

File No. 180559 Committee Item No. 5
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date June 16, 2018

Board of Supervisors Meeting Date _____
Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLAN Ltr 052518</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>HPC Reso No. 961 051618</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>HPC Reso No. 951 041818</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLAN Memo 051618</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Landmark Case Rpt 041818</u> |
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Completed by: Erica Major Date June 13, 2018
Completed by: Erica Major Date _____

1 [Planning Code - Landmark Designation - 6301 Third Street (aka Arthur H. Coleman Medical
2 Center)]

3 **Ordinance amending the Planning Code to designate 6301 Third Street (aka Arthur H.
4 Coleman Medical Center), Assessor's Parcel Block No. 4968, Lot No. 032, as a
5 Landmark under Article 10 of the Planning Code; affirming the Planning Department's
6 determination under the California Environmental Quality Act; and making public
7 necessity, convenience, and welfare findings under Planning Code, Section 302, and
8 findings of consistency with the General Plan, and with the eight priority policies of
9 Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the proposed Planning Code
19 amendment is subject to a Categorical Exemption from the California Environmental Quality
20 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
21 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
22 for protection of the environment (in this case, landmark designation). Said determination is
23 on file with the Clerk of the Board of Supervisors in File No. 180559 and is incorporated herein
24 by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 6301 Third Street (aka Arthur H. Coleman Medical
3 Center), Assessor's Parcel No. 4968, Lot 032, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 961,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
9 032, is consistent with the San Francisco General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 961,
11 recommending approval of the proposed designation, which is incorporated herein by
12 reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the City Charter, the Historic Preservation
15 Commission has authority "to recommend approval, disapproval, or modification of landmark
16 designations and historic district designations under the Planning Code to the Board of
17 Supervisors."

18 (2) A community-sponsored Application for Article 10 Landmark Designation for
19 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
20 032 was submitted to the Planning Department by Dr. Arelious Walker, Pastor of True Hope
21 Church of God.

22 (3) On January 17, 2018, the Historic Preservation Commission added 6301
23 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, to
24 the Landmark Designation Work Program, which was adopted by the Historic Preservation
25

1 Commission on June 15, 2011 and is a list of individual properties and historic districts under
2 consideration for landmark designation.

3 (4) The Designation report was prepared by Desiree Smith, Planning
4 Department Preservation staff and reviewed by Tim Frye, Planning Department Preservation
5 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards
6 and Planning Department Preservation staff reviewed the report for accuracy and
7 conformance with the purposes and standards of Article 10.

8 (5) The Historic Preservation Commission, at its regular meeting of April 18,
9 2018, reviewed Planning Department Preservation staff's analysis of 6301 Third Street's
10 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
11 dated April 18, 2018.

12 (6) On April 18, 2018, the Historic Preservation Commission passed Resolution
13 No. 951, initiating designation of 6301 Third Street (aka Arthur H. Coleman Medical Center),
14 Assessor's Parcel No. 4968, Lot 032, as a San Francisco Landmark pursuant to Section
15 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
16 Supervisors in File No. 180559 and is incorporated herein by reference.

17 (7) On May 16, 2018, after holding a public hearing on the proposed
18 designation and having considered the specialized analyses prepared by Planning
19 Department Preservation staff and the Landmark Designation Case Report, the Historic
20 Preservation Commission recommended approval of the proposed landmark designation of
21 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
22 032, in Resolution No. 961. Said resolution is on file with the Clerk of the Board of
23 Supervisors in File No. 180559.

24 (8) The Board of Supervisors hereby finds that 6301 Third Street (aka Arthur H.
25 Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, has a special character and

1 special historical, architectural, and aesthetic interest and value, and that its designation as a
2 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
3 the Planning Code.

4
5 Section 2. Designation.

6 Pursuant to Section 1004 of the Planning Code, 6301 Third Street (aka Arthur H.
7 Coleman Medical Center), in Assessor's Parcel No. 4968 Lot 032, is hereby designated as a
8 San Francisco Landmark under Article 10 of the Planning Code. Appendix A of Planning
9 Code, Article 10 is hereby amended to include this property.

10
11 Section 3. Required Data.

12 (a) The description, location, and boundary of the Landmark site consists of the City
13 parcel located at 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's
14 Parcel No. 4968 Lot 032, in San Francisco's Bayview neighborhood.

15 (b) The characteristics of the Landmark that justify its designation are described and
16 shown in the Landmark Designation Case Report and other supporting materials contained in
17 Planning Department Docket No. 2017-012290DES. In brief, 6301 Third Street (aka Arthur H.
18 Coleman Medical Center), in Assessor's Parcel No. 4968, Lot 032, is eligible for local
19 designation under National Register of Historic Places Criterion B, as it is associated with the
20 lives of significant persons in our past. Specifically, designation of 6301 Third Street (aka
21 Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, is proper given that
22 it is associated with Dr. Arthur H. Coleman, a nationally prominent African American
23 physician-lawyer and influential healthcare and civil rights activist. Dr. Coleman purchased the
24 property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview
25 residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the popular

1 architectural styles of the period, and served as a modern symbol of community health,
2 progress, and success. He recruited a team of African American physicians to join him in his
3 vision of providing comprehensive health services to the area's low-income African American
4 residents. Dr. Coleman was celebrated as a local pioneer in the nationally significant
5 community health center movement of the 1960s, worked tirelessly to bring about racial equity
6 within healthcare and the medical profession, and advocated for the needs of the Bayview's
7 African American community.

8 (c) The particular features that shall be preserved, or replaced in-kind as determined
9 necessary, are those generally shown in photographs and described in the Landmark
10 Designation Case Report, which can be found in Planning Department Docket No. 2017-
11 012290DES, and which are incorporated in this designation by reference as though fully set
12 forth herein. The character-defining interior features of the building are those associated with
13 areas that have historically been accessible to the public and are depicted in the floor plans or
14 photos in the Landmark Designation Report dated May 16, 2018. Specifically, the following
15 features shall be preserved or replaced in kind:

16 All exterior elevations, form, massing, structure, roofline, architectural ornament, and
17 materials identified as:

- 18 (1) Location and site built to property line along Third Street;
- 19 (2) Two story height;
- 20 (3) Flat roof;
- 21 (4) Boxed eaves;
- 22 (5) Stucco cladding;
- 23 (6) Porcelain enameled steel panels with abstract boomerang motifs on Third
24 Street and Ingerson Avenue elevations;
- 25

- 1 (7) Historic recessed pharmacy entrance at north corner with fully glazed
2 aluminum frame door, flanked by large aluminum frame windows and
3 transom;
- 4 (8) Historic main entry along Third Street elevation including:
5 (A) Angled and recessed main entry with porcelain enameled steel return
6 at the south and stucco and glazing at the north return;
7 (B) Fully glazed aluminum frame double doors;
8 (C) Two aluminum frame windows flanking the double doors;
9 (D) Large glazed double-height transom above entry;
10 (E) Historic metal stylized address numbers at transom;
11 (F) Historic suspended abstract light fixture at entry;
12 (G) Applied ornamental medical emblem on north return; and
13 (H) Stucco clad planter abutting north return.
- 14 (9) Fenestration of ganged and single aluminum casement and awning
15 windows and aluminum storefront system at ground level; and
- 16 (10) Letter signage reading, "The Arthur H. Coleman Medical Center" on the
17 Ingerson Avenue elevation, located between the first and second floors.

18 All publicly accessible interior features identified as:

- 19 (1) Double-height entry lobby with straight run stair, second floor landing
20 configuration, and porcelain enameled steel panels along south return.


21

22 Section 4. Effective Date. This ordinance shall become effective 30 days after
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
25 of Supervisors overrides the Mayor's veto of the ordinance.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:



ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark designation - 6301 Third Street (aka Arthur H. Coleman Medical Center)]

Ordinance amending the Planning Code to designate 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel Block No. 4968, Lot No. 032, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 270 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 6301 Third Street (aka Arthur H. Coleman Medical Center).

The ordinance finds that the Arthur H. Coleman Medical Center is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Dr. Coleman purchased the property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the popular architectural styles of the period, and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was celebrated as a local pioneer in the nationally significant community health center movement that began in the 1960s, worked tirelessly to achieve

racial equity within the healthcare system and the medical profession, and advocated for the needs of the Bayview's African American community.

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of Arthur H. Coleman Medical Center on April 18, 2018. On May 16, 2018, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Desiree Smith, the HPC voted to recommend approval of Property Name to the Board of Supervisors.

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SAN FRANCISCO PLANNING DEPARTMENT

May 25, 2018

Honorable Supervisor Malia Cohen
Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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

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**Re: Transmittal of Planning Department Case Number 2017-012290DES:
6301 Third Street Landmark Designation (Arthur H. Coleman Medical Center)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Cohen,

On May 16, 2018 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark designation of 6301 Third Street, known historically as the Arthur H. Coleman Medical Center, to the Board of Supervisors. At the hearing the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor Cohen, if you would like to take sponsorship of the proposed Ordinance please contact the Clerk of the Board of Supervisors at your earliest convenience.

Please find attached documents relating to the actions of the HPC. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

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

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, City Attorney's Office
Brittini Chicuata, Aide to Supervisor Cohen
Erica Major, Office of the Clerk of the Board

Transmittal Materials

**CASE NO. 2017-012290DES
Landmark Designation Ordinance**

Attachments (one copy of the following):

Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution Nos. 951, 961
Planning Department Memo dated May 16, 2018
Planning Department Case Report dated April 18, 2018
Article 10 Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 961 HEARING DATE MAY 16, 2018

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

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415.558.6378

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415.558.6409

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415.558.6377

Case No. 2017-012290DES
Project: 6301 Third Street (Arthur H. Coleman Medical Center)
Recommendation to Board of Supervisors
Staff Contact: Desiree Smith (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 6301 THIRD STREET (AKA ARTHUR H. COLEMAN MEDICAL CENTER), ASSESSOR'S PARCEL NO. 4968, LOT 032, AS LANDMARK NO. XXX

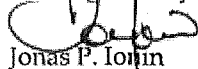
1. WHEREAS, A community-sponsored Application for Article 10 Landmark Designation for 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, was submitted to the Planning Department by Dr. Arelious Walker, Pastor of True Hope Church of God; and
2. WHEREAS, The Historic Preservation Commission, at its regular meeting of January 17, 2018, added 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, to the Landmark Designation Work Program; and
3. WHEREAS, Additional research and analysis of the significance of 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, was conducted by Planning Department staff Desiree Smith and was reviewed by Planning Department Staff Tim Frye, who meets the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
4. WHEREAS, The Historic Preservation Commission, at its regular meeting of April 18, 2018 reviewed Department staff's analysis of 6301 Third Street's historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated April 18, 2018 and initiated Landmark designation process through Resolution No. 951; and
5. WHEREAS, The Historic Preservation Commission finds that the nomination of 6301 Third Street as a landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
6. WHEREAS, The Historic Preservation Commission finds that the Arthur H. Coleman Medical Center is significant for its association with Dr. Arthur H. Coleman, a nationally prominent

African American lawyer-physician and influential healthcare and civil rights advocate. Dr. Coleman purchased the property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was heavily involved with a wide variety of community and neighborhood initiatives – as a local pioneer in the nationally significant community health center movement of the 1960s, as a tireless advocate for racial equity within the healthcare system and the medical profession, and as an advocate for the Bayview's African American community; and

7. WHEREAS, The Historic Preservation Commission finds that 6301 Third Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, The Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report dated May 16, 2018, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
9. WHEREAS, The proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
10. WHEREAS, The Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

THEREFORE, BE IT RESOLVED, That the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of the Arthur H. Coleman Medical Center (aka 6301 Third Street), Assessor's Parcel No. 4968, Lot 032 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 16, 2018.


Jonas P. Iorin
Commission Secretary

AYES: Black, Hyland, Johnck, Johns, Matsuda, Wolfram

NAYS: None

ABSENT: Pearlman

ADOPTED: May 16, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 951 HEARING DATE APRIL 18, 2018

1650 Mission St.
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Case No. 2017-012290DES
Project: 6301 Third Street (Arthur H. Coleman Medical Center)
Landmark Designation Initiation
Staff Contact: Desiree Smith (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

RESOLUTION TO INITIATE DESIGNATION OF 6301 THIRD STREET. (AKA ARTHUR H. COLEMAN MEDICAL CENTER), ASSESSOR'S PARCEL NO. 4968, LOT 032, AS AN ARTICLE 10 LANDMARK.

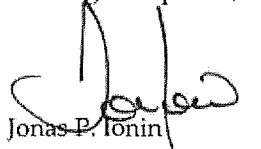
1. WHEREAS, A community-sponsored Application for Article 10 Landmark Designation for 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, was submitted to the Planning Department by Dr. Arelious Walker, Pastor of True Hope Church of God; and
2. WHEREAS, The Historic Preservation Commission, at its regular meeting of January 17, 2018, added 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, to the Landmark Designation Work Program; and
3. WHEREAS, Additional research and analysis of the significance of 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, was conducted by Planning Department staff Desiree Smith, who meets the Secretary of Interior's Professional Qualification Standards (Standards), and was reviewed by Planning Department Staff Tim Frye, who also meets the Standards, for accuracy and conformance with the purposes and standards of Article 10; and
4. WHEREAS, The Historic Preservation Commission, at its regular meeting of April 18, 2018, reviewed Department staff's analysis of 6301 Third Street's historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated April 18, 2018;
5. WHEREAS, The Historic Preservation Commission finds that the nomination of 6301 Third Street as a Landmark is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and
6. WHEREAS, The Historic Preservation Commission urges the property owner to consider working with Planning Department staff and community stakeholders to install an interpretive plaque or other interpretive element to the exterior of the building for educational purposes.

Resolution No. 951
April 18, 2018

Case No. 2017-012290DES
6301 Third Street

THEREFORE BE IT RESOLVED, That the Historic Preservation Commission hereby initiates designation of 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032 as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on April 18, 2018.



Jonas P. Tonin
Commission Secretary

AYES: Johns, Johnck, Pearlman, Matsuda, Wolfram, Black, Hyland

NAYS: None.

ABSENT: None.

ADOPTED: April 18, 2018



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: May 16, 2018
CASE NUMBER: 2017-012290DES – Arthur H. Coleman Medical Center
TO: Historic Preservation Commission
FROM: Desiree Smith
Preservation Planner, 415-575-9093
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

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On April 18, 2018, the Historic Preservation Commission (HPC) adopted Resolution No. 951 to initiate Article 10 landmark designation of 6301 Third Street, known as the Arthur H. Coleman Medical Center. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

Attached is a draft **Resolution to Recommend** approval to the Board of Supervisors the designation of the Arthur H. Coleman Medical Center as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. The Planning Department recommends adopting this Resolution.

ATTACHMENTS:

Draft Resolution
Draft Designation Ordinance
Article 10 Landmark Designation Report
Original Landmark Designation Application submitted by Dr. Arelious Walker
April 18, 2018 Case Report
Resolution 951
Letters of Support



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: April 18, 2018
Case No.: 2017-012290DES
Project Address: 6301 Third Street
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
Block/Lots: 4968/032
Property Owner: Mojoe Capital LLC
132 Laurelwood Drive
Novato, CA 94949
Staff Contact: Desiree Smith – (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

6301 Third Street (the Arthur H. Coleman Medical Center, subject property) is located at the southeast corner of Third Street and Ingerson Avenue in the Bayview district of San Francisco. The subject property is two-stories with a flat roof, boxed eaves, and stucco cladding, and is built to the property lines along both of its primary (north and west) elevations. Constructed in 1960, the building features a design aesthetic characteristic of the period. Porcelain enameled steel panels featuring abstract boomerang motifs, for example, clad portions of both the Third Street and Ingerson Avenue elevations. Fenestration includes ganged and single aluminum casement and awning windows on the primary elevations, and a metal storefront system at the ground level. On the Ingerson Avenue elevation is letter signage reading, "The Arthur H. Coleman Medical Center."

The Third Street corridor with which it is aligned, displays a mix of residential, commercial, and institutional (church and school) uses. The subject property is adjacent to the San Francisco MUNI "KT-Ingleside/Third Street" metro rail line that runs along Third Street and is near an entrance to the U.S. 101/Bayshore Freeway. Behind the building to its east is a residential neighborhood characterized by two-story single family homes dating to various time periods. The property is located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of a Community-Sponsored Article 10 Landmark Designation Application for the Arthur H. Coleman Medical Center at 6301 Third Street, Assessor's Parcel No. 4968, Lot 032, as a San Francisco Landmark under Article 10 of the Planning Code, Section 1004.1, and recommending that the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 - GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Designation of the Arthur H. Coleman Medical Center will help to preserve an important historical resource that is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate.

BACKGROUND / PREVIOUS ACTIONS

The Community-Sponsored Article 10 Landmark Designation Application was prepared by Dr. Arelious Walker, pastor of True Hope of God Church, and submitted to the Planning Department on August 22, 2016. Department staff reviewed the nomination and provided comments to the applicant on October 19, 2016. The application was put on pause due to scheduling needs of the community stakeholders, and was resumed in August of 2017. At that time, Department staff conducted a site visit and met with Dr. Walker and the current building tenant, the Bayview Hunters Point Clinic.

The property was added to the HPC's Landmark Designation Work Program on January 17, 2018 to enable staff to carry out additional research for the property. Shortly after, Supervisor Malia Cohen's

office reached out to the Department indicating interest in sponsoring the landmark ordinance legislation. In February, Department staff met with the owner of the property to explain the benefits of landmark designation and answer questions. Additional research and writing, including a set of three oral interviews and the preparation of a landmark designation case report, was carried out by Planning Department staff member, Desiree Smith, and reviewed by Tim Frye.

If the Historic Preservation Commission decides to initiate Article 10 landmark designation of the subject property, the item will be considered again by the Historic Preservation Commission at a subsequent hearing. At that time the Historic Preservation Commission may adopt a resolution recommending that the Board of Supervisors support the designation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

The nomination was submitted by community member and Pastor of True Hope Church of God, Dr. Arelious Walker. The current tenant of the property, the BayView Hunters Point Clinic/Marin City is in favor of designation and aided the preparation of the nomination. Patricia Coleman, the daughter of Dr. Coleman, is in support of landmark designation and was interviewed as part of the research and documentation for the designation report.

There is no known public or neighborhood opposition to designation of the Arthur H. Coleman Medical Center at 6301 Third Street as an Article 10 landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

The property owner is Mojoe Capital LLC. Department staff met with the property owner in February of this year to discuss landmark designation, including the process, benefits, and responsibilities of the owner. Preservation staff has also worked with the property owner to obtain the necessary entitlements for minor scopes of work to the property that respect and retain essential character-defining features.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff. The Department has determined that the Arthur H. Coleman Medical Center at 6301 Third Street meets the requirements for Article 10 eligibility as an individual landmark. The justification for inclusion is outlined below under the Significance and Integrity sections of this case report.

SIGNIFICANCE

The Arthur H. Coleman Medical Center is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Dr. Coleman purchased the property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive

health services to the area's low-income African American residents. Dr. Coleman was heavily involved with a wide variety of community and neighborhood initiatives – as a local pioneer in the nationally significant community health center movement of the 1960s, as a tireless advocate for racial equity within the healthcare system and the medical profession, and as an advocate for the Bayview's African American community.

INTEGRITY

The Arthur H. Coleman Medical Center retains excellent integrity of setting, location, design, workmanship, feeling, and association. In particular, the property retains sufficient integrity to express its association with the Arthur H. Coleman Medical Center, established by nationally prominent African American lawyer-physician, Dr. Arthur H. Coleman, in 1960 to serve the area's growing and underserved African American community. The facility retains strong integrity of association, as it continues to be used as a medical center targeted towards helping underserved populations. The building has undergone only minimal exterior alterations since its period of significance, namely the replacement of the large window above the front entry on the Third Street elevation. The property is currently undergoing interior renovations, sponsored by the new tenant, the Bayview Hunters Point Clinic. A permit was also recently approved for the replacement of windows. Permits for exterior work were reviewed by Planning Department preservation staff for compliance with the *Secretary's Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Staff recommends the character-defining *exterior* features include the massing, form, structure, architectural ornament and materials identified as:

- Location and site built to property line along Third Street,
- Two story height,
- Flat roof,
- Boxed eaves,
- Stucco cladding,
- Porcelain enameled steel panels with abstract boomerang motifs on Third Street and Ingerson Avenue elevations,
- Historic recessed pharmacy entrance at north corner with fully glazed metal frame door, flanked by large metal frame windows and transom,
- Historic main entry along Third Street elevation including:
 - Angled and recessed main entry with porcelain enameled return at the south and stucco and glazing at the north return
 - Fully glazed metal frame double doors
 - Two metal frame windows flanking the double doors

- Large glazed double-height transom above entry
- Metal stylized address numbers at transom
- Historic suspended abstract light fixture at entry
- Applied ornamental medical emblem on north return
- Stucco clad planter abutting north return
- Fenestration of ganged and single metal casement and awning windows and metal storefront system at ground level,
- Letter signage that reads "The Arthur H. Coleman Medical Center" on the Ingerson Ave., elevation located between the first and second floors, and

Character-defining *interior* features identified as:

- Double height entry lobby with open stair railing and porcelain enameled steel return along south wall.

BOUNDARIES OF THE LANDMARK SITE

Encompassing all of and limited to Lot 032 on Assessor's Block 4968 at the southeast corner of Third Street and Ingerson Avenue.

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis, the Arthur H. Coleman Medical Center at 6301 Third Street, Assessor's Parcel No. 4968, Lot 032, meets the requirements for Article 10 eligibility as an individual landmark as it is associated with persons significant to our past.

The subject property also meets two of the Historic Preservation Commission's priorities for designation which include:

1. *The designation of properties with strong cultural or ethnic associations*
The subject property is associated with San Francisco's African American community.
2. *The designation of buildings located in geographically underrepresented areas*
The subject property is located in an area that is geographically underrepresented in landmark buildings, as there are few designated landmarks in the Bayview Hunters Point area.

The Department recommends the Historic Preservation Commission initiate Article 10 Landmark designation for the Arthur H. Coleman Medical Center as the subject property meets the eligibility requirements for Article 10 designation; meets two of the Historic Preservation Commission's priorities for designation; and is a Community-Sponsored Landmark Designation Application.

Under Article 10, The Historic Preservation Commission may recommend approval, disapproval or approval with modifications of the proposed initiation of the Arthur H. Coleman Medical Center landmark designation. If the Historic Preservation Commission approves initiation, a second hearing will be held to consider whether or not to recommend the landmark designation to the Board of Supervisors.

Initiation of Landmark Designation
April 18, 2018

Case Number 2017-012290DES
Assessor's Parcel No. 4968, Lot 032
(Arthur H. Coleman Medical Center)

A copy of the motion of recommendation is then transmitted to the Board of Supervisors, which will hold a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Exhibits
- B. Draft Resolution initiating designation
- C. Draft Ordinance
- D. Landmark Designation Report
- E. Historic Landmark Designation Application prepared by Dr. Arelious Walker and additional information provided by the Bayview Hunters Point Clinic



Sowing the Seeds of Collaboration

April 18, 2018

Andrew Wolfram, Commission President
San Francisco Historic Preservation Commission
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: Arthur H. Coleman Medical Center (6301 Third Street) Landmark Designation

Dear President Wolfram:

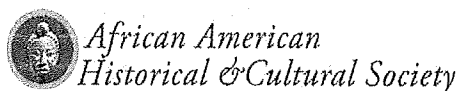
I strongly support Article 10 City landmark designation for the Arthur H. Coleman Medical Center at 6301 Third Street because it is a community pillar which not only paved the way for medical services provided by and for Black people within this city but across the nation. The free and affordable health services provided by the Coleman Medical Center where before its time and should be celebrated and acknowledged. Continuity of services that are culturally comprehensive are central to what the Coleman Medical Center represents. City Landmark designation would ensure a continued legacy of serving community which is still majority made up of low income families of color.

Therefore, I urge the Board of Supervisors to designate the Arthur H. Coleman Medical Center, located at 6301 Third Street, as a city landmark.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lyslynn Lacoste'.

Lyslynn Lacoste, Esq.
BMAGIC Director, San Francisco Office of the Public Defender
lyslynn@bayviewmagic.org
(415) 558-2428



April 17, 2018

Andrew Wolfram, Commission President
San Francisco Historic Preservation Commission
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: Arthur H. Coleman Medical Center (6301 Third Street) Landmark Designation

Dear President Wolfram:

I am writing on behalf of the San Francisco African American Historical & Cultural Society (the Society) to express our strong support for Article 10 City landmark designation for the Arthur H. Coleman Medical Center at 6301 Third Street because.

Since its founding in 1955, the Society has been dedicated to documenting, preserving and providing access to accurate accounts of contributions people of African descent have made to the City and County of San Francisco. Over the years, the physical evidence of the presence of people of African descent in San Francisco and their contributions have increasingly disappeared. Listed on pages 185 and 186 of the drafted, but as yet un-adopted, African American Context Statement, are a number of properties that may be eligible for landmark status. The Coleman Medical Center was and continues to be a cornerstone of the Bayview Hunters Point community. Clearly it is deserving of being designated a historic landmark.

The Society encourages the Planning Commission, the Board of Supervisors and the Mayor to move with all deliberate speed and do all within their respective powers to approve the designation of the Coleman Health Center as a historic landmark.

Sincerely,



Al Williams, President

Cc: Desiree Smith, Planner/Preservation

762 Fulton Street, 2nd Floor
San Francisco, CA 94102
(415) 292-6172
www.sfaahcs.org



DRAFT LANDMARK DESIGNATION REPORT



Arthur H. Coleman Medical Center 6301 Third Street

DRAFT Article 10 Landmark Designation Report submitted to the Historic Preservation Commission May 16, 2018.

City and County of San Francisco
Mark Farrell, Mayor

Planning Department
John Rahaim, Director

Landmark No.
XXX

Cover: Arthur H. Coleman Medical Center, 1960 (Source: Bayview Hunters Point Clinic)

The Historic Preservation Commission (HPC) is a seven-member body that makes recommendations to the Board of Supervisors regarding the designation of landmark buildings and districts. The regulations governing landmarks and landmark districts are found in Article 10 of the Planning Code. The HPC is staffed by the San Francisco Planning Department.

This Draft Landmark Designation Report is subject to possible revision and amendment during the initiation and designation process. Only language contained within the Article 10 designation ordinance, adopted by the San Francisco Board of Supervisors, should be regarded as final.

Arthur H. Coleman Medical Center

6301 Third Street

Built: 1960
Architect: Hans G. Glass

This Article 10 Landmark Designation Report provides documentation and assessment to demonstrate the historical, cultural, or architectural significance for the purpose of local designation as a San Francisco City Landmark under Article 10 of the Planning Code. This document may reference previous studies and supporting documentation, such as historic context statements, surveys, state or national historic registries, and or other comparable documents. For more information regarding supporting documentation and source material, please reference the materials listed in the bibliography.

CRITERIA FOR DESIGNATION

Persons: Associated with persons significant to our past.

PERIOD OF SIGNIFICANCE

1960-2002

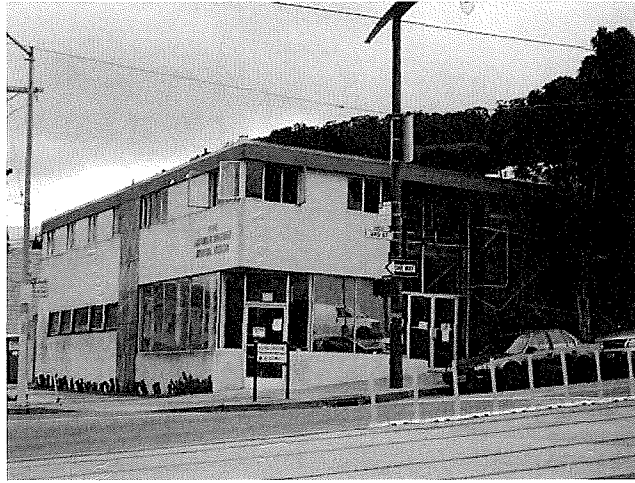
The Period of Significance is 1960 through 2002, corresponding with the year the Arthur H. Coleman Medical Center was constructed through the year that its founder, Dr. Arthur H. Coleman, last worked at the facility.

STATEMENT OF SIGNIFICANCE

The Arthur H. Coleman Medical Center is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Dr. Coleman purchased the property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the popular architectural styles of the period, and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was celebrated as a local pioneer in the nationally significant community health center movement that began in the 1960s, worked tirelessly to achieve racial equity within the healthcare system and the medical profession, and advocated for the needs of the Bayview's African American community.

PROPERTY DESCRIPTION

The historic Arthur H. Coleman Medical Center at 6301 Third Street is located at the southeast corner of Third Street and Ingerson Avenue in the Bayview neighborhood in southeast San Francisco. The Third Street corridor with which the building is aligned displays a mix of residential, commercial, and institutional uses (churches and a school). Behind the building to the east is a residential neighborhood characterized by two-story single family homes constructed during various time periods. 6301 Third Street sits adjacent to the San Francisco MUNI “KT-Ingleside/Third Street” metro rail line that runs along Third Street and is also in close proximity to an entrance to the U.S. 101/Bayshore Freeway.



The historic Arthur H. Coleman Medical Center at 6301 Third Street, view southeast.

The subject property is two-stories in height with a flat roof, boxed eaves, and stucco siding. It is built to the property line along its primary (west) elevation and has only a small set-back along its secondary street-facing (north) elevation. A small parking lot is located at the rear on the east portion of the parcel. Constructed in 1960, the building features a design aesthetic characteristic of the period. Porcelain enameled steel panels featuring abstract boomerang motifs clad portions of both the Third Street and Ingerson Avenue elevations. Porcelain enamel, also called vitreous enamel, is a “thin coating of glass fused to metal at temperatures above 800 degrees Fahrenheit.”¹ The practice of applying porcelain enamel to metals for architectural purposes began in Austria and Germany in during the mid-nineteenth century. Its use in the United States began during the last quarter of the nineteenth century, picking up steam in the early twentieth century and becoming widely employed by the 1920s.² The porcelain enameled steel panels cladding the southern portion of the west elevation of 6301 Third Street continue onto the south return at the entryway and into the interior lobby. Patricia Coleman, daughter of Dr. Coleman and longtime office administrator for the medical center, recounted that her mother, Ruth Coleman, was an artist and that she participated in the design process for the new building, including the selection of the porcelain enameled steel panels that adorn the center’s walls.³

There are two historic main entrances to the building. At the north corner is a historic recessed pharmacy entrance with a fully glazed aluminum frame door, flanked by large aluminum frame windows and a transom. The second historic entrance is located midway along the Third Street elevation within an angled and recessed entryway characterized by porcelain enameled steel panels at the south return and stucco and glazing at the north return. A stucco clad planter abuts the north

¹ Jester, Thomas C., “Porcelain Enamel,” In *Twentieth-Century Building Materials: History and Conservation*. New York: McGraw Hill, 1995, 255.

² *Ibid.*

³ Patricia Coleman, Interview with author, January 31, 2018.

return. Fully glazed aluminum frame double doors open up to a double height entry lobby with open staircase. The doors are flanked by two aluminum frame windows and a large glazed double-height transom with original stylized metal address numbers. In front of the transom hangs a historic abstract light fixture red and white in color. The porcelain enameled steel panels cladding the exterior along the Third Street elevation continue into the interior lobby.

Additional photographs of the property are included in the appendix.



6301 Third Street, where Dr. Coleman established his multi-purpose medical facility in 1960, and 6315 Third Street (built 1918), which Dr. Coleman purchased in 1991 in order to expand services offered through the center.

CONSTRUCTION AND OCCUPANT HISTORY

The first permit filed for 6301 Third Street was submitted by the property owner, R. O'Brien, in October of 1912 to erect a redwood shed at the southeast corner of Ingerson Avenue and Railroad Avenue (now Third Street). A second permit was filed in 1948 by a subsequent owner, Foster Kleiser Co., seeking to erect a sign/billboard on the property.

In 1959, Dr. Arthur H. Coleman purchased the property at 6301 Third Street, which was an empty parcel, to construct a modern, purpose-built medical facility to serve Bayview residents, especially members of the area's underserved African American community. On May 18, 1959, he submitted a building permit application to construct the two-story medical office, listing Hans G. Glass, AIA (991 Main Street in Santa Clara) as the architect and W.J. Nicholson Co. Inc. (also of Santa Clara) as the contractor. A permit to erect was approved on August 10, 1959 and construction commenced soon after, estimated at a total cost of \$95,000. The new center was named, "San Francisco Medical Associates."

The grand opening of the San Francisco Medical Associates (renamed the Arthur H. Coleman Medical Center in 1983) took place on February 28, 1960. Dozens of attendees received a tour of the multi-specialty facility furnished with the latest medical equipment. A certificate of occupancy and final completion was issued on April 29, 1960. A year later in 1961 a neon sign reading, "Wesley Johnson Pharmacy," was installed above the entrance leading into the pharmacy at the corner of Third and Ingerson Avenues. Q.R.S. Neon Co. (690 Potrero) fabricated the sign.

On September 12, 1991, Dr. Coleman along with William M. Ball Jr., Lawrence A. Neblett, and Barbara M. Holloway purchased the building next door at 6315 Third Street in order to expand their services.

Following Dr. Coleman's death in 2002, the San Francisco Medical Associates continued to own the property at 6301 Third Street. Dr. Coleman's daughter, Patricia Coleman, continued to serve as administrator, recruiting new tenants and overseeing the continued use of the property as a community health center. Since 2005, a number of organizations and private practices have operated out of the facility, including the Bayview Hunters Point Health and Resource Center, the Center for Traditional Midwifery, San Francisco Medical Associates, Marin City Health & Wellness Center (dba Bayview Hunters Point Clinic), Dr. Joshwin Hall (dentist), Dr. JayVon Muhammad (CEO of Bayview Hunters Point Clinic), and Marlenea Watkins (health outreach coordinator).

In 2016, the property was purchased by Mojoe Capital LLC, Mark Giraudo Property Trust, and TD Investments LP. The Bayview Hunters Point Clinic, operated by the Marin City Health & Wellness Center, continues to lease the space. Several of the clinic's physicians, including the CEO Dr. JayVon Muhammad, grew up in the Bayview neighborhood and received medical care from Dr. Coleman. It is the expressed goal of the Bayview Hunters Point Clinic to carry on Dr. Coleman's legacy by continuing to offer medical services out of the historic Arthur H. Coleman Medical Center.

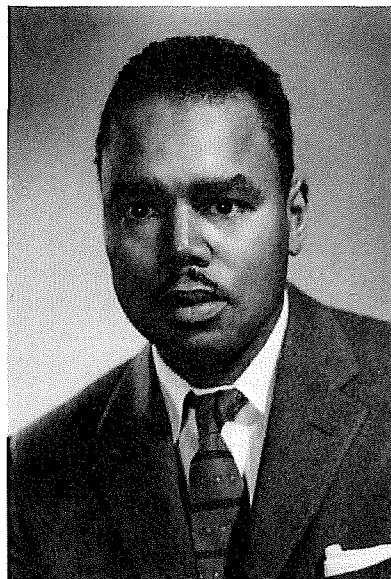
To that end, the Bayview Hunters Point Clinic began a series of interior alterations in 2017 in order to modernize the facility. Several permits were approved in 2017 and 2018 to carry out electrical, HVAC, plumbing, flooring, and grid work, and to add a new fire alarm system and make other interior improvements.⁴ Previous alterations to the building consist of a roof replacement in 1993 and window replacements (date unknown) that resulted in more aluminum sashes to the storefront system.

⁴ San Francisco Department of Building Inspection, Building Permit Records.

HISTORIC CONTEXTS

Dr. Arthur H. Coleman

Dr. Arthur Haywood Coleman (1920-2002) was born February 20, 1920 in Philadelphia, Pennsylvania to Jesse and Virginia Coleman. His parents, who respectfully had obtained 11th and 3rd grade educations, strongly supported their son's academic pursuits and instilled in him a strong work ethic.⁵ Coleman went on to become the first in his extended family to attend and complete college. In 1937 he graduated at the top of his class from Pennsylvania State College (now Pennsylvania State University) where he was one of only 13 African Americans students. Reflecting on that time, Dr. Coleman stated, "It was a very lonely, very tough life, but this brought out a certain toughness in me about meeting the realities of life."⁶ In 1944 he obtained a medical degree from Howard Medical College in Washington D.C. – one of only two medical schools that enrolled black students in any significant numbers at that time.⁷ After completing a year-long internship at the Homer G. Phillips Hospital in St. Louis, Missouri, Dr. Coleman joined the U.S. Air Force where he served as an aviation medical examiner with the rank of Captain from 1945 to 1948.⁸



Dr. Arthur H. Coleman
Source: Patricia Coleman

Establishing a Medical Practice in Bayview-Hunters Point

Upon serving out his term with the U.S. Air Force, Dr. Coleman sought about establishing a medical practice where his talents and skills could be put to use helping those most in need. He heard about an opportunity in a small Georgia town, but after being confronted with very direct and blatant racism during a trip to the state Dr. Coleman instead chose to relocate to San Francisco.⁹ He recounted his decision in an interview with the *Nob Hill Gazette*:

I read that there were great opportunities for a young black physician in San Francisco. Prior to World War II, there wasn't but one in the whole city. I really didn't want to stay in Philadelphia. I thought that it was one of the most nonprogressive cities in the world, so I came out here and set up practice on the second floor of a grocery store—just one block from where the Arthur H. Coleman Medical Center is today.¹⁰

⁵ Patricia Coleman, Interview with author, January 31, 2018.

⁶ Bucklin, Linda, "Arthur H. Coleman at the Helm," *Nob Hill Gazette*, March 18, 1984.

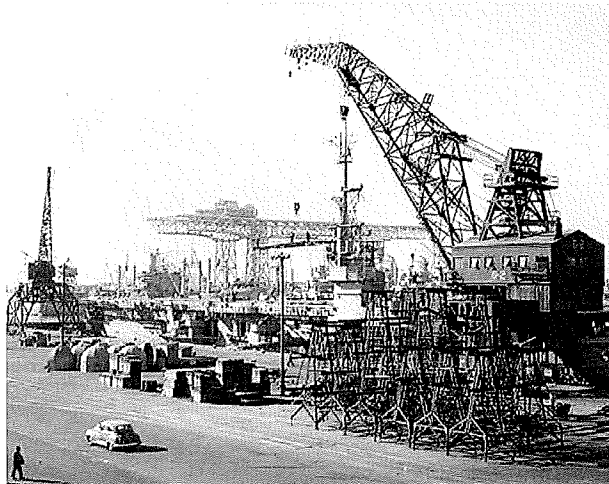
⁷ Hill, Julius W., "The Golden State Medical Association: The California Chapter of the National Medical Association," *California Medicine* III, no. 1. (July 1969): 46-49.

⁸ Lelchuk, Ilene, "Doc No Holiday," *San Francisco Chronicle*, May 23, 2001; Undated clipping from *S.F. Independent*, in Arthur Coleman file of *SF Examiner* Library.

⁹ *Ibid.* and Patricia Coleman, Interview with author, January 31, 2018; Lelchuk, Ilene, "Arthur Coleman - first black physician in S.F.," *San Francisco Chronicle*, December 27, 2002.

¹⁰ Bucklin, Linda, "Arthur H. Coleman at the Helm," *Nob Hill Gazette*, March 18, 1984.

He chose to open his practice in the Bayview neighborhood, located in the southeast part of the city near the Hunters Point Naval Shipyard, after learning of the acute healthcare needs among African Americans living in that area.¹¹ Hunters Point had become a predominantly black enclave during World War II when over 27,000 thousand African Americans from the U.S. South moved to the city in search of wartime employment.¹² By 1945 the African American population of Hunters Point was 42 percent, while the neighboring Bayview remained majority white.¹³ Following the war many of these African Americans migrants chose to stay in the area. African American migration from the South to the Bay Area continued during the postwar years as well, with many new arrivals settling in Bayview-Hunters Point.¹⁴ It was during this time when the Bayview transitioned into a predominantly African American neighborhood, as whites left the neighborhood for new housing opportunities that were opening up in new suburban tract homes in San Francisco and throughout the Bay Area.¹⁵ By the end of 1948, Dr. Coleman became the area's first black doctor, practicing medicine in an upstairs rental unit located at Third and Hollister Streets (6245 Third Street) in the Bayview.¹⁶ Given his education and prior work experience, Dr. Coleman could have sought employment in a more lucrative setting but instead chose to dedicate his life to serving some of San Francisco's most disadvantaged residents.



Hunters Point Naval Shipyard, 1950
Source: San Francisco Public Library

¹¹ Patricia Coleman, Interview with author, January 31, 2018.

¹² Tim Kelley Consulting, The Alfred Williams Consultancy, VerPlanck Historic Resource Consulting, and the San Francisco Planning Department, *African American Citywide Historic Context Statement (Unpublished Draft)*, San Francisco: 2015, 80.

¹³ Lechuk, Ilene, "Doc No Holiday," *San Francisco Chronicle*, May 23, 2001; Tim Kelley Consulting, The Alfred Williams Consultancy, VerPlanck Historic Resource Consulting, and the San Francisco Planning Department, *African American Citywide Historic Context Statement (Unpublished Draft)*, San Francisco: 2015, 84.

¹⁴ Tim Kelley Consulting, The Alfred Williams Consultancy, VerPlanck Historic Resource Consulting, and the San Francisco Planning Department, *African American Citywide Historic Context Statement (Unpublished Draft)*, San Francisco: 2015, 91.

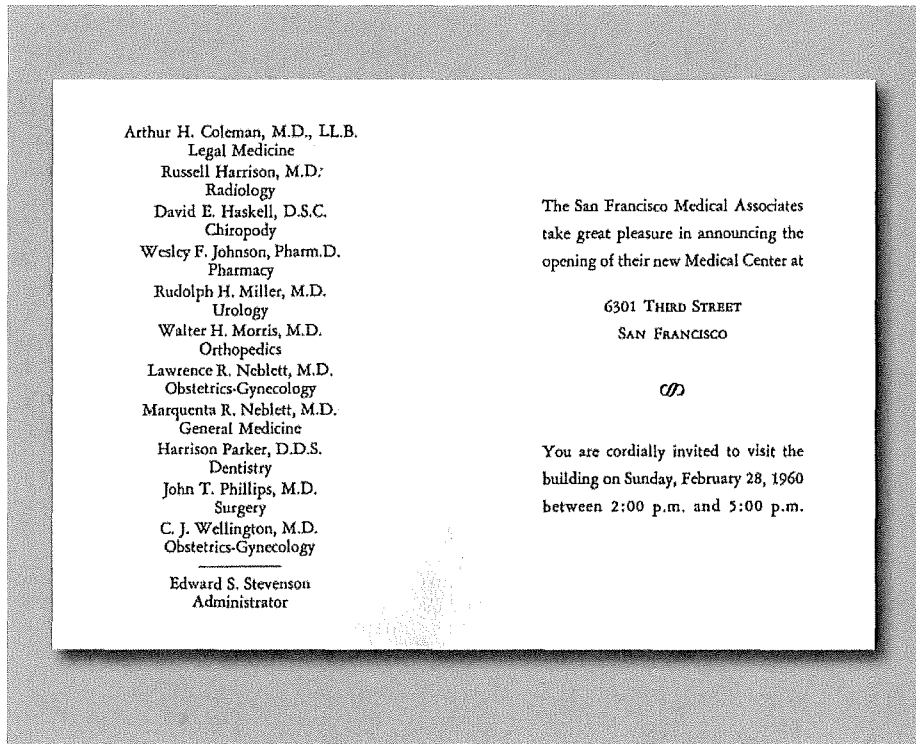
¹⁵ *Ibid.*

¹⁶ Lechuk, Ilene, "Arthur Coleman - first black physician in S.F.," *San Francisco Chronicle*, December 27, 2002; "Biographical Material on You," clipping in the "Coleman, Arthur Haywood Dr. Biogs - only" file at the *SF Examiner* Library, December 6, 1956.

San Francisco Medical Associates (later Arthur H. Coleman Medical Center)

In 1959, Dr. Coleman purchased an empty parcel at the corner of Third Street and Ingerson Avenue to construct a medical facility large enough to offer specialized medical services. He had already practiced medicine in the Bayview for 11 years, renting an upstairs unit located above a corner grocery store at Third and Hollister Streets (6245 Third Street) to operate a private practice.¹⁷ The new site was only one block away from his original location. In an interview with the *Nob Hill Gazette*, Dr. Coleman explained his reasons for opening an expanded medical practice in the Bayview: "I'm in general practice, and I realized that I was sending many patients across town for specialized care. I said why do that? Why not bring the doctors out here? So that's what I did."¹⁸

Dr. Coleman achieved this vision by recruiting ten other black physicians to join him at his new multi-specialty health clinic. In 1960, the San Francisco Medical Associates (later the Arthur H. Coleman Medical Center) at 6301 Third Street opened to great excitement.



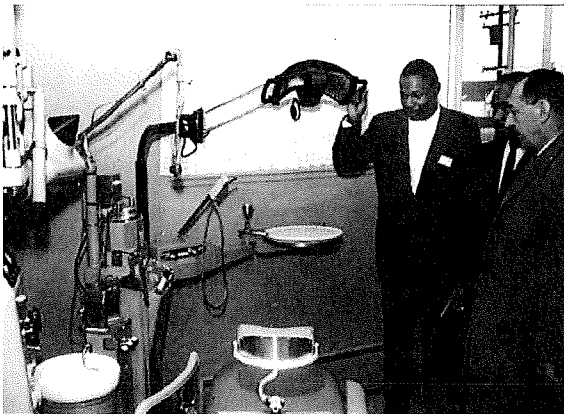
Announcement for the opening of the Arthur H. Coleman Medical Center
Source: Patricia Coleman

¹⁷ Patricia Coleman, Interview with author, January 31, 2018.

¹⁸ Bucklin, Linda, "Arthur H. Coleman at the Helm," *Nob Hill Gazette*, March 18, 1984.



Photographs of the grand opening show the interior lobby and hallways of the new San Francisco Medical Associates building. People of all ages are in attendance to tour the space.
Sources: Bayview/Hunters Point Clinic and Patricia Coleman



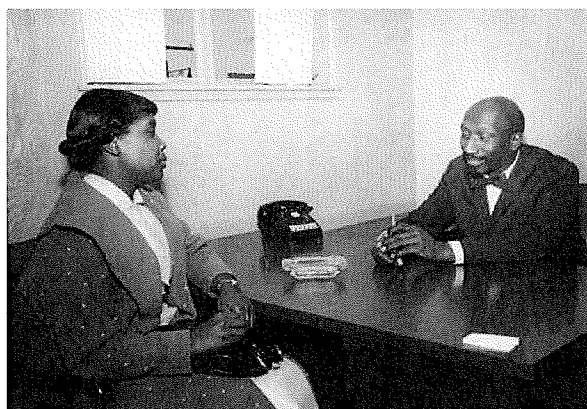
Attendees of the grand opening viewed the modern medical facilities and offices, including the reception area, x-ray room, physical therapy whirlpool, dental suite, and pharmacy. A reception was hosted following tours of the facility, as seen in the photo at bottom right.
Sources: Bayview/Hunters Point Clinic and Patricia Coleman

Together, Dr. Coleman and his medical associates offered comprehensive medical services to area residents, most of whom but not all were African Americans. Such services included primary care, obstetrics and gynecology, surgery, radiology, urology, dental, and podiatry. Among the physicians was Dr. Harrison Parker, the Bayview's first African American dentist who went on to serve the neighborhood for 38 years.¹⁹ The center also featured a pharmacy located at the prominent northwest corner entrance of the building. Services were later expanded to include ophthalmology, maternal health, laboratory, and mental health services.

Dr. Coleman regularly helped people who had no insurance or money, providing health care services free of charge. Dr. Coleman's practice served as a beacon of light in the neighborhood, with him and his colleagues serving as positive role models for the youth who grew up around the center.

The practice thrived until the 1970s when state medical reimbursements began to dwindle and doctors began to leave for more lucrative jobs; it was becoming more and more difficult for young doctors to make a living in private practice. It was during the 1970s when Dr. Coleman once again became a solo general practitioner. For 42 years, Dr. Coleman and his medical associates provided "wraparound health care for Black residents by Black practitioners."²⁰ In 1983, the facility's name was changed from "San Francisco Medical Associates" to the "Arthur H. Coleman Medical Center" in honor and recognition of Dr. Coleman's service and achievements.

In total, Dr. Coleman practiced medicine in the Bayview for 54 years and served over 25,000 patients. He operated his medical practice out of 6301 Third Street until a week before his death in 2002, working seven days a week, still making house calls, and rarely taking a vacation. When he passed away in 2002, Dr. Coleman was the last remaining family physician in private practice in the Bayview.²¹ His legacy, however, lives on through the efforts of his daughter, Patricia Coleman, and a number of his protégés, including Dr. JayVon Muhammad, who heads the Bayview Hunters Point Clinic (part of the Marin City Health and Wellness Center) which as of the writing of this report operates out of 6301 Third Street (see Epilogue for further information).



Dr. C.J. Wellington (right), one of the physicians Coleman recruited to his medical center, with a woman touring the new facility when it opened in 1960
Source: Patricia Coleman

¹⁹ Lelchuk, Ilene, "Arthur Coleman - first black physician in S.F.," *San Francisco Chronicle*, December 27, 2002.

²⁰ Bayview Hunters Point Clinic, "Statement of Significance for 6301 Third Street," submitted to San Francisco Planning Department, August 2017.

²¹ Lelchuk, Ilene, "Doc No Holiday," *San Francisco Chronicle*, May 23, 2001.

Fighting for Equity within the Medical Profession

Dr. Coleman was involved in numerous efforts to promote equity within the medical profession and improve the nation's healthcare system to better serve African Americans and other disadvantaged populations. He served terms as the first vice president (and later president) of the National Medical Association (NMA), president of the California Medical Association (CMA), and president of the John Hale Medical Society (the local affiliate of the NMA and CMA).²² He also served as president of the American College of Legal Medicine and was responsible for convincing the National Medical Fellowships – an organization that awarded scholarships to students of color studying medicine – to open a West Coast office in San Francisco; he served as chairperson of the organization's local board for a time.²³

In November 1967, Dr. Coleman joined the faculty at the University of California Medical School (UC Medical School) where he lectured, helped recruit black medical scholars to serve as guest speakers, and advocated for changes at the San Francisco General Hospital, administered by the UC Medical School.²⁴ His advocacy was critical in the school's decision to allow general practitioners, not just specialists from the University, to practice at the facility.²⁵

During the era of segregation, aspiring African American doctors had only two options for medical school: the Howard University College of Medicine in Washington D.C. and Meharry Medical College in Nashville, Tennessee.²⁶ In 1969, 85 percent of the approximately 6,000 African American doctors in



The cover story of a community newspaper discusses the proposal to make the San Francisco General Hospital a community hospital. Source: San Francisco Public Library

²² *Sun Reporter*, "Dr. Coleman to Head Medical Society," February 7, 1970.
²³ *Oakland Post*, "Dr. Coleman to head Black physicians association," October 19, 1975.
²⁴ *San Francisco Examiner*, "Coleman to Medical Faculty," November 29, 1967.
²⁵ Boquist, William, "S.F. Hospital Plan May Lead the Nation," *San Francisco Examiner*, May 1, 1966.
²⁶ *Sun Reporter*, "Dr. Arthur Coleman: San Francisco's First Black Physician Mourned," January 2, 2003.

the U.S. were graduates of one of these two programs.²⁷ These aspiring physicians faced even more obstacles following graduation, as “it was almost impossible after their medical training to receive internships or residencies, or even to practice medicine in accredited and many non-accredited hospitals.”²⁸ In addition, the dominant national medical association of the time, the American Medical Association (as well as its local affiliates), barred African Americans from joining the organization.²⁹

Despite these roadblocks, Coleman became an accomplished doctor (and later lawyer) who leveraged his own successes to uplift others in his community, demonstrating not only his exceptionalism as an individual, but also his dedication to bringing about improved health outcomes for African Americans and racial and ethnic equity within the medical profession.

National Medical Association

Established in Atlanta, Georgia in 1895, the National Medical Association (NMA) was formed to represent black physicians and health professionals in the United States. Its founders had been barred from joining the established medical association of the time – the American Medical Association (AMA) – due to a racist policy that prevented African Americans from participating. The NMA, thus, formed out of necessity for black doctors, dentists, pharmacists, and other healthcare workers seeking to participate in a professional medical organization.³⁰ Over the ensuing years, Dr. Coleman served terms as both president and vice president of the NMA.

The AMA, in existence since 1847, effectively denied participation of black physicians until the 1960s. In 2005, AMA President Ronald Davis organized the “Writing Group for the History of African Americans and Organized Medicine,” led by Dr. Robert B. Baker, to examine the AMA’s history of racial discrimination. Davis summarized the researchers’ findings as follows:

(1) in the early years following the Civil War, the AMA declined to embrace a policy of nondiscrimination and excluded an integrated local medical society through selective enforcement of membership standards; (2) from the 1870s through the late 1960s, the AMA failed to take action against AMA-affiliated state and local medical associations that openly practiced racial exclusion in their memberships—practices that functionally excluded most African American physicians from membership in the AMA; (3) in the early decades of the 20th century, the AMA listed African American physicians as “colored” in its national physician directory and was slow to remove the designation in response to protests from the National Medical Association (NMA); and (4) the AMA was silent in debates over the Civil Rights Act of 1964 and put off repeated NMA requests to support efforts to amend the Hill-Burton Act’s “separate but equal” provision, which allowed construction of segregated hospital facilities with federal funds.

These dishonorable acts of omission and commission reflected the social mores and racial segregation that existed during those times throughout much of the United States. But that context does not excuse them. The medical profession, which is based on a boundless respect for human life, had an obligation to lead society away from disrespect of so many lives. The AMA failed to do so and has apologized for that failure [34].³¹

²⁷ Hill, Julius W., “The Golden State Medical Association: The California Chapter of the National Medical Association,” *California Medicine* III, no. 1. (July 1969): 46-49.

²⁸ *Ibid.*

²⁹ Baker, Robert B., “The American Medical Association and Race,” *AMA Journal of Ethics* 16, no. 6 (June 2014): 479-488.

³⁰ National Medical Association, “History,” Accessed January 16, 2018. <http://www.nmanet.org/page/History>.

³¹ Baker, Robert B., “The American Medical Association and Race,” *AMA Journal of Ethics* 16, no. 6 (June 2014): 479-488.

The AMA's formal apology to the NMA was issued by Davis in 2008.³²

Unlike the AMA, the NMA was open to people of all racial and ethnic backgrounds. The NMA attracted black doctors who sought to work within new and established medical centers, hospitals, and medical societies in service to the country's underserved communities. It also advocated for increased opportunities for aspiring African American physicians. For decades, medical training for African Americans was limited to Meharry Medical College in Nashville, Tennessee and Howard University College of Medicine in Washington, D. C. Obtaining residencies or internships, both essential to the professional development of aspiring physicians, was also a difficult and sometimes impossible task for African Americans due to rampant discrimination within the profession. Moreover, it was "almost impossible" for African American medical school graduates to "practice medicine in accredited and many non-accredited hospitals."³³

The NMA offered educational scholarships for black students and together with state and local affiliates advocated for major medical and paramedical institutions to recruit and admit African Americans and other people of color to their rosters. The NMA actively lobbied for the passage of the Civil Rights Act of 1964, organized committees "charged with furthering the implementation of Title VI of the Civil Rights Act with respect to health," and served as the only national medical organization to endorse Medicare prior and during its enactment in 1965 (the AMA was strongly opposed to Medicare at the time, a position it has since reversed).³⁴

As leader of the NMA (he served terms as both president and vice president), Dr. Coleman pushed forward a civil rights agenda. In 1964, he spoke on behalf of a delegation of African American physicians at an AMA committee hearing on constitutional amendments, warning: "The American Medical Association can expect demonstrations at its door next summer in New York City unless it acts against racial discrimination in medicine."³⁵ He further confronted AMA officials with questions about why the organization had no committee on civil rights and informed them that black doctors were systematically "refused hospital privileges" due to their lack of membership in local medical societies, which they were barred from entering due to racist attitudes and policies.³⁶

The Golden State Medical Association

The establishment of the NMA in 1895 spurred the formation of state and local chapters all over the country, but it was not until 1950 when California witnessed the birth of its first affiliate organization comprised of African American physicians. The first such organization was the



Dr. Walter Morris (right), one of Coleman's SF Medical Associates, during tour of new facility in 1960. Source: Patricia Coleman

³² Ibid.

³³ Hill, Julius W., "The Golden State Medical Association: The California Chapter of the National Medical Association," *California Medicine* III, no. 1. (July 1969): 46-49.

³⁴ Ibid., 47.

³⁵ *San Francisco Examiner*, "Warning to AMA on Rights," June 24, 1964.

³⁶ Ibid.

Drew Society of Los Angeles, which also spearheaded the formation of the state chapter, the Golden State Medical Association (GSMA), that same year.

Dr. Coleman became president of the GSMA in the early 1970s. He presided over the association's annual convention held in San Diego in 1972 during which a "delegation of [African American] Northern California dentists organized a state dental group" for the first time.³⁷ As president he also oversaw a historic meeting between black and white medical groups, who convened during the 101st annual convention of the California Medical Association (CMA) also held in 1972. The meeting took place between representatives of the GSMA and the California Medical Political Action Committee (CMPAC), an affiliate of the CMA comprised mostly of white doctors. The historic gathering was described in a 1972 article published in the *San Francisco Examiner*: "For the first time, the political arms of organized black and white medicine in California sat down together yesterday with the announced intention of reaching a common accord."³⁸ While the GSMA petitioned CALPAC to help improve health care services for low income and disadvantaged populations, CALPAC indicated it was "primarily interested in electing candidates to Congress and state office who have the same viewpoint as the majority of [its] doctors."³⁹ Despite CALPAC's lackluster reception of the GSMA's aims, Dr. Coleman hailed the meeting as "a real landmark" and one that resulted in two African American doctors participating in the CMA's annual lobbying trip to Washington, D.C. for the first time ever.



The April/May 1972 edition of *Hunters Point-Bayview CHS News* showing Dr. Coleman and other members of the CSMA's 1972 conference steering committee
Source: San Francisco Public Library

³⁷ *San Francisco Examiner*, "S.F. Dentists To Affiliate With NMA Unit," June 22, 1972.

³⁸ Melnick, Norman, "Black, White Medical Groups in 1st Meet," *San Francisco Examiner*, February 13, 1972.

³⁹ *Ibid.*

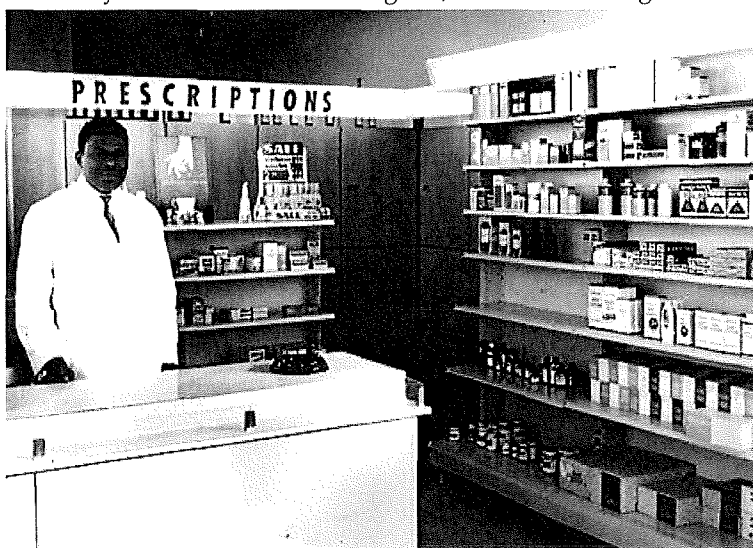
The John Hale Medical Society

In San Francisco, the local affiliate of the NMA and the GSMA was known as the John Hale Medical Society, formed in 1965 at the suggestion of another San Francisco-based African American physician, Dr. Julius Hill. The society operated a Western Addition Health Team area office at 567 Grove Street where it was "staffed by physicians, health aides, public health nurse, a medical librarian, a receptionist and a typist."⁴⁰ In 1969, the John Hale Medical Society hosted the NMA's annual meeting in San Francisco.⁴¹

Dr. Coleman became president of the John Hale Medical Society in 1970 at a time San Francisco when had only 35 practicing black physicians. As president, Dr. Coleman collaborated with fellow board member, Dr. Edwin Johnson, to establish a scholarship fund for black medical students in San Francisco, raising \$4,000 in the first year. The organization also donated funds to send a group of African American medical students from the University of California to the Student National Medical Association meeting held in Chicago. The John Hale Medical Society pressured local medical institutions to hire black medical educators and bring visiting black medical scholars to serve as guest speakers. In 1971 it hosted a statewide convention in San Francisco, helping to revamp a dormant GSMA.⁴²

Also in 1970, the John Hale Medical Society began to collaborate with the newly established Hunters Point Bayview Community Health Services (CHS) to organize a Medi-Cal lobbying trip to the state capitol. An article reporting back on the advocacy initiative states: "The legislators said that it was the most effective and the most impressive piece of lobbying that they had ever seen done by Blacks."⁴³ These two organizations, along with the Bayview Model Cities Program, also worked together to develop a drop-in clinic in Hunters Point.

Through his involvement in professional and educational organizations, and by training and hiring young black doctors, Dr. Coleman worked tirelessly to promote opportunities for African Americans within the medical profession. Through his service, leadership, and mentorship, Dr. Coleman also encouraged black physicians to bring their education and training back to the community.



Dr. John Jones of John Jones Pharmacy located at 6301 Third Street, circa 1960s or 1970s
Source: Patricia Coleman

⁴⁰ *Sun Reporter*, "Dr. Coleman to Head Medical Society," February 7, 1970; Polk's San Francisco city directory, 1969-1970.

⁴¹ *Ibid.*

⁴² "Black Medics Head Scholarship Fund," clipping in Arthur H. Coleman folder of San Francisco Public Library.

⁴³ *Ibid.*



John Hale Medical Society and its auxiliary held their biennial change-of-command ceremonies January 21 at San Francisco's Marine Memorial Club. Following dinner and a brief program, the newly installed officers posed for this picture. L-R—Auxiliary: Mrs. Oscar Daniels (Ismay), chaplain; Mrs. Fred C. Williams (Kitty), recording secretary; Mrs. Edward Hambrick (Vivian), treasurer; Mrs. James Teal (Josie), president; and Mrs. Thurd L. Banks (Joyce), parliamentarian.

Leonard R. Myers, M.D. (center) was installed as president of JHMS. To his right are Oscar Jackson, M.D., president-elect; Charles Donaldson, M.D., treasurer; Fred Williams, M.D., secretary; Arthur H. Coleman, M.D. and Waldense C. Nixon, M.D., board members.

Highlights of the evening included the presentation of a plaque for distinctive service by Dr. Coleman (out-going president) to the Hon. Willie Brown, California State assemblyman and chairman of the legislature's powerful Ways and Means Committee; and, presentation of an engraved gold medallion to Mrs. Banks (the auxiliary's out-going president) for two years of meritorious service by Mrs. Teal.

Installation of officers was performed by Attorney Joe Williams.

The February/March 1972 edition of *Hunters Point-Bayview CHS News* showing officers of the John Hale Medical Society and its auxiliary

Source: San Francisco Public Library

A Pioneer in the Field of Legal Medicine

In 1956, Dr. Coleman earned a law degree from Golden Gate University and gained membership in the California State Bar, becoming one of only 15 people in the country to hold dual degrees in law and medicine. He was motivated to pursue law after witnessing countless patients suffering from workplace injuries and sought to both understand and help address the root cause of such problems. As Dr. Coleman stated in a 1984 interview, "While I was practicing, I saw many legal and social problems in the community. People would come to me—as a leader in the black community—for advice. So I made the decision to go to law school."⁴⁴ To acquire his degree Dr. Coleman attended night school while continuing to serve his clients in the Bayview during the day. With his new arsenal of knowledge, Dr. Coleman offered free legal advice to his clients at the clinic and became involved with national organizations in an effort to influence policies and practices in a larger way, including the Black Congress on Health, Law, and Economics which he co-founded, and the American College of Legal Medicine for which he served as president.⁴⁵

⁴⁴ Bucklin, Linda, "Arthur H. Coleman at the Helm," *Nob Hill Gazette*, March 18, 1984.

⁴⁵ *Oakland Post*, "Dr. Coleman to head Black physicians association," October 19, 1975.

Healthcare Advocate, Civil Rights Activist, and Community Leader

Dr. Coleman was a tireless advocate for healthcare, civil rights, and community needs. Well respected as a community leader in the Bayview and at City Hall, he also held leadership positions within state and national organizations. Former San Francisco Mayor John Shelley in 1964 considered appointing Dr. Coleman to the Board of Supervisors, but "Coleman instead recommended Terry Francois," who went on to become the city's first African American Supervisor.⁴⁶ Dr. Coleman was heavily involved in political activities, co-founding the Candlestick Democratic Club in the 1950s to increase voter registration rates in Bayview Hunters Point and actively participating in political campaigns like Diane Feinstein's run for mayor, Stanley Mosk's second run for Attorney General during which Dr. Coleman headed up a "Northern California Doctor's Committee," and Terry A. Francois' 1970 campaign for Municipal Court Judge.⁴⁷ He was part of a Civil Rights Task Force of the Democratic Party for Northern California created in 1963, charged with implementing the civil rights goals of the Democratic Party. Other members of that committee included noted community leaders Cyril Magnin, Herman Gallegos, Louis Garcia, Joan Finney, Mas Yonemural, Elizabeth R. Gatov, John Sobieski, and Verna Canson.⁴⁸

He sat on nonprofit boards and donated to causes important to him including the Library Foundation of San Francisco (the fundraising arm of the San Francisco Public Library) for which he served as president and board member. Dr. Coleman was largely responsible for spearheading the fundraising efforts begun in the mid-1960s to establish the African American Affinity Center at the San Francisco Public Library, which continues to offer special collections and programs "by and about the African American community."⁴⁹ Following Dr. Coleman's death in 2002, the Friends & Foundation of the San Francisco Public Library formed an endowment in his name. The endowment helps to pay for new acquisitions and collections related to African Americans as well as staff trainings and other initiatives aimed at improving library services for African Americans. Among the other organizations he helped lead were the Hunters Point Boys Club, Interracial Understanding, the San Francisco Committee on Youth, and the San Francisco Planning and Urban Renewal Association.⁵⁰

Dr. Coleman was also highly entrepreneurial, working to help African Americans advance economically and promoting the development of affordable housing in the Bayview Hunters Point area. In 1964 he was elected president of the Trans Bay Savings and Loan Association (1738 Post Street and 2400 Sutter Street), an African American lending institution formed by Jefferson A. Beaver in 1949 to help finance residential development and home loans for African Americans who were by and large unable to access financing from mainstream institutions due to widespread discriminatory lending practices.⁵¹ He also belonged to an all-black developer group called Vanguard, whose other

⁴⁶ *San Francisco Chronicle*, "Pistol Death of a Doctor's Son," February 17, 1975; *San Francisco Chronicle*, "Mayor's Job Offers Refused," August 19, 1964.

⁴⁷ Martin, Fred, "Next Supervisor? – Negro Dr. Coleman," *San Francisco Examiner*, June 3, 1964; Untitled *San Francisco Examiner* clipping dated April 28, 1962, in Arthur H. Coleman files of *San Francisco Examiner* library; Untitled *San Francisco Examiner* clipping dated April 16, 1970, in Arthur H. Coleman files of *San Francisco Examiner* Library.

⁴⁸ *San Francisco Examiner*, "Civil Rights Task Force Head Named," November 8, 1963.

⁴⁹ "Friends & Foundation Pay Tribute to Library Leader and Advocate," 2002 clipping in Arthur H. Coleman files of San Francisco Public Library.

⁵⁰ Lechuk, Ilene, "Doc No Holiday," *San Francisco Chronicle*, May 23, 2001; *Oakland Post*, "Dr. Coleman Heads S.F. Health Program," October 9, 1968.

⁵¹ Montgomery, Ed, "Merger to Save S&L Urged," *San Francisco Examiner*, Nov. 5, 1965; *San Francisco Examiner*, "Coleman New President at Trans-Bay," October 17, 1964; Tim Kelley Consulting, The Alfred Williams Consultancy, VerPlanck Historic Resource Consulting, and the San Francisco Planning Department, *African American Citywide Historic Context Statement (Unpublished Draft)*, San Francisco: 2015, 91.

members included chief assistant state public defender Clifton R. Jeffers, real estate broker T.W. Washington, former San Francisco Supervisor Terry A. Francois, and attorney Benjamin D. James Jr.⁵² Through these associations, as well as his participation in the Joint Housing Committee of the Bayview Neighborhood Center, Dr. Coleman worked with the San Francisco Redevelopment Agency to advocate for the construction of affordable housing in Bayview Hunters Point throughout the 1970s.⁵³



Dr. Coleman (third from right, seated) in a meeting with Justin Herman of the Redevelopment Agency and others discussing a proposed housing development project for Hunters Point
Source: San Francisco Public Library Historic Photograph Collection

As a San Francisco Port Commissioner through the 1980s, he learned about the high rates of asthma and breast and prostate cancer among Bayview-Hunters Point residents, inspiring him to establish a nonprofit organization called the Bayview-Hunters Point Health and Environmental Resource Center (which also operated out of 6301 Third Street).⁵⁴ The effort began with a group of volunteers canvassing the neighborhood handing out flyers with information about early detection tests for environmentally-related illnesses, urging area residents to seek regular checkups and screenings. As said of Dr. Coleman by colleague, Betty McGee, "His motto is if they're not coming in for services, then we'll have to take the services to them."⁵⁵

The dedicated healthcare advocate also served as chairman of the Health Council of the United Community Fund and the Board of Directors at St. Luke's Hospital, the San Francisco Association of Mental Health, and former U.S. Senator Bob Dole's Dole Foundation to "help people with disabilities

⁵² Adams, Gerald, "Site option is awarded to all-black developers," *San Francisco Examiner*, August 22, 1979.

⁵³"Friends & Foundation Pay Tribute to Library Leader and Advocate"; Coleman, Patricia, interview with author, January 31, 2018; Lelchuk, Ilene. "Arthur Coleman - first black physician in S.F." *San Francisco Chronicle*, December 27, 2002.

⁵⁴ Lelchuk, Ilene, "Arthur Coleman - first black physician in S.F.," *San Francisco Chronicle*, December 27, 2002; Bucklin, Linda, "Arthur H. Coleman at the Helm," *Nob Hill Gazette*, March 18, 1984.

⁵⁵ *Ibid.*

live independently.”⁵⁶ Countless newspaper articles chronicle his advocacy around making the San Francisco General Hospital more responsive to the needs of Bayview Hunters Point residents, holding a press conference on the topic in 1969. He also worked with other activists to petition local hospitals to hire African American interns.⁵⁷

A 1968 *San Francisco Examiner* article, “Bayview-Hunters Point Improvement Goals Urged,” outlined Dr. Coleman’s goals for improving the neighborhood, which ranged from job training programs to public housing, and represented a call to action to support proposals being put forward by the community.⁵⁸ As a board member of the Bayview-Hunters Point Nonprofit Community Development Corporation, Dr. Coleman was quoted in local newspapers calling for more housing and just as important, for a process by which Bayview-Hunters Point residents would be able to “participate in every phase of planning, building, and management.”⁵⁹ In 1961 following a riot at a Hunters Point housing project, Dr. Coleman chaired a 100-member committee comprised of Bayview residents to study various “means of combating discrimination in employment and housing, the lack of adequate recreation facilities in the area and the lack of ... ‘proper educational guidance’ in the schools.”⁶⁰ The common thread among each of these efforts was a belief in community self-determination, a concept that Dr. Coleman strongly believed in and promoted vociferously.

Bayview community leader and longtime patient of Dr. Coleman, Eloise Westbrook, once said of Coleman: “Arthur is one of the persons in Hunters Point you’d call an unsung hero... [He] is the kind of a person who never liked to be in the forefront, but he was behind you, pushing.”⁶¹ The two collaborated on a number of civic activities together through their work with the Bayview Neighborhood Community Center, also known as the Crispus Attucks Club. Dr. Coleman was an early member of the organization, serving on its committees and acting as chairman of the board for a period of time.⁶² This important organization represented the nexus of political and community leadership for the Bayview neighborhood; among the organization’s many efforts was the formation of an Economic Opportunity Council office in Hunters Point.⁶³

Anti-Poverty Programs in Bayview-Hunters Point, 1964-1976

Part of President Lyndon B. Johnson’s “War on Poverty” and “Great Society,” the Economic Opportunity Act of 1964 was enacted to help alleviate poverty throughout the nation. In San Francisco, the Bayview suffered from some of the highest poverty rates in the post-war period. In response, the Bayview Hunters Point community rallied to participate in the new federal program. In 1965 an Economic Opportunity Council (EOC) office was opened in the neighborhood, creating dozens of job opportunities for Bayview Hunters Point residents and sparking new social programs such as Head Start and job training and placement programs. It was estimated that the EOC spurred the creation of 774 new jobs for area residents.⁶⁴

⁵⁶ Lelchuk, Ilene, “Doc No Holiday,” *San Francisco Chronicle*, May 23, 2001.

⁵⁷ *Sun Reporter*, “CHS Raps Plans for New Hospital Addition,” December 20, 1969.

⁵⁸ Johanesen, Harry, “Bayview-Hunters Point Improvement Goals Urged,” *San Francisco Examiner*, April 15, 1968.

⁵⁹ *San Francisco Examiner*, “First Ask People’ – Coleman,” December 12, 1967.

⁶⁰ *San Francisco Examiner*, “Committee of 100 To Study Area,” August 28, 1961.

⁶¹ *Ibid.*

⁶² Skidmore, Joel, “Hunters Point: Community At Crossroads,” *Sun Reporter*, January 15, 1972.

⁶³ Tim Kelley Consulting, The Alfred Williams Consultancy, VerPlanck Historic Resource Consulting, and the San Francisco Planning Department. *African American Citywide Historic Context Statement (Unpublished Draft)*. San Francisco: 2015.

⁶⁴ *San Francisco Chronicle*, “The Poverty Industry in Hunters Point,” February 17, 1972.

Dr. Coleman was selected by then Mayor John F. Shelley to serve as the EOC's first director. His first order of business was to ensure majority community control of the EOC board of directors, an outcome Dr. Coleman successfully achieved after a long negotiation process with the mayor. Dr. Coleman only served in that role for two years, however, as he grew frustrated with its structure, "chaotic fiscal policies," "dissent within leadership," and a general lack of communication with the mayor. He instead chose to focus once again on his medical practice and advocacy work in healthcare.

In 1970, another federally funded anti-poverty program spurred by the Johnson administration – known as "Model Cities" – came to the Bayview. One of two Model Cities programs in San Francisco (the other was in the Mission District), the Bayview Hunters Point Model Cities program focused largely on employment and workforce development, however it also contained a Model Cities Health Task Force in which Dr. Coleman participated. He also sat on the 21-member commission established to oversee the entire program. In January 1970 the task force held a Southeast Consumers Health Conference at the Burnett School Auditorium in Hunters Point, focusing on the need for increased community control of San Francisco General Hospital. The conference attracted over 500 people to discuss healthcare needs in the community.⁶⁵ The Nixon Administration discontinued the program only a few years later in 1976.⁶⁶

One outgrowth from the poverty programs of the 1960s and '70s that Dr. Coleman continued to advance, however, was the creation of the Hunters Point Bayview Community Health Services, a project initiated by the EOC and led by Dr. Coleman and the John Hale Medical Society.

Hunters Point Bayview Community Health Services, 1967-1972

Community health centers had spread throughout the country as an outgrowth of the Civil Rights Movement and offered a new approach to healthcare in order to better serve marginalized populations. These centers were supported by federal dollars, initially from the Office of Economic Opportunity as a component of President Lyndon B. Johnson's War on Poverty program, later administered by the Department of Health, Education and Welfare.⁶⁷ In the 1960s, the Economic Opportunity Council (EOC) approached the John Hale Medical Society, headed by Dr. Coleman, with an idea to establish a community health center in the Bayview through this new federally funded program. What resulted from that partnership was the Hunters Point Bayview Community Health Services (CHS).

At the core of the community health center model was an understanding that many prevalent health problems have social causes that disproportionately affect communities of color and the economically and socially disadvantaged. These new community health centers took a comprehensive approach to healthcare that provided health education, advocacy, case management, intervention, and translation services. Some carried out community participatory research and most were tailored to the population they were intended to serve – typically families, low income individuals, farmworkers, ethnic minority groups, seniors, and homeless populations. In addition, most community health centers

⁶⁵ *Sun Reporter*, "Hunters Point in Uproar Over Health Care Cutbacks," January 17, 1970.

⁶⁶ *San Francisco Chronicle*, "Outside's Impact on Hunters Point," February 18, 1972.

⁶⁷ Community Health Foundation, "CHC Movement: A National Program, Building on Local Roots," Accessed February 21, 2018. <http://chcchronicles.org/stories/chc-movement-national-program-building-local-roots>

utilized community governance and nonprofit business models, which enabled practitioners to help patients regardless of their insurance status or ability to pay.⁶⁸

Dr. Coleman wanted to help the community apply for funds to go towards the development of a new community center in Bayview-Hunters Point, but supported a different approach. As he explained during an interview:

When the EOC [Economic Opportunities Council] proposed a health center for the community, the general reaction was it was more of the same old stuff. They were just simply dressing it up in new clothes. It was still a double-system of healthcare and the community felt like it wanted something better if there was any way possible.⁶⁹

Dr. Coleman believed it was in the best interest of low income patients to participate in the traditional “free choice” healthcare market that was common among the affluent, and saw most community health centers as a “dual system of health care” that isolated low-income, funneling them into an inferior system of health care.⁷⁰ He emphasized that “quality health care is a right rather than a privilege and should be the same for all people” and instead aimed to help people from low income economic backgrounds access private practices.⁷¹



An ad in the May/June edition of *Hunters Point-Bayview CHS News* for the CHS' family planning clinic
Source: San Francisco Public Library

⁶⁸ Community Health Foundation, "CHC Movement: A National Program, Building on Local Roots," Accessed February 21, 2018, <http://chcchronicles.org/stories/chc-movement-national-program-building-local-roots>; "Part 1: The OEO and the early champions of neighborhood health centers," Video, Community Health Foundation, Accessed online March 3, 2017, <http://www.chcchronicles.org/stories/part-1-oeo-and-early-champions-neighborhood-health-centers>.

⁶⁹ "Hunters Point: A View from the Hill," Television, Directed by Ira Eisenberg for Assignment Four, KRON-TV, San Francisco: October 5, 1969, Accessed online March 3, 2017, <https://diva.sfsu.edu/collections/sfbatv/bundles/206166>.

⁷⁰ Pearlman, David, "Spreading the Medical Word in Hunters Point," *San Francisco Chronicle*, October 9, 1968.

⁷¹ *Sun Reporter*, "Hunters Point in Uproar Over Health Care Cutbacks," January 17, 1970.

HUNTERS POINT-BAYVIEW Community Health Service News

Vol. III—No. II

San Francisco, California

March/April, 1971

Massive Medi-Cal Lobby

Blacks Walk Capitol Halls

A host of organizations representing thousands of Black patients in Northern California met in Sacramento to lobby for passage of Senate Bill 1020, the Medi-Cal bill. The bill, first introduced in 1968, was reintroduced in the Assembly Health Services Committee. Health Service (HSA) and Health RDA 7 was reintroduced in the Senate. The bill would increase the amount of the Medi-Cal budget and would increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent.

M.D. President of the John Muir Medical Society, Charles Mason, U.C. Black Caucus, Dr. Wilson, Black public relations director of the West Oakland Health Center, Mrs. Grace Bland, 1st of the Black Nurses Association, Mrs. Louise Williams, Director of the Department of Health Services, C.H.S. and James Stephens, legal advisor at the Labor Center, director of the Department of Public Interpretation at C.H.S. and others. The bill would increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent.

also "strived to meet the needs of the Black people in the area of health care. The bill would increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent.



Social Health Technician Barbara Curry and Radio KDNA volunteer Charles "Chuck" Strapp (left) actively in public health demonstration program and Medi-Cal lobby. Mr. Strapp was master of ceremonies for the Medi-Cal portion of the program.

CHS Volunteers Raise \$ for Youth

Sponsor Hundreds to Concerts

This year over 400 kids and kids from the Hunters Point-Bayview community area will be able to attend the youth concerts at the San Francisco Opera House. The youth concerts are held every year and are sponsored by the San Francisco Symphony Association for 400 kids and their parents. The youth concerts are held every year and are sponsored by the San Francisco Symphony Association for 400 kids and their parents.

Mr. Herbert C. Miller, chairman and Edward Strapp, were instrumental in the youth concerts. The youth concerts are held every year and are sponsored by the San Francisco Symphony Association for 400 kids and their parents.

and St. Francis DeBorja - Mrs. C. A. concert is also scheduled for April 2. The program which is the same for each concert is titled "Our World" and consists of the following: "Music from 'Rodeo' and 'The Nutcracker' by Tchaikovsky, 'The Nutcracker' by Pyotr Ilyich Tchaikovsky, 'The Nutcracker' by Pyotr Ilyich Tchaikovsky, 'The Nutcracker' by Pyotr Ilyich Tchaikovsky.



George Davis, CHS clinic aide, was among representatives of 39 Black organizations who journeyed to Sacramento on January 17 to ask California State legislators to support meaningful Medi-Cal legislation. A total of 48 assemblymen (women) and senators were visited during the group's five-hour stay at the capitol. Assemblyman Willie Brown and Senator George Moscone were co-hosts to the delegation. CHS and Radio KDNA cosponsored the venture.

The bill would increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent. The bill would also increase the amount of the Medi-Cal budget by 10 percent.

No Jail for Poor

(Associated Press)

Washington, D. C. - The Supreme Court has unanimously ruled that jailing people simply because they are too poor to pay their fines.

by a law is a violation of the constitution's guarantee of equal protection of laws. In a second ruling the court ordered the states to open their doors yearly to poor people who are unable to pay the cost of their debts. The 4-1 decision came in a case filed in Connecticut, where people working overtime have to pay about \$10 each in court costs. Justice John M. Harlan (Continued on Page Six)

AT NO COST

- Subsidizing
- Transportation for medical appointments
- Job and scholarships
- Medical care supplies

See Classified Section—Page 7 for details.

CHS published its own newspaper, the *Hunters Point-Bayview CHS News*, which covered the activities of the center and other topics. The March/April 1971 edition, shown above, featured an article about a massive demonstration in Sacramento co-sponsored by the CHS against cuts to Medi-Cal. Source: San Francisco Public Library

With Dr. Coleman's help, the community successfully secured a multimillion-dollar grant from the U.S. Department of Health, Education, and Welfare (known today as the Department of Health and Human Services) in 1967 to establish the Hunters Point Bayview Community Health Service (CHS) at 5815 Third Street. The five-year pilot program was overseen by the John Hale Society and directed by Dr. Arthur Coleman.⁷² It served "an area of 5,000 families located mainly in the Hunters Point, Candlestick Cove, Sunnysdale and Alice Griffith housing projects."⁷³ Dr. Coleman limited but still maintained his private medical practice at 6301 Third Street over the lifespan of the program. An open house ceremony for the program attracted hundreds, with business man and tavern owner, Sam Jordan, serving as Master of Ceremonies and Senator Alan Cranston delivering the dedicatory address.⁷⁴

The initiative was highlighted in a television program called "Hunters Point: A View from the Hill," aired October 5, 1960 on KRON-TV, which included an interview of Dr. Coleman, summarizing CHS as follows:

Once we really found out what the needs were, what the problems were, it was simple enough to come up with an innovative idea. They needed babysitters, they needed a way to get to doctors, they wanted freedom of choice like everybody else to pick their own doctor. We attempt to assist them in overcoming these factors by the use of health teams. It's the function of the team to go out into the field, to knock on doors, to talk to people, find out what their problems are and try to motivate them to the extent that they will now on their own begin to seek healthcare....I think it will have a tremendous social impact. For the first time the community is beginning to talk about lack of resources. They feel now the need for a hospital. We're using our own talent, our own resources, our own manpower to do things that we think will help this community and we are not interested and will not be dictated by planners from outside of the community for this community.⁷⁵

In its initial year, more than 1,100 families comprising over 5,000 individuals were registered for CHS.⁷⁶ It represented the area's "only community controlled health care delivery system" and was considered a model of low-income health services.⁷⁷ As part of the program, 90 residents were trained as "social health technicians," and along with social workers and public health nurses, formed teams who went door to door conducting interviews as part of a survey to evaluate community perceptions about health. Low and moderate income community members were also eligible to receive free medical, pharmaceutical, mental health, and dental services from private practitioners.⁷⁸ CHS oversaw a family planning clinic called the Bay View-Hunters Point Community Health Center located at 1641 La Salle, which it took over from an unsuccessful Planned Parenthood operation. As described by Ruth Williams, director of the clinic, the center's focus was on "helping women have healthier babies."⁷⁹

⁷² *Sun Reporter*, "Dr. Coleman to Head Medical Society," February 7, 1970.

⁷³ *Oakland Post*, "Dr. Coleman Heads S.F. Health Program," October 9, 1968.

⁷⁴ Powell, Joyce, "New Hunters Point-Bayview Health Center Dedicated," *Sun Reporter*, November 30, 1968.

⁷⁵ "Hunters Point: A View from the Hill," Television, Directed by Ira Eisenberg for Assignment Four, KRON-TV, San Francisco: October 5, 1969, Accessed online March 3, 2017, <https://diva.sfsu.edu/collections/sfbatv/bundles/206166>.

⁷⁶ *Sun Reporter*, "Hunters Point-Bayview Health," September 20, 1969.

⁷⁷ *Sun Reporter*, "Hunters Point in Uproar Over Health Care Cutbacks," January 17, 1970.

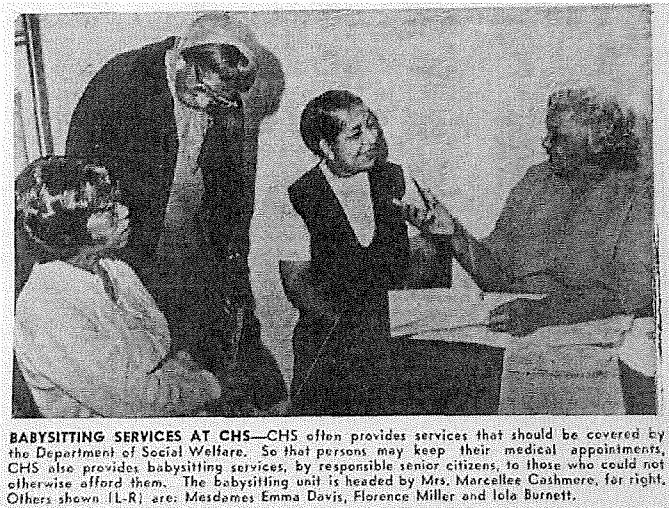
⁷⁸ *Sun Reporter*, "Hunters Point-Bayview Health," September 20, 1969.

⁷⁹ Gillette, Robert, "Bayview Family Planning: Aim is Healthier Babies, Not Fewer Births," *San Francisco Examiner*, July 12, 1970.

CHS, while short-lived, was significant as a unique and local manifestation of the national community health center movement that emerged in the U.S. during the late 1960s. As predicted by Dr. Coleman in 1960, the program sparked a larger discussion about the need for resources, including a hospital, for the Bayview Hunters Point area – a vision that was eventually realized almost two decades later with the opening of the Southeast Health Center Clinic in 1979.⁸⁰



An image from the March/April 1971 edition of *Hunters Point-Bayview CHS News* showing attendees of a community health forum co-sponsored by CHS at the Burnett School Auditorium
 Source: San Francisco Public Library

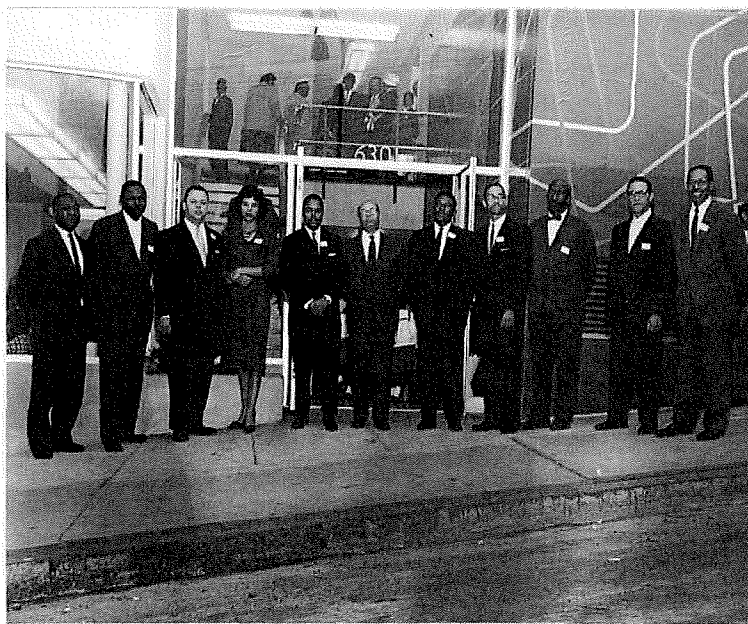


CHS offered babysitting services in order to help adults attend medical appointments
 Source: May/June 1970 edition of *Hunters Point-Bayview CHS News*, San Francisco Public Library

⁸⁰ "Hunters Point: A View from the Hill," Television, Directed by Ira Eisenberg for Assignment Four, KRON-TV, San Francisco: October 5, 1969, Accessed online March 3, 2017, <https://diva.sfsu.edu/collections/sfbatv/bundles/206166>; SF Health Network, "Southeast Health Center," Accessed online March 20, 2018, <http://www.sfhealthnetwork.org/primary-care-3/southeast-health-center/>. Additional evidence supporting Dr. Coleman's role in advocating that a separate hospital be constructed in the southeast part of the city can be found in "Hunters Pt. Hospital Aid Cited: Up to City, Says Doctor," *San Francisco Examiner*, Dec. 9, 1969; "Control of Hospital Studied," *San Francisco Examiner*, Dec. 3, 1969; "Sox, Coleman Agree: Want Community Hospital," *San Francisco Examiner*, December 10, 1969; "City Ponders a Citizen-Run General Hospital," Russ Cone, *San Francisco Examiner*, March 4, 1970.

Epilogue: A Lasting Legacy

In 1998, the people of Bayview-Hunters Point threw Dr. Coleman a parade down Third Street to celebrate his 50th year of service to the community and to honor his life's work. He rode ten blocks in a motorized cable car with hundreds surrounding him in gratitude for his loving dedication to his neighborhood and community. In total, Dr. Coleman practiced medicine in the Bayview for 54 years and is remembered as a humble and caring individual, as well as an influential community leader and key figure in the areas of healthcare and civil rights.⁸¹ Dr. Coleman continued to work full time out of his medical center at 6301 Third Street until a week before his passing in 2002. He was survived by his wife, Renee Coleman; daughters Patricia Coleman and Ruth Coleman; son John Coleman; three granddaughters and a grandson; and former wife, Ruth Coleman. His vision of community health care and his inspiring legacy continues on through the efforts of his daughter Patricia Coleman and others, including many former patients and students of the late doctor. Today the Bayview Hunters Point Clinic operates out of the building, continuing to serve the neighborhood with the goal of changing health disparities among African Americans and other underserved groups.⁸² In 2006, Patricia Coleman, M.J. and Marilyn Metz, M.D. established the Arthur H. Coleman Community Foundation aimed at eliminating health disparities in Bayview Hunters Point through health education programs, preventative care, and chronic disease management services.⁸³



Dr. Coleman and the San Francisco Medical Associates at the center's grand opening in 1960, standing in front of the Third Street entrance
Source: Patricia Coleman

⁸¹ Lechuk, Ilene, "Doc No Holiday," *San Francisco Chronicle*, May 23, 2001; *Sun Reporter*, "Community Control of Hospital: Differences In Approach?" November 28, 1970.

⁸² Marin City Health & Wellness Center, "Bayview Hunters Point Clinic," Accessed March 12, 2018, <http://www.marincityclinic.org/bayview-hunters-point/>.

⁸³ Community Initiative, "Arthur H. Coleman Community Health Foundation," Accessed April 4, 2018, <https://coleman.wedid.it/>.

Integrity

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are: location, design, materials, workmanship, setting, feeling, and association in relation to the period of significance.

Location

The building is still in its original location at the southeast corner of Third Street and Ingerson Avenue.

Design

The building retains very high integrity of design with no major alterations. It remains a two-story medical facility clad in stucco, glazing, and porcelain enameled steel panels. Its historic corner entry and recessed entry along the Third Street elevation remain intact, along with its original fenestration pattern of ganged and single metal casement and awning windows on the primary elevations, and a metal storefront system at the ground level.

Feeling & Association

The property retains integrity of feeling and association as it remains in use as a medical clinic, continuing to serve the Bayview Hunters Point community as it did historically.

Setting

The Arthur H. Coleman Medical Center retains integrity of setting, located along the Third Street mixed commercial and residential corridor. To the east of the property is a residential neighborhood of mostly two-story single family homes of mixed vintage. It is located adjacent to the San Francisco MUNI "KT-Ingleside/Third Street" metro rail line as well as an entrance to the U.S. 101/Bayshore Freeway. Historically the property had been adjacent to the Southern Pacific Railroad tracks, which ran along what was then called Railroad Avenue (now Third Street).

Materials & Workmanship

The property also retains integrity of materials and workmanship. Original materials including stucco, glazing, and porcelain enameled steel panels, and aluminum frame windows and storefront remain. Original details such as metal address numbers and the metal light fixture above the Third Street entrance are also intact. Several signs were installed and uninstalled over the years as specific physicians or affiliated organizations changed. For example, a neon sign reading "Wesley Johnson Pharmacy" was installed in 1961 and was uninstalled after Wesley Johnson left the practice. Currently, a sign reading, "Arthur H. Coleman Medical Center" remains on the north elevation. Another sign reading "Medical Associates" was placed on the west elevation for a period of time but no longer remains. The only exterior alterations include reroofing in 1993.

Overall, the building retains very high integrity to convey its original use, design, and period of construction.

ARTICLE 10 REQUIREMENTS SECTION 1004(B)

Boundaries of the Landmark Site

Encompassing all of and limited to Lot 032 in Assessor's Block 4968.

Character Defining Features

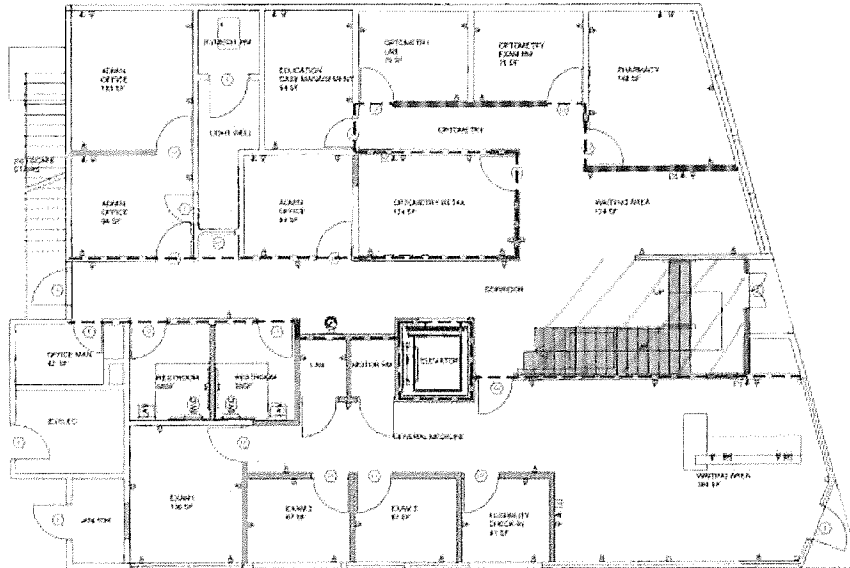
Whenever a building, site, object, or landscape is under consideration for Article 10 Landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Character-defining features include all primary *exterior* elevations, form, massing, structure, architectural ornament and materials identified as:

- Location and site built to property line along Third Street
- Two story height
- Flat roof
- Boxed eaves
- Stucco cladding
- Porcelain enameled steel panels with abstract boomerang motifs on Third Street and Ingerson Avenue elevations
- Historic recessed pharmacy entrance at north corner with fully glazed aluminum frame door, flanked by large aluminum frame windows and transom
- Historic main entry along Third Street elevation including:
 - Angled and recessed main entry with porcelain enameled return at the south and stucco and glazing at the north return
 - Fully glazed aluminum frame double doors
 - Two aluminum frame windows flanking the double doors
 - Large glazed double-height transom above entry
 - Metal stylized address numbers at transom
 - Historic suspended abstract light fixture at entry
 - Stucco clad planter abutting north return
- Fenestration of ganged and single aluminum casement and awning windows and metal storefront system at ground level
- Letter signage that reads "The Arthur H. Coleman Medical Center" on the Ingerson Ave. elevation located between the first and second floors

Character-defining *interior* features identified as:

- Double height entry lobby with straight run stair, second floor landing configuration, and porcelain enameled steel return along south wall



Above: floor plan showing location of interior character-defining features. The location and configuration of the stairs and the historic porcelain enameled steel are shaded in green. The double height entry lobby is illustrated with green hatched marks.

PROPERTY INFORMATION

Historic Name: Arthur H. Coleman Medical Center

Address: 6301 Third Street

Block and Lot: 4968/032

Owner: TD Investments LP, Mark Giraudo Property Trust, Mojoe Capital LLC

Original Use: Medical Clinic

Current Use: Medical Clinic

Zoning: NC-3 – Neighborhood Commercial, Moderate Scale

PHOTOGRAPHS



Primary (west) elevation, view east.



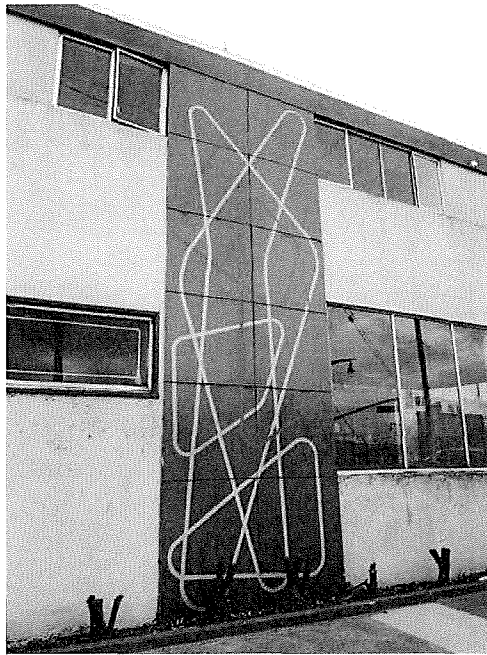
Primary (north and west) elevations, view southeast.



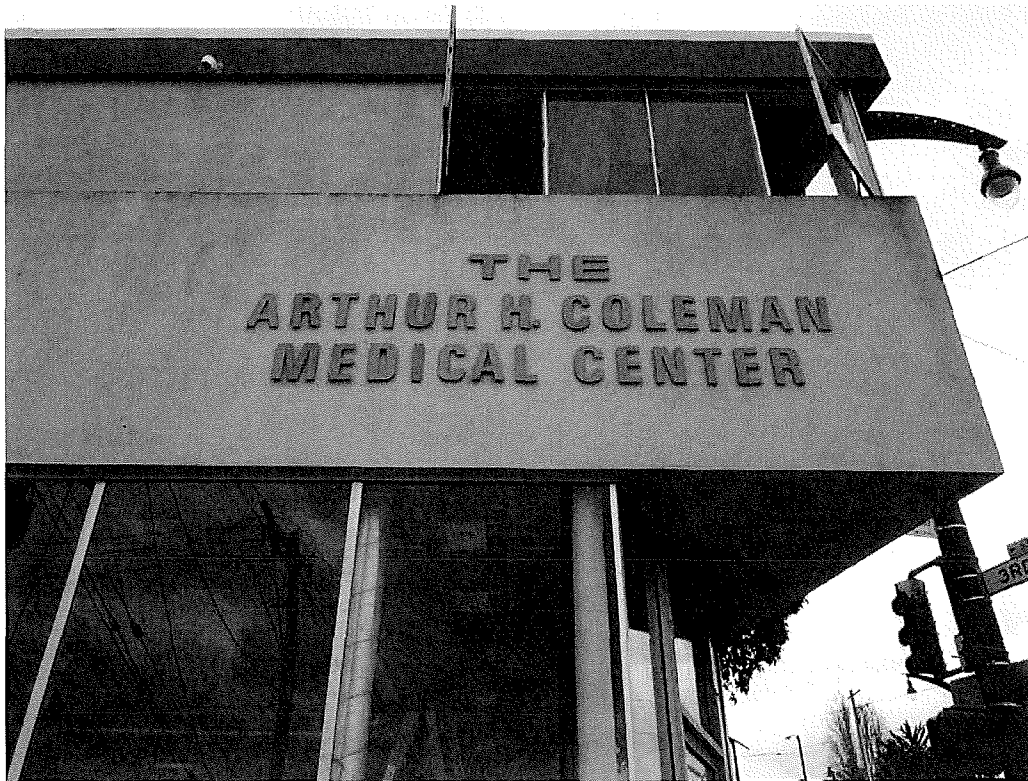
North (Ingerson Avenue) elevation, view south.



North entrance at corner of Ingerson Avenue and Third Street, view southeast.



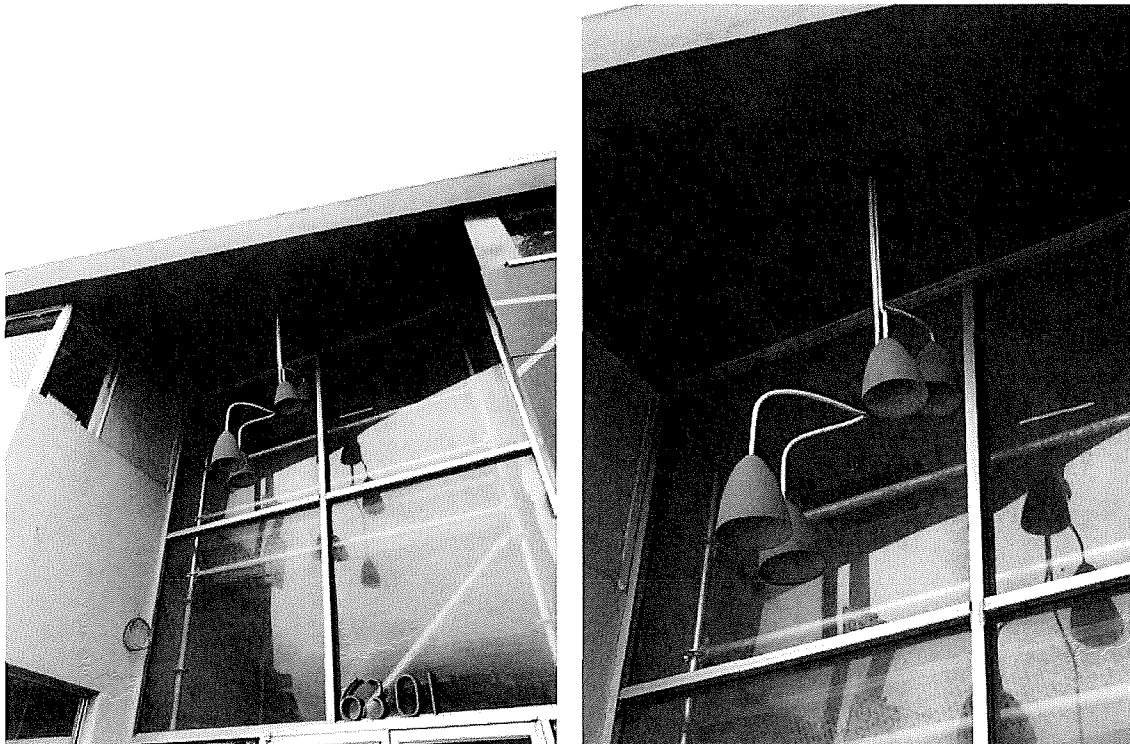
Detail of Porcelain enameled steel panel on north (Ingerson Avenue) elevation, view south.



Detail of sign on north (Ingerson Avenue) elevation, view south.



Detail of metal numbers above Third Street entrance, view east.



Details of Third Street entrance, view east.

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Historic Preservation Commissioners

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Vice-President: Aaron Jon Hyland

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Dominique McDowell

Photography

All contemporary photography by Desiree Smith unless stated otherwise



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION FOR

Historic Landmark Designation

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Landmark designation is authorized by Section 1004 of the San Francisco Planning Code. The designation process includes a review of the Landmark Designation Application by the Planning Department and the Historic Preservation Commission. Final approval is made by the San Francisco Board of Supervisors.

PRESERVING SAN FRANCISCO HISTORY

Since 1967, San Francisco's Historic Preservation Program has helped preserve important facets of the city's history. The list of designated city landmarks and landmark districts includes iconic architectural masterpieces, monuments to historic events, and places associated with cultural and social movements that have defined our city. However, there are still many more untold stories to celebrate through landmark designation.

PROPERTIES ELIGIBLE FOR LANDMARK DESIGNATION

Most San Francisco landmarks are buildings. But a landmark can also be a structure, site, feature or area of special historical, architectural or aesthetic interest. Collections of properties can also be designated as landmark districts.

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.

INCENTIVES FOR LANDMARK DESIGNATION

Landmark designation recognizes the property as a significant element of San Francisco history. There are also various incentives, including the following:

- Eligibility for the Mills Act program, which can result in property tax reduction
- Eligibility to use the California Historical Building Code
- Eligibility for land use incentives under the San Francisco Planning Code
- Eligibility to display a plaque regarding the building's landmark status

HOW TO APPLY TO DESIGNATE A LANDMARK

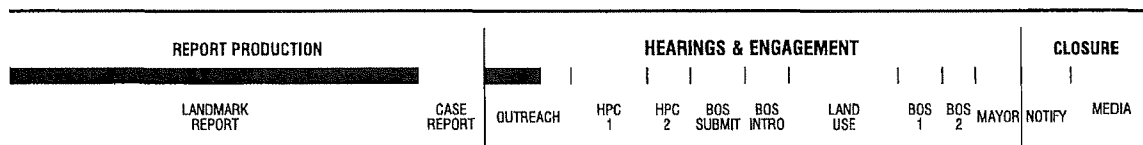
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

<http://www.sf-planning.org/index.aspx?page=1825>

THE LANDMARK DESIGNATION PROCESS

The landmark designation process is a multi-step process. This includes the following:

1. Set a preliminary application review meeting with Planning Department Preservation staff. The meeting will focus on reviewing the draft designation application. Preservation staff can provide advice for improving the application, including any additional research which may be needed.
2. Submit the completed final application for review. Once it is determined to be complete, Preservation staff will place the application on the agenda for a Historic Preservation Commission (HPC) hearing.
3. During the hearing, the HPC will hear public testimony and determine if the property meets the criteria for landmark designation. If so, the Commission will vote to initiate landmark designation and schedule a follow-up hearing.
4. If the landmark designation is for a district, the Planning Commission will provide its review and comment on the proposed designation prior to the HPC making a final recommendation to the Board of Supervisors.
5. At the second hearing, the HPC will hear public testimony and vote on whether to recommend landmark designation to the Board of Supervisors.
6. An HPC recommendation supporting landmark designation will be forwarded to the Board of Supervisors and will be heard by its Land Use and Economic Development Committee. This is a public hearing where the owner(s) and members of the public can offer testimony.
7. The Land Use and Economic Development Committee will forward its recommendation on the designation to the full Board of Supervisors for a first reading. The Board of Supervisors will vote on the designation. A majority of Supervisors must vote in favor of the landmark designation for it to be approved. This is a public hearing, although no public testimony will be heard.
8. At a following Board of Supervisors hearing the proposed designation will have a second reading. This is a public hearing, although no public testimony will be heard. If the majority of Supervisors remain in favor of the landmark designation, the designating ordinance is sent to the Mayor for final signature.



COMPLETING THE APPLICATION

Please fill out all of the sections of the application. Use the checklist at the end of this application to ensure that all required materials are included. If more space is needed, please feel free to attach additional sheets as necessary. If you are unsure how to answer any of the questions, please contact Planning Department preservation staff.

Please submit the completed application to:

San Francisco Planning Department
 Attn: Landmark Designation Application
 1650 Mission Street, Suite 400
 San Francisco, CA 94103-9425

Historic Landmark Designation **Application**

1. Current Owner / Applicant Information

Date:

PROPERTY OWNER'S NAME:

Mojoe Capital

PROPERTY OWNER'S ADDRESS:

2300 Bridgeway
Sausalito, CA 94965

TELEPHONE:

EMAIL:

APPLICANT'S NAME:

Dr. Arelious Walker

APPLICANT'S ADDRESS:

True Hope Church of God
950 Gilman Ave.
San Francisco, CA 94124

SAME AS ABOVE

TELEPHONE:

(415) 822-5626

EMAIL:

pastorwalker@truehope.org

CONTACT FOR PROJECT INFORMATION:

ADDRESS:

SAME AS ABOVE

TELEPHONE:

EMAIL:

2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT:

6301 3rd St. San Francisco, CA

ZIP CODE:

94124

CROSS STREETS:

Ingerson

ASSESSORS BLOCK/LOT:

4968/032

LOT DIMENSIONS:

LOT AREA (SQ. FT.):

5,658

ZONING DISTRICT:

10

HEIGHT/BULK DISTRICT:

OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)

ZIP CODE:

3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)

Arthur H. Coleman Medical Center

DATE OF CONSTRUCTION:

ACTUAL YEAR 1959
 ESTIMATED YEAR

SOURCE FOR DATE OF CONSTRUCTION:

SF Planning Property Map

ARCHITECT OR BUILDER:

Unknown

ARCHITECTURAL STYLE:

SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER:

HISTORIC USE:

PRESENT USE:

PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY?

Yes No ...

SURVEY NAME:

SURVEY RATING:

4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- It is associated with significant events or patterns, or reflects important aspects of social or cultural history
- It is associated with a person or persons important to our history
- It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- It is valued as a visual landmark, or has special character or meaning to the city and its residents
- It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a San Francisco Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

Bayview Hunters Point is home to 21% of San Francisco's black population. As the last historically black neighborhood, it is subject to the kinds of intense gentrification pressures that challenge other districts rich in culture like the Mission. The Arthur H. Coleman Medical Center was founded in 1960 by an African-American doctor to provide integrated health services by black practitioners for black residents.

5. Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade. (over) →

photos attached.

6. Neighborhood or District Description

Please provide a narrative describing the buildings both adjacent to, and across the street from, the subject property. This includes describing their architectural styles, number of stories, exterior materials (e.g., wood or stucco cladding) and landscape features, if any. Attach representative photographs.

If the application is for a landmark district, please provide similar information describing the architectural character of the district. Also be sure to include a map outlining the boundaries of the district, as well as a list of all properties including their addresses, block and lot numbers, and dates of construction. This information may be gathered using the San Francisco Property Information Map, available here: <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>

Close to the T-Line, within 1,000 ft of Kipp Bayview Academy
Close to 101 Freeway, close to local small businesses

With doctors, dentists, ophthalmologists, and a lab and pharmacy, it became a central gathering place that represented care and wellness for African Americans. The Coleman Center was the first time that many disciplines of healthcare were offered under one roof, so that low-income Bayview residents were not required to travel all over the City to receive necessary medical services.

Just recently, an experienced Federally Qualified Health Center began providing these same integrated services that have not existed for decades due to high medical costs. Indeed, the building was vacant for several years prior. With protections recognizing the cultural significance of the Coleman Medical Center, the community hopes that the building returns to its thriving hub of health in a community struggling with poverty and illness.

7. Building Permits and History of Alterations

Please list all building permits from the date of construction to present. Be sure to include any alterations or additions to the building. These include changes such as window replacement, construction of a new garage, or installation of roof dormers. Also attach photocopies of building permits. Copies of building permits are available from the Department of Building Inspection, 1660 Mission Street, 4th Floor (<http://sfdbi.org/record-request-form>).

***Note: Do not complete this section if the application is for a landmark district*

Report Attached

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional alterations that are not included in this table. For example, have any obvious changes been made to the property for which no building permit record is available?

8. Ownership History Table

Please list all owners of the property from the date of construction to present. Building ownership may be researched at the San Francisco Assessor-Recorder's Office, located at City Hall, Room 190.

**Note: Do not complete this section if the application is for a landmark district*

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for its association with a person important to history, please be sure to expand on this information in Section 9.

9. Occupant History Table

Please list occupants of the property (if different from the owners) from the date of construction to present. It is not necessary to list the occupants for each year. A sample of every five to seven years (e.g, 1910, 1917, 1923, etc.) is sufficient. For multi-unit buildings, please use a representative sampling of occupants. A chronological list of San Francisco city directories from 1850 – 1982 is available online. Choosing the "IA" link will take you to a scan of the original document:

<http://www.sfgenealogy.com/sf/sfdatadir.htm>

Beginning with the year 1953, a "reverse directory" is available at the back of each volume, allowing you to look up a specific address to see the occupants.

*Note: Do not complete this section if the application is for a landmark district unknown

OCCUP:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for having been used by an occupant, group or tenant important to history, please expand on this information below.

10. Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.

I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Arellano
w/ke
Arellano
 Name (Print): Date: Signature:

Submittal Checklist

Use the checklist below to ensure that all required materials are included with your application.

CHECKLIST:	REQUIRED MATERIALS:
<input type="checkbox"/>	Photographs of subject property, including the front, rear and visible side facades
<input type="checkbox"/>	Description of the subject property (Section 5)
<input type="checkbox"/>	Neighborhood description (Section 6) with photos of adjacent properties and properties across the street
<input type="checkbox"/>	Building permit history (Section 7), with copies of all permits
<input type="checkbox"/>	Ownership history (Section 8)
<input type="checkbox"/>	Occupant history (Section 9)
<input type="checkbox"/>	Historic photographs, if available
<input type="checkbox"/>	Original building drawings, if available
<input type="checkbox"/>	Other documentation related to the history of the property, such as newspaper articles or other references

San Francisco BayView

National Black Newspaper

#4

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 Block Report Radio established since 2008

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Breathing new life into Dr. Coleman's dream and the Arthur Coleman Medical Center

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2, 2016

G+1 0

Von Muhammad, CEO of Marin City Health & Wellness Center's Bayview Hunters Point Clinic



Security Manager AV Defender

On March 1, medical services returned to the historic Arthur H. Coleman Medical Center at Third and Ingerson. As a community healthcare clinic, we are honored to reopen a place that is special to this community – and to me, personally. I spent part of my life in Bayview Hunters Point.

These new services carry forward the spirit of Dr. Arthur H. Coleman, who campaigned for better service for African American patients. He also fought for more opportunities for young people from ethnic minorities to enter medicine. In the 1960s, his practice in this building became a magnet for young Black physicians and healthcare specialists.

As a community healthcare clinic, we are honored to reopen a place that is special to this community.

Born in Philadelphia, Dr. Coleman entered Penn State in 1937 as one of 13 Black students among a student body of 7,000. When he was not assigned a dorm room, a janitor let him stay in a small closet with a wash basin. He went on to graduate from Howard University College of Medicine in Washington, D.C., and then interned in St. Louis before served at a military hospital in Alameda.

It's fitting that a mid

e and Bayview
ian felt strongly

rebirth of the Coleman Medical Center, founded by beloved Dr. Arthur Coleman, who oldtimers say delivered nearly all the babies in Bayview Hunters Point for decades.

to these injuries. So he went back to law school at night, graduating from Golden Gate University in 1956. At the time, he was one of a handful of people in the U.S. with dual degrees in medicine and law, and the only African American.

Our building was created by Dr. Coleman to improve the health experience for patients needing lab tests and specialized treatment. At the time, this required traveling to various providers across the city. In 1960 he opened a

Fory medical building at 6301 Third St. g those services to the neighborhood. ts could use x-ray, pharmacy and tory services and visit a surgeon, tologist, dentist, ophamologist and rician.

next decade, dwindling state medical rsements made it difficult for young s to make enough to pay back student and these specialists left Bayview for ucative practices elsewhere. He again e a sole practitioner, one of the last y practicing family doctors in this community.

ut how people should be treated as patients. Those who saw him often came with injuries that had been sustained at work. While Coleman treated the wounds, he became frustrated by his inability to help those in his care navigate the legal issues contributing



Dr. Coleman made house calls nearly till the day he died. Here, at the age of 81, he visits his friend and another pillar of Bayview Hunters Point, Sam Jordan. – Photo: Carlos Avila Gonzalez, SF Chronicle



Bayview Hunters Point residents celebrate the rebirth of the Coleman Medical Center at the open house in March.

When people congratulate us for what's going on today at this clinic, it's an extraordinary, shared success. We have had so much support, especially from his daughter, Pat Coleman. In her words, "I hope we start thinking in terms of this being a movement with boots on the ground to address the health disparities in this community."

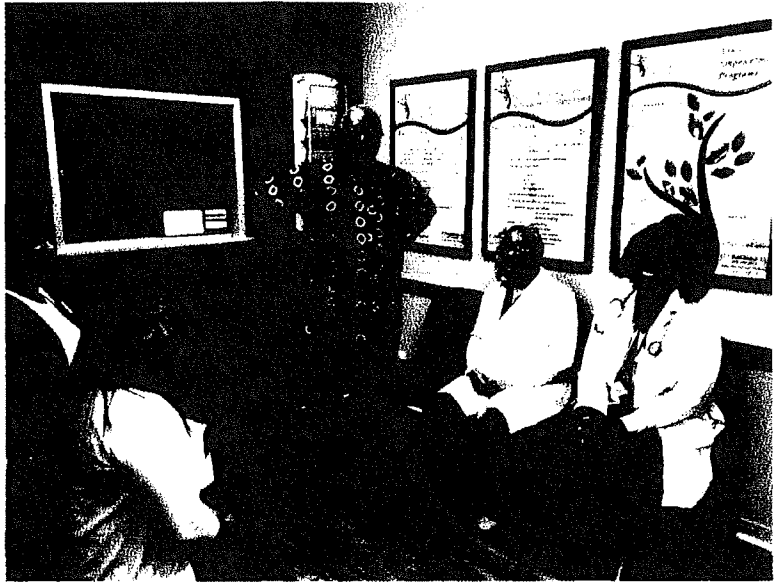
Throughout his life, Dr. Coleman produced opportunities for those in Bayview Hunters Point and minorities in general. He served as the first chairman of San Francisco's Economic Opportunity Council and helped increase local voter registration. As chairman of the board of the National Medical Fellowship, he awarded grants to minority students and increased awareness for underserved populations.

In 1998, a parade down Third Street honored his 50 years of medical practice serving the residents of Bayview Hunters Point. The community paid tribute to him as he rode along the parade route. In his memory, and through this clinic, we do the same now. We honor Dr. Coleman as a man who came through his own hardships to gather people together in serving others.

Each time I enter our clinic at the Arthur H. Coleman Medical Center, I am filled with gratitude. As we expand medical services in Bayview, we stand on the shoulders of a giant.


Call us for an appointment at 415-339-8813 and visit us online at www.bayviewclinic.org to learn more.

Marin City Health and Wellness Center CEO JayVon Muhammad, a certified professional midwife who has spent the last decade of her career fighting to eliminate disparities in pregnancy outcomes for poor women and women of color, can be reached at info@MarinCityClinic.org.



The new Marin City staff gather in the Coleman Medical Center waiting room.

Grand opening celebration of new Bayview Wellness Center



Related

Celebrate Marin City Health & Wellness Center's new satellite clinic in Coleman Medical Center for better health in Bayview Hunters Point – Open House March 3
February 26, 2016

Coleman Medical Center adds more services
March 11, 2012
In "SF Bay Area"

Dr. Raymond Tompkins: How and why does pollution poison Bayview Hunters Point? Conclusion
June 30, 2016
In "SF Bay Area"

Google Maps 3rd St

Front View

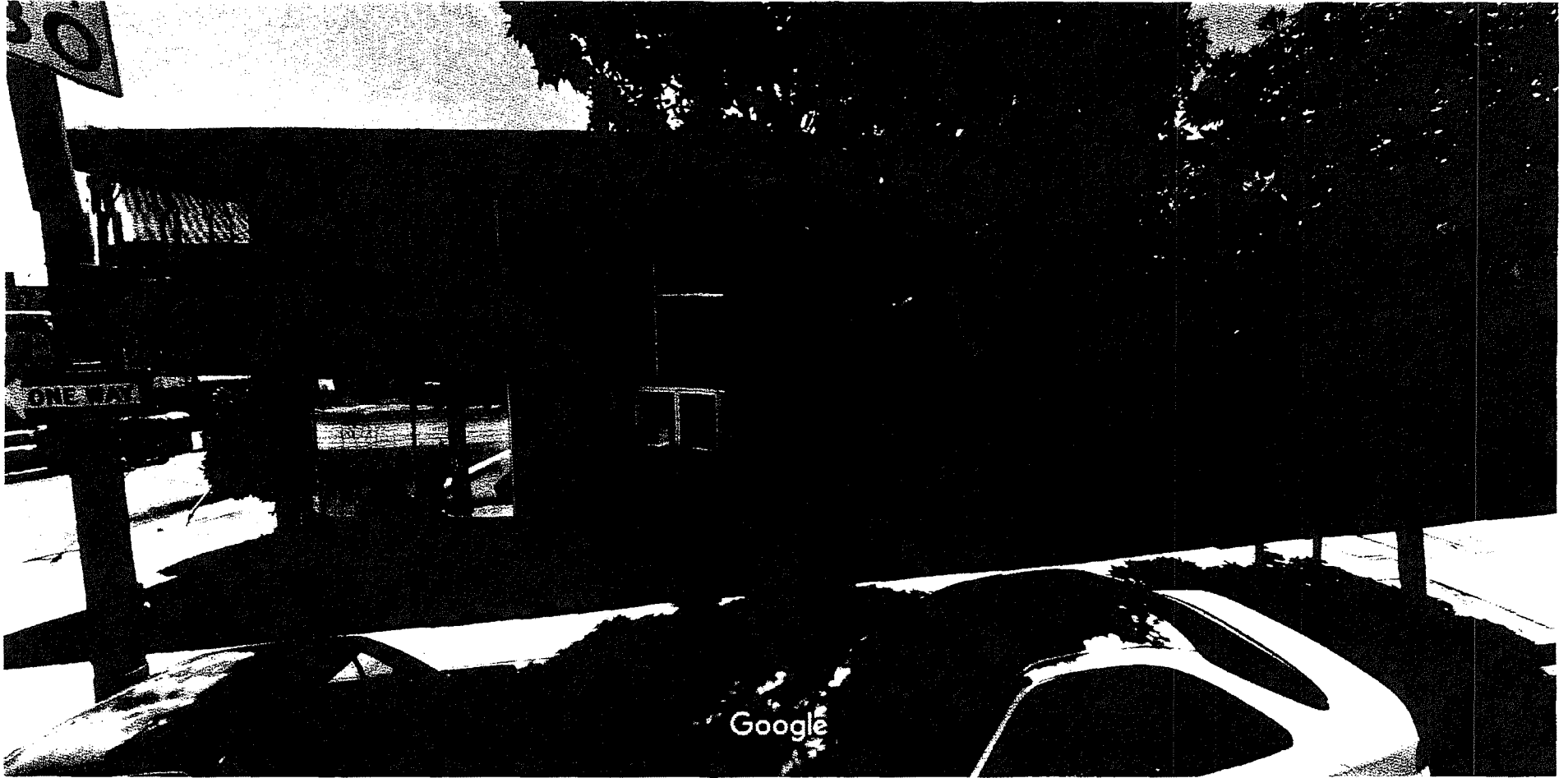


Image capture: Jun 2015 © 2016 Google

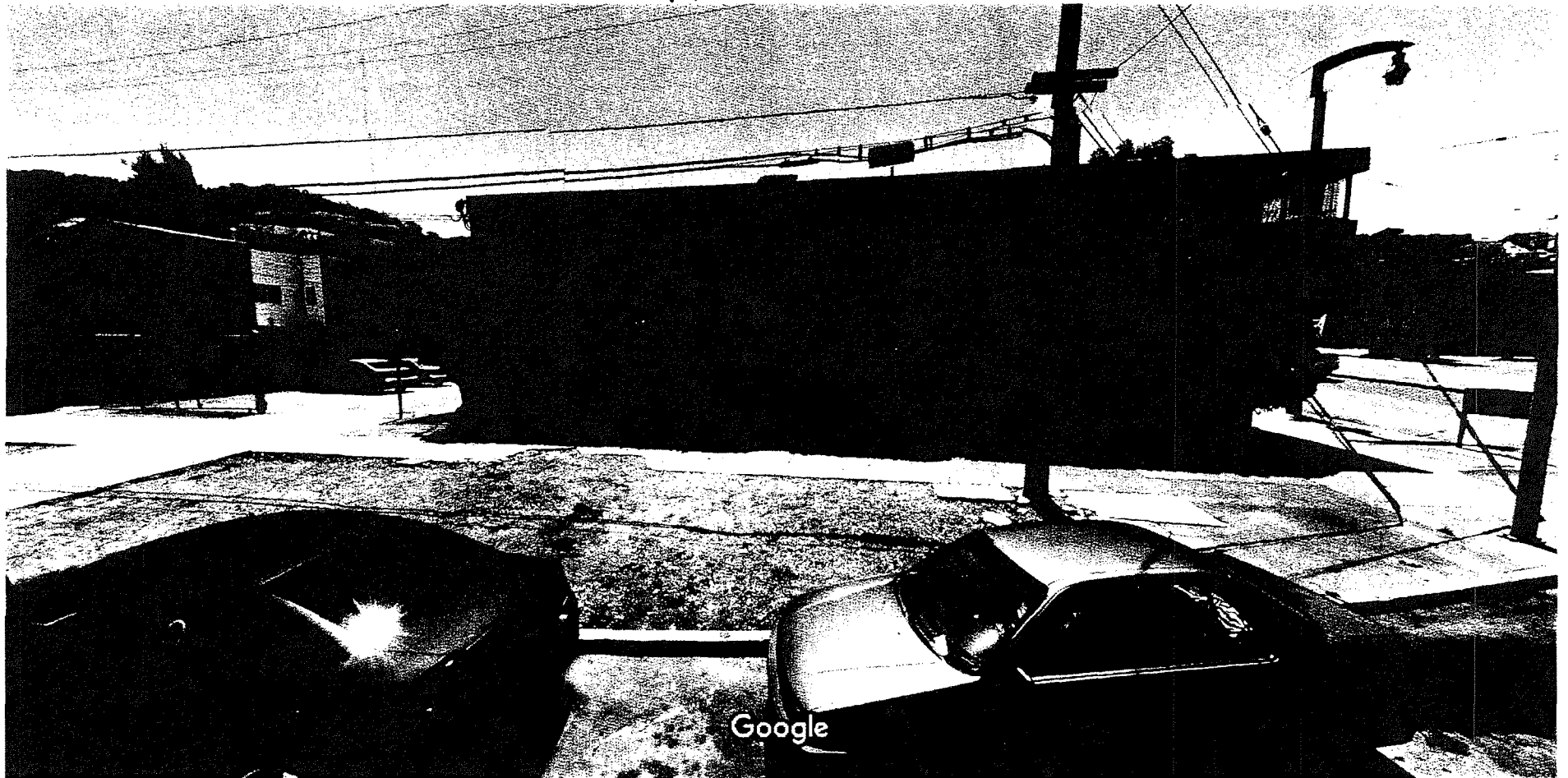
San Francisco, California

Street View - Jun 2015

st

Google Maps Ingerson Ave

Side View



Google

Image capture: Jun 2015 © 2016 Google

San Francisco, California

Street View - Jun 2015

Google Maps Ingerson Ave

Back View

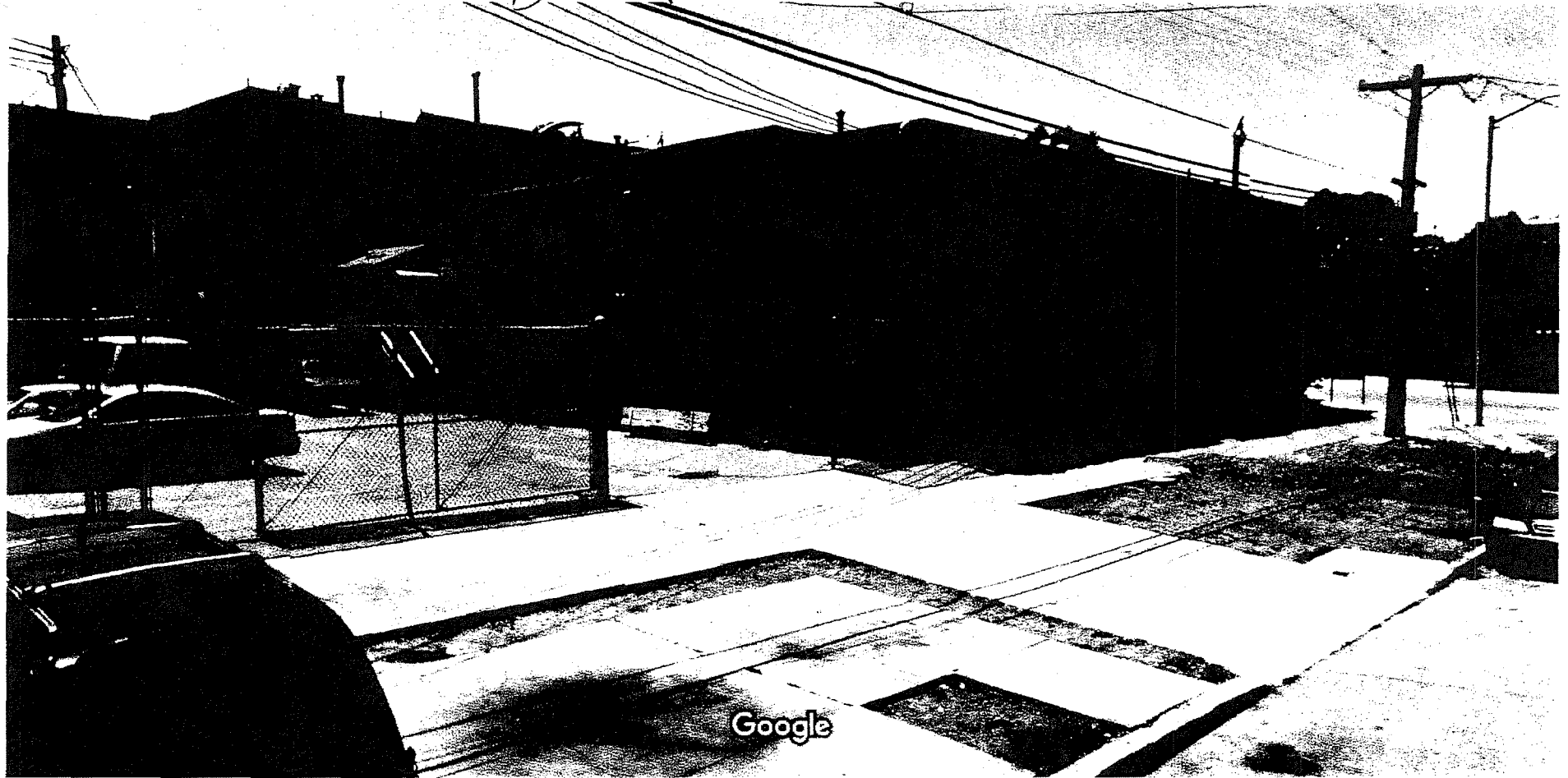


Image capture: Jun 2015 © 2016 Google

San Francisco, California

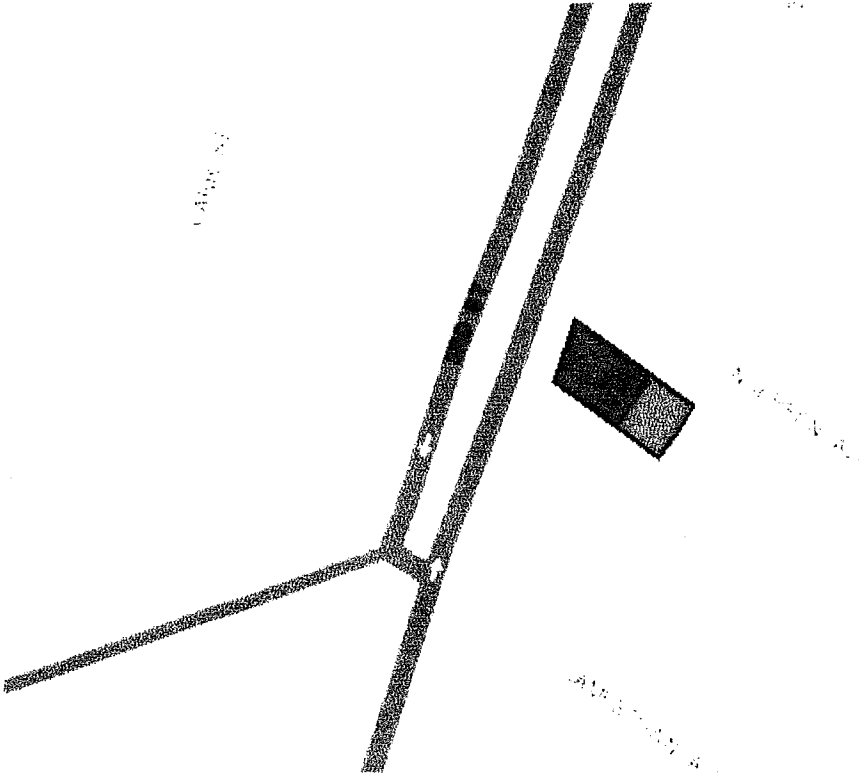
Street View - Jun 2015

#7



SAN FRANCISCO PLANNING DEPARTMENT

Report for: 6301 THIRD ST



Property Report: 6301 THIRD ST

General information related to properties at this location.

PARCELS (Block/Lot):

4968/032

PARCEL HISTORY:

None

ADDRESSES:

6301 03RD ST, SAN FRANCISCO, CA 94124

NEIGHBORHOOD:

Bayview

CURRENT PLANNING TEAM:

SE Team

PLANNING DISTRICT:

District 10: South Bayshore

SUPERVISOR DISTRICT:

District 10 (Malia Cohen)

CENSUS TRACTS:

2010 Census Tract 023400

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 889

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

CITY PROPERTIES:

None

PORT FACILITIES:

None

ASSESSOR'S REPORT:

Address:	6301 03RD ST
Parcel:	4968032
Assessed Values:	
Land:	\$70,039.00
Structure:	\$291,563.00
Fixtures:	-
Personal Property:	-
Last Sale:	-
Last Sale Price:	-
Year Built:	1959
Building Area:	-
Parcel Area:	5,658 sq ft
Parcel Shape:	-
Parcel Frontage:	-
Parcel Depth:	-
Construction Type:	Wood or steel frame
Use Type:	Office
Units:	-
Stories:	2
Rooms:	41
Bedrooms:	-
Bathrooms:	6
Basement:	-

Zoning Report: 6301 THIRD ST

Planning Department Zoning and other regulations.

ZONING DISTRICTS:

NC-3 - NEIGHBORHOOD COMMERCIAL, MODERATE SCALE

HEIGHT & BULK DISTRICTS:

40-X

SPECIAL USE DISTRICTS:

Third Street

3rd St Alcohol Restrict

Within 1/4 Mile of an Existing Fringe Financial Service

Fringe Financial Services RUD

SPECIAL SIGN DISTRICTS:

None

LEGISLATIVE SETBACKS:

None

COASTAL ZONE:

Not in the Coastal Zone

PORT:

Not under Port Jurisdiction

LIMITED AND NONCONFORMING USES:

None

NEIGHBORHOOD-SPECIFIC IMPACT FEE AREAS:

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the [Impact Fees](#) website.

REDEVELOPMENT AREAS:

Redevelopment Area: Bayview Hunters Point Area B Zone 2 (Expires 2036)

Jurisdiction: Planning Department

Reason for Jurisdiction: Delegation agreement executed prior to SFRA dissolution.

OTHER INFORMATION:

Control: *Serpentine Rock*

Description: CEQA Impact: an Environmental Evaluation Application may be required for some types of development.

Added: 3/20/2013

Control: *Stormwater Management Ordinance*

Description: Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.

Added: 8/6/2010

Control: *Bayview Hunters Point Area B Coordination*

Description: FOR THIS PARCEL, ENTITLEMENTS ARE HANDLED BY THE PLANNING DEPARTMENT. Generally treat this parcel as any in the City. However, projects that involve ten or more units or 25,000 or more square feet of commercial use require special coordination between Planning and SFRA.

Added: 9/16/2010

Control: *Fringe Financial Service RUD*

Description: No new fringe financial services shall be permitted as a principal or accessory use in the Fringe Financial Service Restricted Use District.

Added: 8/20/2012

Control: *Fringe Financial Service RUD 1/4-mile buffer*

Description: No new fringe financial services shall be permitted as a principal or accessory use in the Fringe Financial Service RUD. The controls of this Section 249.35 shall also apply within a 1/4-mile of the Fringe Financial Service RUD

Added: 8/20/2012

Control: *Fringe Financial Service 1/4-mile buffer*

Description: No new fringe financial service shall be permitted as a principal or accessory use within 1/4 mile of an existing fringe financial service

Added: 8/20/2012

Control: *Bayview Hunters Point Citizen Advisory Committee*

Description: Certain projects may be subject to the Bayview Hunters Point Citizen Advisory Committee Review. The legislation can be viewed [here](#).

Added: 8/24/2013

Control: *Health Code Article 38 Air Pollutant Exposure Zone*

Description: Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.
CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

Added: 12/7/2014

Control: *Vision Zero Program*

Description: The project is located on a 'high-injury corridor', identified through the City's [Vision Zero Program](#). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. If the project is required to submit a streetscape plan per [Section 138.1](#) of the Planning Code, planners should refer the project to the Department's Streetscape Design Advisory Team for consideration of additional pedestrian safety streetscape measures

Added:

PLANNING AREAS:

Planning Area: [Bayview Hunters Point](#)

MAYOR'S INVEST IN NEIGHBORHOODS INITIATIVE AREA:

None

COMMUNITY BENEFIT DISTRICT:

None

SCHOOLS:

Within 1,000ft of: Kipp Bayview Academy

NOTICE OF SPECIAL RESTRICTIONS:

None

ZONING LETTERS OF DETERMINATION:

None

Historic Preservation Report: 6301 THIRD ST

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: pic@sfgov.org

HISTORIC EVALUATION:

Parcel: 4968032
Building Name:
Address: 6301 03RD ST
Planning Dept. Historic Resource Status: B - Unknown / Age Eligible

**Neighborhood Commercial Corridors Historic Resources Survey in Progress.
Check historic resource status with Preservation Planning Staff.**

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

Planning Applications Report: 6301 THIRD ST

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed.

PLANNING APPLICATIONS:

None

SHORT TERM RENTALS:

None

Building Permits Report: 6301 THIRD ST

Applications for Building Permits submitted to the Department of Building Inspection.

BUILDING PERMITS:

Permit:	<u>9319396</u>
Form:	8 - Alterations Without Plans
Filed:	11/3/1993
Address:	6301 03RD ST
Existing:	RETAIL SALES
Proposed:	RETAIL SALES
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	5/3/1994
Description:	REROOFING
Cost:	\$7,500.00

Miscellaneous Permits Report: 6301 THIRD ST

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code.

MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

Complaints Report: 6301 THIRD ST

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

COMPLAINTS - PLANNING DEPT:

None

Appeals Report: 6301 THIRD ST

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco Board of Appeals.

APPEALS:

None

Block Book Notifications Report: 6301 THIRD ST

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code.

You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our Permits in Your Neighborhood website.

BLOCK BOOK NOTIFICATIONS:

None

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

Printed: 8/9/2016

<http://propertymap.sfplanning.org>



SAN FRANCISCO PLANNING DEPARTMENT

May 25, 2018

Honorable Supervisor Malia Cohen
Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

**Re: Transmittal of Planning Department Case Number 2017-012290DES:
6301 Third Street Landmark Designation (Arthur H. Coleman Medical Center)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Cohen,

On May 16, 2018 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark designation of 6301 Third Street, known historically as the Arthur H. Coleman Medical Center, to the Board of Supervisors. At the hearing the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor Cohen, if you would like to take sponsorship of the proposed Ordinance please contact the Clerk of the Board of Supervisors at your earliest convenience.

Please find attached documents relating to the actions of the HPC. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, City Attorney's Office
Brittini Chicuata, Aide to Supervisor Cohen
Erica Major, Office of the Clerk of the Board

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 MAY 24 PM 4:21
BY [Signature]

Transmittal Materials

**CASE NO. 2017-012290DES
Landmark Designation Ordinance**

Attachments (one copy of the following):

Draft Article 10 Landmark Designation Ordinance

Historic Preservation Commission Resolution Nos. 951, 961

Planning Department Memo dated May 16, 2018

Planning Department Case Report dated April 18, 2018

Article 10 Landmark Designation Report