Historic
Resource Survey findings
(excerpt)**

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San Francisco Planning Department - South Mission Historic Resource Survey
Property Information Catalog (sorted by Street Address)

Assessor Block/Lot	Address (Low #)	Address (High #)	Street	Attribute Code/Description 1	Attribute Code/Description 2	Year Built	Year Built Source	Primary Record (OPR 352A)	Architectural Style 1	Architectural Style 2	Historic District	CHSRC	Listing Type	Resource Eligibility	Notes
3613-044	864	864	TREAT AV	HP2, Multiple Family Property		1925	Architectural est.	No	None			6Z	none	California Register for listing	Stables located at rear of lot.
3613-050	867	867	TREAT AV	HP2, Single Family Property		1886	SFPUC water tap	Yes	Stick/Establie			3CS	Individual	California Register	
3613-045	870	870	TREAT AV	HP3, Multiple Family Property		1871	SFPUC water tap	Yes	Italianate			3CS	Individual	California Register	Additional building (post-1914) located at rear of lot.
3613-048	871	871	TREAT AV	HP2, Single Family Property		1885	Sanborn Co. maps (est.)	Yes	Italianate			3CS	Individual	California Register for listing	
3613-046	876	876	TREAT AV	HP2, Multiple Family Property		1915	SF Assessor	No	Eclectic/Modern			6Z	none	determined not eligible for listing	
3613-048	877	877	TREAT AV	HP3, Multiple Family Property		1920	Architectural est.	No	Mediterranean Revival			6Z	none	determined not eligible for listing	
3613-017	882	882	TREAT AV	HP3, Multiple Family Property		1865	1869 USCS map (est.)	Yes	Greek Revival			3S	Individual	National Register & California Register	
3613-047	883	883	TREAT AV	HP2, Single Family Property		1921	SF Assessor	No	None			6Z	Individual	determined not eligible for listing	
3639-034	901	901	TREAT AV	HP2, Multiple Family Property		1885	SFPUC water tap	No	Stick/Establie			6Z	none	determined not eligible for listing	
3639-018	906	906	TREAT AV	HP2, Single Family Property		1888	1889 USCS map (est.)	Yes	Italianate			7R	Individual (potential)	not determined; requires intensive research	
3639-033	907	907	TREAT AV	HP3, Multiple Family Property		1883	1889 USCS map (est.)	No	Italianate			6Z	none	determined not eligible for listing	
3639-023	915	915	TREAT AV	HP3, Multiple Family Property		1935	Sanborn Co. maps (est.)	Yes	Classical Revival			3CS	Individual	California Register	Additional dwelling (circa 1905) locate at rear of lot.
3639-019	922	922	TREAT AV	HP2, Multiple Family Property		1876	SFPUC water tap	No	Mediterranean Revival			6Z	none	determined not eligible for listing	Front appears to be alteration/addition
3639-031	923	923	TREAT AV	HP3, Multiple Family Property		1885	Sanborn Co. maps (est.)	No	Stick/Establie			6Z	none	determined not eligible for listing	
3639-020	928	928	TREAT AV	HP2, Single Family Property		1879	SFPUC water tap	No	Greek Revival			6Z	none	determined not eligible for listing	
3639-029	935	935	TREAT AV	HP8, Industrial Building		1853	SF Assessor	No	Industrial			6Z	none	determined not eligible for listing	Semi-attached building occupies multiple lots (3639/029/030).
3639-030	935	935	TREAT AV	HP8, Industrial Building		1953	SF Assessor	No	Industrial			6Z	none	determined not eligible for listing	Semi-attached building occupies multiple lots (3639/029/030).
3639-021	938	938	TREAT AV	HP3, Multiple Family Property		1885	SFPUC water tap	Yes	Queen Anne			3CS	Individual	California Register	Early, unusual classically-influenced Queen Anne duplex. Parhousie addition is mostly screened from view.
3639-037	942	942	TREAT AV	HP3, Multiple Family Property		1880	Sanborn Co. maps (est.)	No	Stick/Establie			6Z	none	determined not eligible for listing	
3639-023	950	950	TREAT AV	HP2, Single Family Property		1874	SFPUC water tap	Yes	Italianate			6Z	none	determined not eligible for listing	Building in rear was stables, likely constructed circa 1905.
3639-028	953	953	TREAT AV	HP2, Single Family Property		1891	SF Assessor	Yes	Italianate			7R	Individual (potential)	not determined; requires intensive research	
3639-036	957	957	TREAT AV	HP8, Industrial Building		0	SF Assessor	No	None			n/a	none	not evaluated; vacant property	
3639-025	969	969	TREAT AV	HP8, Industrial Building		1983	SF Assessor	No	None			n/a	none	not evaluated; less than 50 years old	
3639-024	970	970	TREAT AV	HP8, Industrial Building		1935	Sanborn Co. maps (est.)	No	Italianate			3CS	Individual	California Register	Building appears as store on 1914 Sanborn
3639-050A	980	980	TREAT AV	HP3, Multiple Family Property		0	SF Assessor	No	Modern			n/a	none	not determined; vacant property	Park
3617-001	1000	1000	V.ALENCIA ST	HP3, Multiple Family Property		1978	SF Assessor	No	Modern			n/a	none	not evaluated; less than 50 years old	
3616-025	1007	1017	V.ALENCIA ST	HP3, Multiple Family Property		1884	SFPUC water tap	Yes	Italianate			3CS	Individual	California Register	
3617-003	1014	1024	V.ALENCIA ST	HP3, Multiple Family Property		1909	SF Assessor	Yes	Mission Revival			6L	none	determined not eligible for listing	
3616-024	1021	1021	V.ALENCIA ST	HP8, Industrial Building		1922	SF Assessor	Yes	Industrial			7R	Individual (potential)	not determined; requires intensive research	Appears to have lost ornament at parapet.
3617-004	1026	1026	V.ALENCIA ST	HP6, 1-3 Story Commercial Building		1940	SF Assessor	Yes	None			6Z	none	determined not eligible for listing	
3617-005	1030	1030	V.ALENCIA ST	HP3, Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	Classical Revival			6L	none	not evaluated; less than 50 years old	
3616-023	1031	1031	V.ALENCIA ST	HP3, Multiple Family Property		1862	SF Assessor	No	Modern			n/a	none	not evaluated; less than 50 years old	
3616-022	1037	1041	V.ALENCIA ST	HP3, Multiple Family Property		1880	Sanborn Co. maps (est.)	Yes	Italianate			3CS	Individual	California Register	
3617-006	1038	1048	V.ALENCIA ST	HP3, Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	None/Italian			6Z	none	determined not eligible for listing	2 buildings located on lot with unified facades.
3616-021	1043	1043	V.ALENCIA ST	HP3, Multiple Family Property		2005	Architectural est.	No	Modern			n/a	none	not evaluated; less than 50 years old	

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Attachment C – Photos and maps

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Figure 1 – 953 Treat Ave – Primary façade (west elevation) showing alterations including expansion of the original building to the south which resulted in the irregular fenestration pattern, addition of shingles, and shed addition to the south (left).



Figure 2 – 953 Treat Ave – North elevation.



Figure 3 – 953 Treat Avenue – South elevation showing additions to the south.



Figure 4 – 953 Treat Avenue – West (left) and South (right) elevation showing shed addition.



Figure 5 – 724 Treat Avenue – This simple vernacular Italianate cottage was identified as being individually eligible for listing in the California Register. This property retains a high degree of integrity and maintains its original massing, form, regular fenestration pattern, and architectural details.



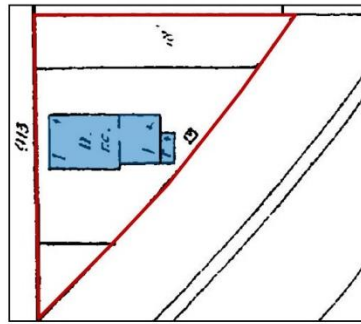
Figure 6 – 2967 23rd Street – This simple vernacular Italianate cottage was identified as being individually eligible for listing in the California Register. The property retains its original massing, form, and fenestration pattern, and architectural details.



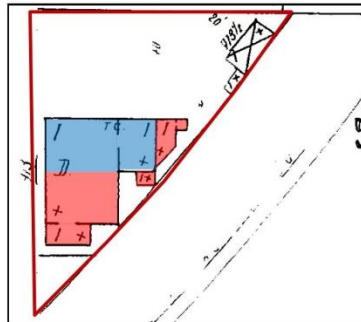
Figure 7 – 1009 Treat Avenue – This simple vernacular Italianate cottage was identified as being individually eligible for listing in the California Register. The property retains its original massing, form, and fenestration pattern, and architectural details.



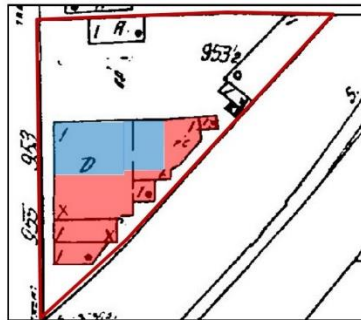
Figure 8 – 2756 Folsom Street – This simple vernacular Italianate cottage was identified as being individually eligible for listing in the California Register. The property retains its original massing, form, and fenestration pattern, and architectural details.



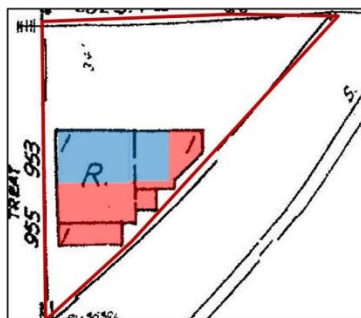
1889 Sanborn Map



1899 Sanborn Map



1950 Sanborn Map



1990 Sanborn Map

Figure 9 – Sanborn maps show the extent of expansion and alterations over time that have taken place at the subject property. The subject parcel is outlined in red, the original 1887 structure is shaded in blue, and later alterations are shaded in red.

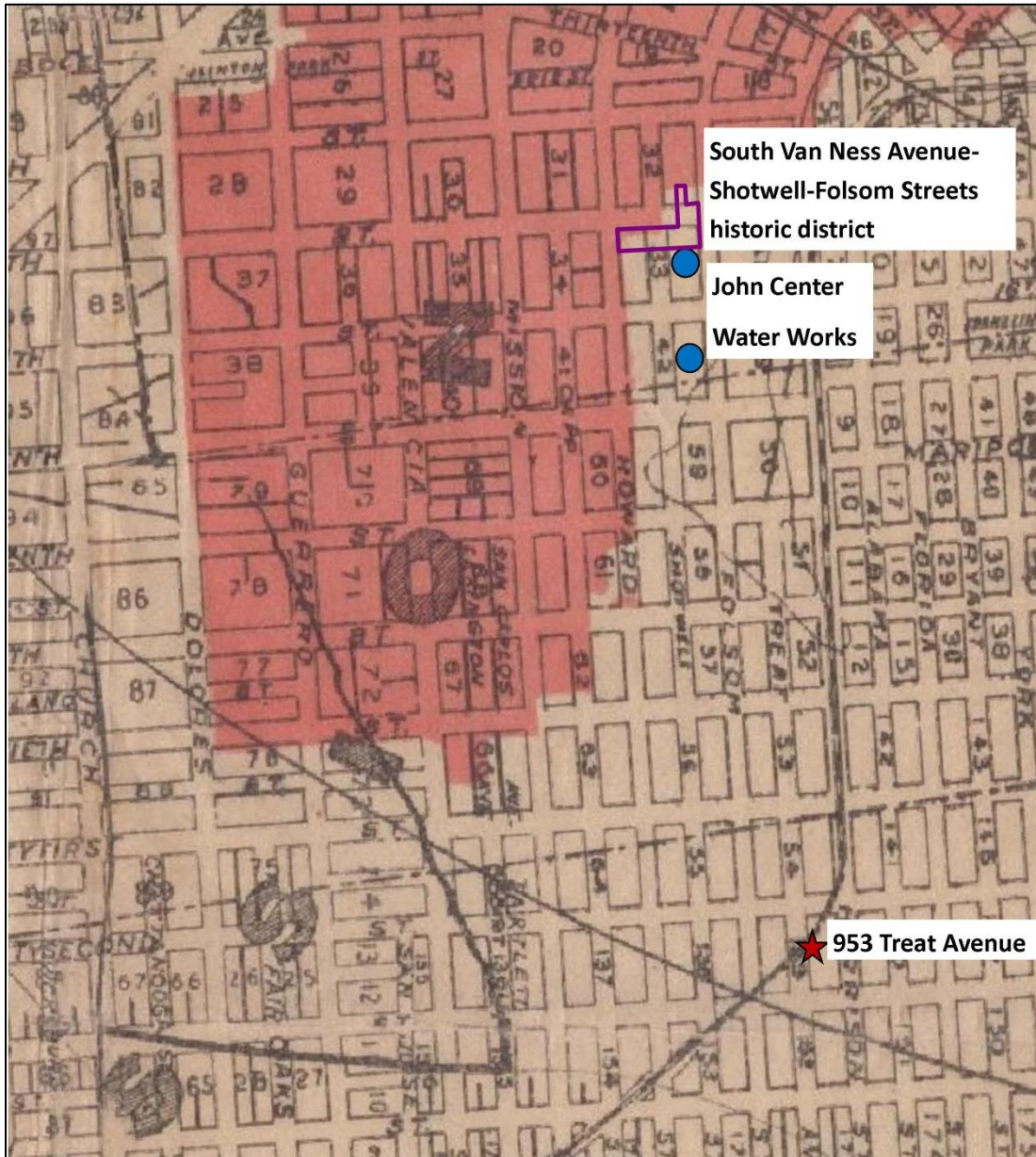


Figure 10 – Map of the Mission District showing the extent of the 1906 Fire in red. The location of the South Van Ness Avenue-Shotwell-Folsom Streets historic district is outlined in purple, the location of John Center Water Works are two blue circles, and the location 953 Treat Avenue is a red star.