

File No. 110097 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 2, 2011

Board of Supervisors Meeting Date _____

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<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
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OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning Department Memo, dtd 4/28/11
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Completed by: Alisa Somera Date April 29, 2011
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

April, 28, 2011

Land Use & Economic Development Committee
Attention: Alisa Somera, Clerk
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Dear Chairperson Mar and Members of the Committee,

Imagine the Castro without the Castro Theater, the waterfront without the Ferry Building, Alamo Square without the Painted Ladies and San Francisco without cable cars. Imagine Mid-Market with the Fox Theater proudly at its center. Historic sites are more than just buildings or features. They represent the culture and fabric of our city, and yet, these historic resources are often threatened because preserving them is not viewed as a practical option, or may be in conflict with other policy objectives. In 2008, the voters of San Francisco approved Prop J to establish The San Francisco Historic Preservation Commission (HPC) as more meaningful and equal voice for the conservation of our city's historic resources.

The HPC has jurisdiction over 279 individually designated landmarks and an additional 1,836 properties that are contributing structures in the city's 16 designated historic and conservation districts. These 2,115 properties represent just 1.38% of all properties within the City and County's boundaries. Since its establishment in 2009, the HPC has reviewed 102 Certificates of Appropriateness and Permits to Alter and has approved 101 of them, for an approval rate of 99%. In that same time period, the HPC has recommended the designation of two individual landmarks to the Board of Supervisors. The role of the HPC is to be the voice for the preservation of sites that represent the city's cultural and architectural heritage. It is a role that is intended to be complimentary to the Planning Commission, and other Commissions and departments, and not to duplicate the role other Commissions already play.

Historic preservation is the practice of protecting and preserving sites, which reflect our local, state and national history. Preservation has diverse purposes and rewards, including the strengthening of local economies, the stabilization of property values, the fostering of civic beauty and community pride, and the appreciation of local, state and national history. As an economic development tool, historic preservation consistently outperforms other industries in job creation, creation of household income, and is a singularly powerful downtown revitalization tool. When it comes to tourism, heritage tourists stay longer, visit more sites and tend to spend up to two and one half (2.5) times more than other visitors.

While San Francisco was one of the earliest western cities to establish an historic preservation program, it was not until the passage of *Proposition J* in 2008 that the scope of the City and County's preservation program equaled that of the larger cities in the United States. New York, Chicago, and Los Angeles had, for many years, been able to recommend landmark designation to their respective City Councils and to rule on alterations to and demolitions of historic landmarks. With the 2008

Memo

revisions to our City Charter, San Francisco joined the ranks of the country's major urban centers and significantly clarified and streamlined its historic preservation program.

The adoption of historic preservation ordinances around the country flourished after the U.S. Congress adopted the National Historic Preservation Act in 1966. From that time on, municipalities have conscientiously created economic incentives to complement preservation regulations. San Francisco is no exception, offering the California Historical Building Code, the Mills Act property tax program and transfer of development rights in portions of the downtown. Together, the San Francisco Planning Department, San Francisco Architectural Heritage and the Historic Preservation Commission do their level best to educate the public about other economic incentives such as the 20% federal historic tax credit, the seismic retrofit tax program and preservation easements. The HPC, however, believes it and the Planning Department could significantly improve public education about these important benefits and invites the Board of Supervisors to work with us to better position preservation incentives for our residents and investors.

On behalf of the San Francisco Historic Preservation Commission,

A handwritten signature in cursive script, reading "Charles Edwin Chase".

Charles Edwin Chase, AIA

President



SAN FRANCISCO
ARCHITECTURAL
HERITAGE

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Executive Director

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April 28, 2011

Sent via email

Alisa Somera, Clerk
Land Use & Economic Development Committee
Board of Supervisors
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San Francisco, CA 94102-4689
alisa.somera@sfgov.org

Re: Background materials for May 2 historic preservation hearing

Dear Ms. Somera:

Thank you for the opportunity to submit comments for the May 2 Land Use & Economic Development Committee hearing on historic preservation. San Francisco Architectural Heritage is a non-profit 501(c)(3) membership organization charged to preserve and enhance San Francisco's unique architectural and cultural identity.

Attached are a series of one- to two-page policy papers on various topics called out for discussion at the hearing, including affordable housing, parks, economic impacts, and historic resource surveys. We look forward to discussing the merits of historic preservation at the May 2 hearing and to participating in any future deliberations on this very important topic. We especially appreciate the time allocated for Heritage at the hearing to address the committee.

Please feel free to contact me at mbuhler@sfheritage.org or (415) 441-3000 x15 if there are any questions.

Sincerely,

Mike Buhler
Executive Director

A PRIMER ON HISTORIC PRESERVATION IN SAN FRANCISCO

There are three levels of designation for historic properties – local, state, and national. The City of San Francisco maintains a list of City Landmarks and Historic Districts in Articles 10 and 11 of the Planning Code, with demolition and major alterations subject to review by the Historic Preservation Commission. Sites can also be listed in or determined eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Although the HPC does not have jurisdiction over these properties, National Register and California Register-listing can provide access to financial and regulatory incentives (such as Federal Rehabilitation Tax Credits, Mills Act property tax relief, and/or State Historical Building Code) and will usually trigger review under the California Environmental Quality Act (CEQA) for demolition and major alterations.

Local Policy Framework

Article 10 – SF Landmarks and Historic Districts: Enacted in 1967, Article 10 of the Planning Code established the City's authority to identify, designate and protect landmarks from inappropriate alterations. Owners of City Landmark properties, or of contributors to City Historic Districts, may be eligible for significant (40% or more) property tax relief under the Mills Act and other incentives. Over the past 45 years, 262 individual landmark sites and 11 Historic Districts have been designated by the City.

Article 11 – Downtown Plan: Conservation Districts are located exclusively in the City's downtown core. The regulations governing properties in these districts, and descriptions of each, are found in Article 11 of the Planning Code. Similar to traditional historic districts, Conservation Districts identify and protect buildings based on architectural quality and their contribution to neighborhood character. Article 11 mandates retention of 248 buildings, encourages protection of nearly 200 others, and establishes six Conservation Districts.

Citywide Cultural Resource Survey Program: In 1999, the Planning Department initiated an ongoing effort to document cultural resources throughout San Francisco. The survey program was developed in consultation with the California Office of Historic Preservation. All surveys are conducted according to the OHP's *Instructions for Recording Historic Resources*, with resources evaluated using National Register criteria and findings subject to multiple layers of internal and external peer review.

Proposition J: Approved by 57% of voters in November 2008, Proposition J established a seven-member Historic Preservation Commission (HPC). Proposition J also required updates to Articles 10 and 11 based on nationally-recognized best practices. Over the last two years, the Planning Department has been working with the HPC, Planning Commission, and stakeholders in the preservation, development and other communities to amend Articles 10 and 11 to fully reflect the changes mandated by Proposition J. The revisions are expected to be considered for adoption by the Board of Supervisors later this year.

Historic Preservation Commission

Established in 2009, the HPC is a seven-member body that replaced the nine-member Landmarks Preservation Advisory Board. Six members are required to have professional backgrounds in planning, architecture, historical conservation, and related fields. Its key functions include:

- The HPC makes recommendations directly to the Board of Supervisors, bypassing the Planning Commission, on the designation of City Landmarks and Historic Districts. The Board has final authority to approve or deny landmark designation, as demonstrated by its recent rejection of the North Beach Library nomination.
- The HPC makes recommendations to the Board of Supervisors on building permit applications that involve construction, alteration or demolition of City Landmarks and properties located in City Historic Districts.

- The HPC may also review and comment on projects affecting historic resources that are subject to environmental review under CEQA, or projects subject to review under Section 106 of the National Historic Preservation Act.
- The HPC approves Certificates of Appropriateness for City Landmarks and contributors to City Historic Districts. These rulings can be appealed to the Board of Appeals. ***The HPC does not review building permit applications for properties identified in historic resource surveys.***

HPC has approved 99% of project applications: Since the HPC was sworn-in in January 2009, it has approved 101 Certificates of Appropriateness and Permits to Alter, with another 34 cases currently pending. The HPC has denied only one project. A 2010 article in the *San Francisco Business Times* reported that the HPC takes a moderate stance, noting that “several projects have gone through the commission without much conflict.”¹

Locally-Designated Historic Properties

Individual City Landmarks, City Historic Districts, and Downtown Conservation Districts: There are currently 262 individual City Landmarks and 1,120 contributing properties in City Historic Districts. There are also 774 properties protected under Article 11 of the Planning Code, including six Downtown Conservation Districts. Of the 152,880 legal city lots in San Francisco, 2,115 properties are designated as historic resources under Articles 10 and 11 of the Planning Code – **or 1.38% of all properties in San Francisco.**²

National Register and California Register Properties

There are about 120 properties that are individually-listed in the National Register of Historic Places, with approximately 1,000 more that are contributors to National Register historic districts. These qualify as “historical resources” for the purposes of CEQA. Other properties have been determined eligible for listing in the National Register as part of Section 106 review under the National Historic Preservation Act and in environmental documentation prepared under CEQA. To date, over 3,500 buildings in San Francisco have been listed in or determined eligible for listing in the National Register. Under State law, properties listed in or formally determined eligible for listing in the National Register are automatically listed in the California Register of Historic Resources.

Historic Resource Survey Areas

Large sections of the city have been documented by various historic survey projects over the past 45 years, often as a combined effort between local government and special interest groups. Past surveys include city-wide efforts such as *Here Today*, 1975 Architectural Survey, and Masonry Building (UMB) Survey. Starting in the 1970s, San Francisco Architectural Heritage has commissioned surveys of the city’s **Downtown area, the Van Ness Corridor, South of Market, North of Market, Civic Center, Chinatown, the Inner Richmond, and the Northeast Waterfront** areas.

The Planning Department’s **Citywide Cultural Resource Survey Program** has focused on documenting neighborhoods that are undergoing long-range planning efforts (including Area Plans and Better Neighborhoods Plans). These include **Market-Octavia, Japantown, Balboa Park, Inner Mission North, South Mission, Showplace Square, South of Market, and automotive support structures**. The Planning Department recently completed two large-scale Area Plan historic and cultural resource surveys for the **Central Waterfront and Transbay**.

¹ “Preservation Commission takes moderate stance,” *San Francisco Business Times*, June 27, 2010.

² Based on the Planning Department’s May 19, 2009 calculation of legal city lots (152,880).

AFFORDABLE HOUSING AND HISTORIC PRESERVATION

Affordable housing developers are increasingly seeking to combine the Low Income Housing Tax Credit with the 20% Federal Historic Rehabilitation Tax Credit. Indeed, the Lower Nob Hill Apartment Hotel National Register District and the Upper Tenderloin National Register District were strongly supported by affordable housing developers as a means to provide access to the full range of preservation incentives, including Federal Rehabilitation Tax Credits, property tax relief under the Mills Act, and code flexibility under the State Historical Building Code. Not coincidentally, San Francisco includes the largest concentration of historic SRO hotels in the country, with over 700 contributing buildings comprising the Lower Nob Hill Apartment Hotel and the Upper Tenderloin districts.

Project Review Process

Programmatic Agreement: In 2007, the City entered into a Programmatic Agreement (PA) with the California Office of Historic Preservation and the Federal Advisory Council on Historic Preservation to streamline review of federally-funded affordable housing projects involving historic resources. The Mayor's Office of Housing has stated that "the City is pleased with the advantages afforded by the PA," adding that its "expectation that review times for individual projects would decrease was realized."¹

Limited HPC Participation: The PA defines a limited role for the Historic Preservation Commission to provide comments on emergency demolitions and on the potential significance of undocumented properties. The HPC retains jurisdiction to review projects involving City Landmarks and comment on environmental documentation under the California Environmental Quality Act (CEQA). In all cases, the Board of Supervisors has final discretion to approve or deny projects.

Recently Approved Projects in Historic Buildings

Veterans Commons (150 Otis Street): In 2010, the HPC approved the conversion of the 1916 Juvenile Hall and Detention Home, City Landmark No. 248, into 76 housing units for homeless veterans. The project requires extensive alterations to bring the building up to code. The project manager for Chinatown Community Development Center told the *San Francisco Business Times* that, "(The process) was pretty straight forward," noting that early design consultation assigned by the city helped save time and money.²

Crescent Manor (467 Turk Street): Built in 1913, the Hotel Senate is undergoing extensive seismic strengthening and electrical and plumbing upgrades, including installation of modern kitchenettes in all 94 senior housing units. Federal Rehabilitation Tax Credits will contribute \$1.1 million (\$616,000 net) to the \$15 million project.

Central YMCA (220 Golden Gate Avenue): The Tenderloin Neighborhood Development Corporation is converting the 1910 Central YMCA into 174 housing units for the homeless, with major historic public spaces preserved for cultural uses. Federal Rehabilitation Tax Credits are contributing \$17 million towards the \$94 million project cost.

Demolition of Historic Buildings for Affordable Housing

St. Anthony Foundation and Mercy Housing Project (121 Golden Gate Avenue): In March 2011, the Board of Supervisors approved demolition of a two-story historic building for construction of 90 affordable senior housing units. Although the building is a contributor to the Upper Tenderloin Historic District, the HPC did not object to its demolition. The HPC's comments on the EIR stated: "We are pleased to see that the use of the building which makes it historic to begin with is continuing and will be part of the new project."

¹ 4th Programmatic Agreement Compliance Report, Mayor's Office of Housing, July 15, 2009.

² "Preservation Commission takes moderate stance," *San Francisco Business Times*, June 27, 2010.

ECONOMIC IMPACTS OF HISTORIC PRESERVATION

The economic impacts and benefits of historic preservation are both far-reaching and profound. Preservation has long been recognized as a vital economic development tool and a proven means for creating jobs, attracting investment, and generating tax revenue.

Preservation Creates Jobs

Because rehabilitation projects are labor intensive, they create comparatively more jobs than new construction or manufacturing. Whereas new construction costs are roughly split evenly between materials and labor, **60-70% of rehabilitation expenses go towards labor costs.**¹ Dollar-for-dollar, rehabilitation projects create two to five times as many jobs as new construction.² According to the National Park Service, the federal historic preservation tax incentives program “continues to be a significant stimulus for economic recovery in older communities with the estimated average number of local jobs created per project being 47.”³ With the City’s recent passage of the **Local Hiring for Construction ordinance**, the role of historic preservation as a labor-intensive activity and a stimulus for local jobs is especially relevant today.

Local Economic Impacts

Money generated by rehabilitation projects stays in the local economy: Numerous studies have found that the multiplier for remodeling/rehabilitation projects is higher than that for new construction activities.⁴ Consequently, rehabilitation funds are more likely to “leak” to other communities than new construction dollars.⁵ This is important not only in terms of the employment potential of historic preservation, but also with regard to an individual project’s multiplier impact on the local economy.

Historic sites rank high among San Francisco visitor priorities: Visitors to historic sites and cultural attractions stay longer and spend more money than other kinds of tourists, and therefore make a disproportionate contribution to hotel and restaurant taxes:

- According to a 2010 report issued by the **San Francisco Travel Association**, nearly half (47.7%) say they travel here to “Experience the city’s overall ambiance, atmosphere” – whether by viewing its museums (42.7%) – many in historic buildings – or riding the cable cars (38.7%).
- A new survey released by the San Francisco Travel Association in April 2011 finds that cultural travelers rank the City’s **“historic buildings and architecture” as the number one attraction** among the eight categories tested. Seven of the top ten “most interesting San Francisco attractions” are historic resources, including Alcatraz, Golden Gate Bridge, Japanese Tea Garden, Walt Disney Family Museum (at the Presidio), SF Botanical Garden, the Old Mint, and the Ferry Building.⁶

¹ Rypkema, 1994. *The Economics of Historic Preservation*, p.14. Also see, The Abell Report, March 2009, “Heritage Tax Credits: Maryland’s Own Stimulus to Renovate Buildings for Productive Use and Create Jobs, an \$8.53 Return on Every State Dollar Invested,” at www.abell.org/pubsitems/arn309.pdf.

² Bever, 1983. “Economic Benefits of Historic Preservation.” *Readings in Historic Preservation: Why? What? How?*

³ National Park Service, 2010. “Federal Tax Incentives for Rehabilitating Historic Buildings,” p.5.

⁴ Housing Alliance of Pennsylvania, 2009. “Potential Economic and Fiscal Impacts of a Pennsylvania Housing Trust Fund,” p.9.

⁵ Waldrip, 2011. “The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development,” p.4.

⁶ San Francisco Arts & Cultural Travel Study, December 2010, at www.sfcvb.org/media/downloads/research/San-Francisco-Arts-Culture-Survey-2010.pdf.

HISTORIC PARKS IN SAN FRANCISCO

For residents and visitors alike, San Francisco's parks are among the most beloved and culturally significant destinations in the city. Golden Gate Park alone, considered by many to be the central jewel of the park system, attracts over 15 million visitors every year. Despite unwarranted fears that landmark status will "freeze [parks] in time" and protect "every blade of grass," historic designation can be a valuable planning tool to streamline park management and inform decision making, while enabling these public spaces to evolve to meet changing needs.

City Parks with Historic Status

Many City-owned parks are already listed as local, state or national landmarks and that does not hamper their ongoing maintenance and improvement. **Alamo Square Park** was designated as part of the City's Alamo Square Historic District in 1984. Many new features have since been added to the park, including a children's playground, picnic tables, benches and lighting, and an ADA accessible pathway. Likewise, **Civic Center Park** is a contributor to the locally-designated Civic Center Historic District. After residents blocked repeated proposals to raise **Washington Square Park** up over a parking garage, it became the city's first park to receive individual Landmark status in 1999. Downtown business leaders blocked Landmark status for **Union Square**, although it has been listed in the California Register of Historic Resources (with **Portsmouth Park**, **Glen Canyon Park** and **Washington Square Park**). Within **Golden Gate Park**, the **Lawn Bowling Greens** are designated as a City Landmark and have been beautifully maintained with no conflict with their designation. The **Music Concourse** was designated in 2006, after early plans for a parking garage proposed to cut down the 100-year-old trees in front of the Bandshell. The garage was successfully completed, but located in such a way as not to detract from the beauty and appeal of the area.

Golden Gate Park

Designed by William Hammond Hall and John McLaren in the 1870s, Golden Gate Park boasts an incredible array of historic buildings, sculptures and monuments, and original landscape features. In January 2011, the Historic Preservation Commission (HPC) initiated a study of identify significant historic features of the park for its possible designation as a City Historic District. If designated, the HPC will be able to provide early input on major changes to historic features and consider their impact on the integrity of the park as a whole. The park was listed as a National Register Historic District in 2004 and, since that time, major projects such as the De Young Museum and the California Academy of Sciences have been completed.

Benefits of Local Designation

Informs decision-making by identifying significant features: By providing a comprehensive list of "character-defining features," landmark designation helps guide treatment decisions by park officials, such as clarifying where (and where not) to locate new development, identifying features that should be protected, and allowing for early input by the HPC on major projects.

Establishes a process to streamline review of park projects: Following a model used in other cities, such as Balboa Park in San Diego, designation of City parks should include a process for classifying projects as major or minor, delegating approval of minor projects to staff, and requiring HPC approval for only major projects. New York City, Los Angeles, San Diego and Chicago all have large urban parks that are local landmarks. Most have drafted agreements between multiple city agencies to streamline management and project review.

Saves time and money by avoiding controversy: Based on contentious disputes over individual Golden Gate Park projects, HPC review early in design development could reap significant financial savings for the City by ensuring that changes are compatible with the park's most enduring qualities – thereby helping to avoid costly and time-consuming review under the California Environmental Quality Act.

BENEFITS OF HISTORIC RESOURCE SURVEYS

One of the most important components of any local preservation program is a historic survey program.¹ Historic surveys serve as the foundation for local preservation efforts by providing for the systematic collection and organization of information on the buildings, structures and sites that are of local historical and cultural significance, as well as those that are not.

As a Certified Local Government through the National Park Service, the City of San Francisco is required to maintain a system for the survey and inventory of historic properties. The Planning Department established the Comprehensive Citywide Cultural and Historical Resource Survey Program in 1999, with survey results integrated into neighborhood planning efforts. The Eastern Neighborhoods Area Plan, for example, prioritizes completion of surveys to “identify any ‘potential historic districts’ and prioritize such potential historic districts for advancement as new historic districts under Planning Code Article 10.”²

Planning Benefits

Helps avoid last-minute disputes over historic significance: A common complaint about the misuse of preservation laws arises when neighborhood advocates initiate last-ditch landmark nominations to stop development projects – often at the point when the demolition permit is pending. By establishing historic significance (or lack thereof) at the front end of the process, surveys provide greater predictability for property owners by helping to limit costly efforts to landmark properties targeted for demolition.

Helps identify developable areas: Surveys provide planners with a database from which to channel new development. Sites that are identified as non-contributing are available for infill development, and can help guide area plan efforts in identifying areas prime for increased density.

Surveys provide decision makers with a framework for evaluating relative significance: Absent comprehensive survey information, the Historic Preservation Commission and Board of Supervisors must sometimes engage in piecemeal decision making on City Landmark nominations, with no information as to whether other similar properties may be more significant or more representative of a particular architectural style or building type.

Benefits to Property Owners

Eligibility for State Historical Building Code (SHBC): The SHBC gives property owners flexibility to find economical methods to allow for the rehabilitation of historic features while still retaining the structure’s historic integrity. Many projects that would otherwise be financially impossible under today’s building code are made feasible by the SHBC, whose regulations are performance-based rather than prescriptive.

Streamlined Environmental Review: Understanding a building’s historic status ahead of time helps expedite the permitting process and facilitate the Planning Department’s review. Absent survey information, project applicants must pay for an individualized assessment of their property if it is over 45 years old. This process can be time-consuming, inconsistent and expensive, with a standard Historic

¹ The American Planning Association “National and Chapters support efforts by local governments to integrate preservation into the land planning process, including incorporating preservation goals into the community master plan and reconciling and coordinating preservation policies with local development policies.” APA Policy Guide on Historic and Cultural Resources, Policy Guide Principle 4, www.planning.org/policy/guides/adopted/historic.htm.

² Eastern Neighborhoods Plan, Section 3(F)3(c)

Resource Evaluation Report (HRER) costing \$2,500 or more. A survey saves everyone time and money because the Planning Department has already completed this part of the review process. The survey program allows the Planning Department to more easily identify historic resources located within project areas, expediting initial review under the California Environmental Quality Act.

Within the Eastern Neighborhoods Area Plan – All Uses Permitted As of Right: The Eastern Neighborhoods legislation amended Planning Code section 803.9 to provide zoning incentives to buildings that are designated City Landmarks, contributory to a City Historic District, or “listed on, or determined eligible for the California Register” and are within the MUG, MUO, MUR, and UMU zoning districts. All uses are permitted as of right within these buildings, subject to certain provisions.

Tax Benefits: Properties determined eligible for listing in the California Register or National Register may ultimately qualify for tax benefits in the form of the Mills Act property tax relief and the 20% Federal Rehabilitation Tax Credit. The Mills Act is state legislation that offers significant property tax reductions of 40% (or more) for newly improved or recently purchased properties.³ It can be used in conjunction with the Federal Rehabilitation Tax Credit, which provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial use. To qualify for the federal credit, the property must be a certified historic structure—that is, individually listed in the National Register or contributing to a National Register historic district.

³ Although the City and County of San Francisco has a Mills Act program, the Board of Supervisors has only approved five Mills Act contracts since its inception. By comparison, other major cities in California, including Los Angeles and San Diego, have hundreds of Mills Act contracts in place. For more information on San Francisco’s Mills Act program, see www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5078.



Support Historic Preservation

Judy Irving

to:

alisa.somera

04/28/2011 06:04 PM

Cc:

info

[Show Details](#)

I live in the last artists' Compound on Telegraph Hill, the cluster of pre-earthquake cottages known as the "Heslett Compound." Two other compounds have been razed, and in their place are bland, featureless condos that enriched developers, but not the neighborhood: one on Union near Calhoun, and one on Greenwich opposite Julius' Castle.

In 2001 the Heslett Compound was put on the market. At the time I was living with Mark Bittner, who was caretaking one of the cottages, and we'd both fallen in love with the place. Rather than admit defeat and move away, I decided that we were meant to be here, because we'd made "The Wild Parrots of Telegraph Hill" right nextdoor, and it felt right that we should stay on the Hill. I put together a group of people to make an offer on the seven dilapidated cottages and three lots on the Greenwich Steps.

Alas, a developer bested our offer, and we were given eviction notices. At the end of the eviction waiting period the developer lowered his original offer, saying the cottages could not be saved; he would remove them and build new condos. His lower offer reflected his need to spend money on demolition and new construction. Our group, which included a freelance writer, filmmaker, and architect, came back to the seller with a final offer, just a tiny bit above the developer's lower bid, and to make a long story short, the artists got the place.

We'd agreed that we wanted to fix up the old cottages, rather than destroy them. Built between the 1850s and the 1880s and not destroyed in the '06 fire, they'd been rented by dock workers, cannery workers, artists, and longshoremen, and had been owned by sea captains, a dancer, and a graphic designer. All the cottages felt special, despite needing repairs and paint. We agreed not to expand any cottage's footprint or envelope. No building is more than two stories high, and there is open space in and around the Compound. I worked out an agreement with our nextdoor neighbor, who purchased the lot with no cottages on it, to have a conservation easement donated to a garden conservancy, so the property would remain a garden forever. Please visit 235-237 Greenwich Steps and see for yourself: without city support or tax breaks, we have preserved the Heslett Compound. Why? Because it's a lovely place to live, and a lovely way to live.

Historic preservation is not just about rules and regulations. It's what many of us want, and strive for, because we value the quality of life in San Francisco: We want to live in a unique, human-scale, beautiful place. Quality of life is worth more

than money.

Best regards,

Judy Irving
Producer/Director
"The Wild Parrots of Telegraph Hill"
"Dark Circle" (nuclear film)
"Pelican Dreams" (in progress)

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RE: Historic Preservation
Tori Freeman
to:
Alisa Somera
04/29/2011 12:38 AM
Cc:
info, Erin Farrell
Show Details

Dear Ms. Somera,

I hope all is well with you.

I'm not able to attend the hearing on Monday, so I wanted to send you a message. As a Bayview resident, my neighbors and I worked really hard to preserve 900 Innes Ave. / SF 94124. This is just one example of the many historic buildings in our area. Our vision for the community is to have a maritime rec center and turn 900 Innes Ave. into a museum to honor our ship building past. Here is a video about it:

<http://raleighvon.com/ibna/tag/historic-landmark/>

<http://www.indiabasin.org/archives.php>

We want to have a special community that honors our waterfront history. Our community vision PDF is here:

<http://www.indiabasin.org/involved.php#shoreline>

This is just one example of why historic preservation in SF is important and needs to be honored and respected.

Thank you for your time. Have a great week, Tori Freeman

Tori Freeman / toridragon@gmail.com / 415-350-2927

Eli Lilly is Milking Cancer, please tell them to stop: <http://thinkbeforeyoupink.org>

<http://indiabasin.org>

<http://www.bca12.com>

<http://thinkbeforeyoupink.org>

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has." ~ Margaret Mead



Support Historic Preservation

s.osaki

to:

scott weiner

04/28/2011 09:47 AM

Cc:

alisa somera, info

Show Details

Dear Supervisor Weiner:

I am a resident of Diamond Heights and we met when you came to Haas Dog Park when you were running for Supervisor of District Eight. Thus far, I have been pleased with your record of voting on issues that are important to me. I am however, alarmed and strongly oppose your position that "our City Government's increasing prioritization of historic preservation is impacting, and possibly undermining, other key policy objectives" - such as housing, parks, libraries, and pedestrian safety. In my 22 year career with the City and County of SF, I worked as an administrative aide to then Supervisor Renne and as a budget analyst for Mayor Feinstein. I like to think I made a very wise choice in voting for you last November.

While we live in District Eight, we maintain a condominium in Japantown for a family member. My family has been very involved in our city's Japantown efforts to save our community. For many Japanese Americans, Japantown is not just a physical location. It is the heart and sole of our community. It is where we stay in touch with our cultural heritage. We have taught our children and grandchildren that Japantown is "our community" - a legacy handed down by the hard work of our Issei (1st generation) immigrant parents, through perseverance and indescribable adversities.

Preserving Japantown is a deeply emotional issue for many of us. During WWII, we in the Japanese community were quietly marched off to America's Concentration Camps under armed guards. After the war, when the Japanese community began to resettle into the community, the Redevelopment Agency bulldozed Japantown in the name of progress and our community was once again forced out. Where there were many Japantowns throughout California before WWII, San Francisco is now only one of three remaining Japantowns left in the State.

Our community has been working with the Planning Department on a Better Neighborhood Planning process that we hope will ultimately result in a plan that will include safeguards to preserve Japantown. I cannot understand why you might believe that historic preservation undermines housing, parks, libraries, and pedestrian safety.

Please don't undermine Japantown's efforts to preserve our community.

Sally Osaki
30 Berkeley Way
San Francisco, CA 94131

4/28/2011



Support Historic Preservation

AEBOKEN Boken

to:

eric.l.mar, malia.cohen, scott.weiner, alisa.somera

04/27/2011 04:45 PM

Cc:

info, carmen.chu

Show Details

Dear Land Use Committee members,

Along with my colleagues at Sunset-Parkside Education and Action Committee (SPEAK) I am a strong supporter of historic preservation.

I believe it is the key factor which makes San Francisco unique.

SPEAK has been instrumental in the preservation of the former Shriner's Hospital site on 19th Avenue and the former San Francisco Conservatory of Music

site on Ortega street.

I believe that the upcoming hearing on whether historic preservation interferes with other goals such as housing, parks, libraries and pedestrian safety sends the wrong

message.

This is a false choice.

Eileen Boken

District 4 resident

110097



Importance of Architectural Heritage to tourism

Marti Block-Wiener

to:

alisa.somera

04/26/2011 07:39 PM

Sent by:

martibw@gmail.com

Show Details

I am concerned that the Preservation of San Francisco's Architectural Heritage continue to be a top priority. The importance of the City's unique history should continue as a world wide attraction and bring in the Tourist dollars and allow the city to attract the art and music so enjoyed by its citizens.

I have served as a docent for Haas-Lilienthal House/Museum and can vouch personally for the enthusiasm for San Francisco Heritage.

As a real estate agent of some 30 years . I know what added value this heritage brings to the tax revenues and to the incentive to maintain our homes.

-- Marti Block-Wiener

Marti

110097



Support Historic Preservation

ThomasWeed

to:

alisa.somera

04/26/2011 04:46 PM

Cc:

info

Show Details

Dear Secretary,

Preservation plays a key role in maintaining The City's world-class character while meeting today's needs. The inherent value of protecting the places that make San Francisco unique seems evident. Preservation protections have enabled The City to evolve and flourish without sacrificing its distinct character.

Thank you,

Thomas Weed

360-32nd Avenue #12

San Francisco, CA 94121

(415) 387-3448

ThomasWeed@aol.com

4/26/2011



SF Land Use Committee Meeting May 2nd
Robert Geering to: alisa.somera@sfgov.org

04/26/2011 06:19 PM

I will be unable to attend this important meeting, but here express my opinion.

I believe that preserving our historical buildings is of utmost importance and we have to be very
Careful not destroy the quality of the distinct Character of San Francisco.

High quality Adaptive Use is a good way to solve many of the Cities needs.

This not to say that excellent modern projects should be discouraged, but a balance should
be a high priority.

New projects should be of the present day and not be the victims of what I call "Historicity"

Which many developers resort to because of what marketing groups tell them.

Robert J Geering FAIA
Architect.

Sent from my iPad

INTRODUCTION FORM

By a member of the Board of Supervisors or the Mayor

BY LB
Time Stamp or
Meeting Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 JAN 25 AM 9:42

I hereby submit the following item for introduction:

1. For reference to Committee:
An ordinance, resolution, motion, or charter amendment.
2. Request for next printed agenda without reference to Committee.
- X 3. Request for Committee hearing on a subject matter. Supervisor Wiener requests this be heard at the Land Use & Economic Development Committee.
4. Request for letter beginning "Supervisor inquires..."
5. City Attorney request.
6. Call file from Committee.
7. Budget Analyst request (attach written motion).
8. Substitute Legislation File Nos.

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- | | |
|---|--|
| <input type="checkbox"/> Small Business Commission | <input type="checkbox"/> Youth Commission |
| <input type="checkbox"/> Ethics Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Building Inspection Commission | |

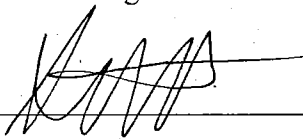
Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.]

Sponsor(s): Supervisor Scott Wiener

SUBJECT: Effects of Historic Preservation Policies on Other Major Public Policies

The text is listed below or attached:

Supervisor Wiener requests that Planning, SFMTA, Rec. & Park, the Public Library and the Mayor's Office of Housing to report on the impact of historic preservation policies on other major public policy goals, such as housing (e.g., affordable, infill, and accessible), parks, libraries and pedestrian safety; and whether legislation is warranted to ensure that all of these policy goals are met.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

110097