



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: July 19, 2017
CASE NUMBER: 2016-010894DES
PROJECT ADDRESS 2731-2735 Folsom Street
BLOCK/LOT 3640/031
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

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On March 15, 2017, the Historic Preservation Commission (HPC) adopted Resolution No. 854 to initiate Article 10 landmark designation of 2731-2735 Folsom Street, known historically as Gauthran House (subject property). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions. The item before the HPC is consideration of a Resolution to Recommend Article 10 landmark designation of the subject property to the Board of Supervisors.

Please note, at the March 15, 2017 hearing, the HPC requested the historic preservation consultant analyze the subject property for its potential significance of being located in an area developed as one of the Mission's early, prototypical residential neighborhoods, or street-car suburb and include information from the South Mission Historic Resource Survey and Mission Context Statement on the development of the neighborhood. The HPC also requested the character-defining features be refined to include the form, massing and simple-drop style horizontal siding at secondary (north, south and east) elevations and omit contemporary features including "gold leaf" and metal stair railings.

The attached revised Landmark Designation Report includes information on the development of the Mission neighborhood and has found the subject property to be significant under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) for its association with the development of the Mission District as a streetcar suburb in addition to its significance under Criterion C (embodies distinctive characteristics of a type, period, or method of construction and represents the work of a master architect) as fine example of residential Beaux-Arts style architecture, and notable as the work of local master architect James Francis Dunn. The revised report also includes refinements to the character-defining features as requested.

Attached is a draft Resolution to recommend to the Board of Supervisors designation of 2731-2735 Folsom Street, known historically as Gaughran House as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. Also attached is a revised Designation Ordinance reflecting the changes detailed above.

The Planning Department (Department) recommends adopting the Resolution.

ATTACHMENTS:

Draft Resolution

Resolution 854

Revised Designation Ordinance

Revised Landmark Designation Fact Sheet

Revised Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 881 HEARING DATE JULY 19, 2016

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Case No. 2016-010894DES
Project: 2731-2735 Folsom Street (Gaughran House)
Recommendation to Board of Supervisors
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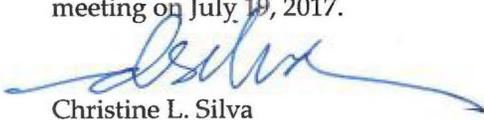
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 2731-2735 FOLSOM STREET (AKA GAUGHRAN HOUSE), ASSESSOR'S BLOCK 3640, LOT 031 IN, AS LANDMARK NO. XXX

1. WHEREAS, Historic Preservation Consultant Page & Turnbull, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 2731-2735 Folsom Street (aka Gaughran House) on behalf of property owners Sean Lundy and Carol Wai, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
2. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 15, 2017 reviewed Department staff's analysis of 2731-2735 Folsom Street (aka Gaughran House) historical significance per Article 10 as part of the Landmark Designation Case Report dated April 2017 and;
3. WHEREAS, the Historic Preservation Commission initiated Landmark designation process through Resolution 854 with conditions to include information from the South Mission Survey on the development of the neighborhood and analyze 2731-2735 Folsom Street for its potential significance of being located in an area developed as one of the Mission's early street-car suburbs; analyze the integrity of secondary elevations and include drawings from the recent remodel to compare original and existing conditions; include the massing, form and the style of simple-drop horizontal siding on the secondary elevations in the character-defining features; delete gold leaf and metal railings from the character-defining features as these elements are contemporary features.
4. WHEREAS, the Historic Preservation Commission finds that the 2731-2735 Folsom Street (aka Gaughran House) nomination has been revised to address the conditions mentioned above, is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) is significant for its association with the development of the Mission District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture, and is notable as the work of local master architect James Francis Dunn; and
6. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) meets two of the Historic Preservation Commission's priorities for designation which are the designation of underrepresented Landmark property types including landscapes; and the designation of buildings located in geographically underrepresented areas; and
7. WHEREAS, the Historic Preservation Commission finds that 2731-2735 Folsom Street (aka Gaughran House) meets the eligibility requirements per 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, 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 sections 101.1 and 302; and furthers Priority Policy No. 7, which states that historic buildings be preserved; and
10. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 2731-2735 Folsom Street (aka Gaughran House), Assessor's Block 3640, Lot 031 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 July 19, 2017.


Christine L. Silva
Acting Commission Secretary

AYES: Johns, Johnck, Pearlman, Matsuda, Wolfram

NAYS: None

ABSENT: Hyland, Hasz

ADOPTED: July 19, 2017