File No. 180724 Committee Item No. 4
Board Item No. 7

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation Committee **Date** October 1, 2018

Board of Supervisors Meeting **Date** October 23, 2018

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Completed by: Erica Major **Date** September 27, 2018
Completed by: Erica Major **Date** October 10, 2018

[Planning Code - Mint-Mission Conservation District]

Ordinance amending the Planning Code to add a new Appendix K to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission Conservation District, which includes certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos. 087 and 088, and designates contributory and significant buildings within that District; 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 the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) Environmental Findings. The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq.,

"CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. 180724 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) On March 21, 2018, the Historic Preservation Commission, in Resolution No. 948, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180724, and is incorporated herein by reference.

(c) At that same public hearing, the Historic Preservation Commission, in Resolution No. 948, recommended that the Board of Supervisors approve the Mint-Mission Conservation District as set forth herein. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180724 and is incorporated herein by reference.

(d) Pursuant to Planning Code, Section 302, the Board finds that the proposed amendment to Article 11 will serve the public necessity, convenience and welfare for the reasons set forth in the Historic Preservation Commission Resolution No. 948, which reasons are incorporated herein by reference as though fully set forth. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180724.

(e) The Board of Supervisors hereby finds that the proposed Mint-Mission Conservation District area is a Subarea within the C-3 District that possesses concentrations of buildings that together create a subarea of architectural and environmental quality and importance that contributes to the beauty and attractiveness of the City, and that its designation as a Conservation District will further the purposes of and conform to the standards set forth in Article 11 of the Planning Code.

Section 2. Designation of Category I (Significant) Building in the Mint-Mission Conservation District.

(a) The Board of Supervisors hereby finds that the following property is over 40 years old, has been judged to be a Building of Individual Importance, and has been rated either Excellent in Architectural Design or Very Good in both Architectural Design and Relationship to the Environment. For these reasons, the Board finds that designating the following property as Category I (Significant) will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following property is hereby designated Category I (Significant):

Address	**Assessor's Block No.**	**Assessor's Lot No.**	**Name of Building**
44-48 Fifth Street	3704	003	Oakwood Hotel

(c) Appendix A of Article 11 of the Planning Code is hereby amended to include this property.

(d) This property shall be subject to further controls and procedures pursuant to the Planning Code and Article 11.

Section 3. Designation of Category IV (Contributory) Buildings in the Mint-Mission Conservation District.

(a) The Board of Supervisors hereby finds that the following properties are over 40 years old, have been judged to be either a Building of Individual Importance or Contextual Importance and have been rated either Very Good in Architectural Design or Excellent or Very

Good in Relationship to the Environment. For these reasons, the Board finds that designating the following properties Category IV (Contributory) will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties are hereby designated Category IV (Contributory):

Address	**Assessor's Block No.**	**Assessor's Lot No.**	**Name of Building**
431 Jessie Street	3704	029	
440-444 Jessie Street	3704	035	Wobbers Printing & Engraving
471 Jessie Street	3704	028	
2-4 Mint Plaza	3704	079	Hale Brothers warehouse & offices
6-8 Mint Plaza	3704	144	
10 Mint Plaza	3704	113	
936-940 Mission Street	3704	013	Chronicle Hotel
948 Mission Street	3704	017	Piedmont Hotel/Alkain Hotel
953-957 Mission Street	3725	088	Ford Apartments/Mint Mall
966 Mission Street	3704	019	
968 Mission Street	3704	020	Toledo Scale Co.
972-976 Mission Street	3704	021	Dohrmann Hotel Supply Company
980-984 Mission Street	3704	022	Brunswick-Balke-Collender Co. Billiard Table Manufacturing
986 Mission Street/481 Jessie Street	3704	024	Hulse Bradford Carpets & Draperies

443 Stevenson Street	3704	059	

(c) Appendix D of Article 11 of the Planning Code is hereby amended to include these properties.

(d) These properties shall be subject to further controls and procedures pursuant to the Planning Code and Article 11.

Section 4. The Planning Code is hereby amended by revising Section 1103.1 to read as follows:

SEC. 1103.1. CONSERVATION DISTRICT DESIGNATIONS.

The following Conservation Districts are hereby designated for the reasons indicated in the appropriate Appendix:

(a) The Kearny-Market-Mason-Sutter Conservation District is hereby designated as set forth in Appendix E.

(b) The New Montgomery-Mission-Second Street Conservation District is hereby designated as set forth in Appendix F.

(c) The Commercial-Leidesdorff Conservation District is hereby designated as set forth in Appendix G.

(d) The Front-California Conservation District is hereby designated as set forth in Appendix H.

(e) The Kearny-Belden Conservation District is hereby designated as set forth in Appendix I.

(f) The Pine-Sansome Conservation District is hereby designated as set forth in Appendix J.

(g) The Mint-Mission Conservation District is hereby designated as set forth in Appendix K.

Section 5. The Planning Code is hereby amended by adding Appendix K to Article 11, to read as follows:

APPENDIX K TO ARTICLE 11

MINT-MISSION CONSERVATION DISTRICT.

SEC. 1. FINDINGS AND PURPOSES.

It is hereby found that the area known and described in this Appendix as the Mint-Mission area is a Subarea within the C-3 District that possesses concentrations of buildings that together create a subarea of architectural and environmental quality and importance that contributes to the beauty and attractiveness of the City. It is further found that the area meets the standards for designation of a Conservation District as set forth in Section 1103 of Article 11 and that the designation of said area as a Conservation District will be in furtherance of and in conformance with the purposes of Article 11 of the Planning Code.

This designation is intended to promote the health, safety, prosperity, and welfare of the people of the City through the effectuation of the purposes set forth in Section 1101 of Article 11 and the maintenance of the scale and character of the Mint-Mission area by:

(a) Protecting and preserving the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the Conservation District;

(b) Providing scope for the continuing vitality of the District through private renewal and architectural creativity, within appropriate controls and standards;

(c) Maintaining a separate identity from the adjacent Kearny-Market-Mason-Sutter Conservation District through the preservation of the District's small- to medium-scale industrial, residential, and commercial buildings.

SEC. 2. DESIGNATION.

Pursuant to Section 1103.1 of Article 11 of the Planning Code, the Mint-Mission area is hereby designated as a Conservation District.

SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the Mint-Mission Conservation District shall be as designated on the Mint-Mission Conservation District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 180724, which Map is hereby incorporated herein as though fully set forth and a facsimile of which is reproduced herein below. The Mint-Mission Conservation District encompasses Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144 of Assessor's Block No. 3704 and Lot Nos. 087 and 088 of Assessor's Block No. 3725.

SEC. 4. RELATION TO CITY PLANNING CODE.

(a) Article 11 of the City Planning Code is the basic law governing preservation of buildings and districts of architectural importance in the C-3 District of the City and County of San Francisco. This Appendix is subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this Code, nothing in this Appendix shall supersede, impair or modify any City Planning Code provisions applicable to property in the Mint-Mission Conservation District, including, but not limited to, regulations controlling uses, height, bulk, coverage, floor area ratio, required open space, off-street parking, and signs.

SEC. 5. JUSTIFICATION.

The characteristics of the Conservation District justifying its designation are as follows:

(a) ***History of the District.*** *The Mint-Mission Conservation District is representative of the post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth century. The District retains a mix of residential hotels, small scale commercial buildings, warehouses and manufacturing facilities reflective of the area's role as the center of industrial production in San*

and manufacturing facilities reflective of the area's role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. Residential hotels provided housing for the largely single men employed by the nearby factories and manufacturing operations and in seasonal or temporary positions along the waterfront. This land use pattern was replicated during the reconstruction of South of Market following the 1906 earthquake and fire. The District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District is particularly notable as it is a survivor of the extensive redevelopment of SoMa in the late twentieth century during which much of the building stock from the period when the neighborhood served as the city's industrial and manufacturing center was razed.

(b) ***Basic Nature of the District.*** *The District is characterized by small- to mid-scale industrial, residential, and commercial buildings ranging in height from one to ten stories, with the predominate height between two and five stories. Most buildings in the District are constructed on through-lots with visible rear elevations. The District includes several warehouses and industrial lofts, three residential hotels with commercial ground floors, and a former bank. Twenty-two properties are located in the District, 19 of which are Category I-IV buildings.*

(c) ***Architectural Character.*** *The buildings are primarily constructed of reinforced concrete and brick masonry and are largely industrial in style and feature Classical Revival detailing typical of early 20th century commercial architecture in San Francisco. Ornament on residential and mixed-use buildings consists of belt courses, arches, moldings and drip pendants, applied cast shields or swag, and corniced rooflines often featuring brackets, modillions, and dentil moldings. The District's buildings are largely clad in smooth finish stucco or brick, with a few structures clad with rusticated stucco, terra cotta, and concrete.*

(d) ***Uniqueness and Location.*** *The District is comprised of one of the few intact concentrations of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities*

remaining in the South of Market neighborhood. The District is reflective of the land use patterns developed in SoMa in the late nineteenth century and continued following the 1906 earthquake and fire. Twenty-two buildings are located in the District. Five of the buildings located within the District were constructed between 1906-1907, one of which is a partial survivor of the 1906 earthquake and fire. The District is unique in that most of its buildings are constructed on through-lots with visible rear elevations. The District is adjacent to the Kearny-Market-Mason-Sutter Conservation District and borders the 6th Street Lodginghouse Historic District. The Old Mint, a National Historic Landmark, is located across from the eastern border and pre-dates the period of significance of the District. The District is particularly noteworthy as it survived the mid-twentieth century redevelopment of SoMa during which much of the area's building stock dating to the period when the neighborhood served as the city's manufacturing center was razed.

(e) ***Visual and Functional Unity.*** *The District is a cohesive mix of small- to mid-scale buildings with common architectural character and vocabulary.*

(f) ***Dynamic Continuity.*** *The District is located at the intersection of the major large-scale retail and commercial function of Market Street and the mix of small-business storefronts, residential hotels and industrial buildings converted to office and residential use that characterize the South of Market neighborhood.*

(g) ***Benefits to the City and its Residents.*** *As the anchor to the district, the Old Mint is surrounded by the mix of residential hotels, industrial, manufacturing and warehouse structures found in the District. Mint-Mission is unique to San Francisco as it is one of the few remaining intact clusters of buildings that reflect South of Market's nineteenth-century function as the city's industrial and manufacturing center.*

SEC. 6. FEATURES.

The exterior architectural features of the Mint-Mission Conservation District are as follows:

(a) ***Massing and Composition.*** *Buildings in the District are rectangular in plan, with the*

exception of two L-shaped structures. Multi-story buildings feature multiple bays and two- or three-part vertical compositions consisting of a base and shaft or a base, shaft and capital. The majority of the buildings within the District occupy the entirety of their lots and are built to the front property line. One and two story buildings largely feature flat roofs with simple cornices. Projecting cornices with modillions, scrolled brackets, shield motifs, egg and dart molding, and decorative low-relief panels are found on several of the District's multi-story buildings.

(b) ***Scale.*** *The buildings are small- to medium-scale with heights ranging from one to ten stories, with the predominate height between two and five stories. The majority of the buildings are built on the entirety of their lots and are primarily 1500-9000 square feet in size, with the exception of three buildings that are approximately 12,000 square feet.*

(c) ***Materials and Colors.*** *Buildings in the District are primarily clad in terra cotta, smooth and polychrome brick, stone tiles and smooth or rusticated stucco or concrete. Masonry is the predominate framing, but two buildings located in the district are steel frame. One is a brick masonry structure and the other is reinforced concrete. Ornamentation materials are largely stucco, brick, terra cotta tile, and wood. Wood is commonly used for window framing, millwork and ornamentation. Materials and paint are generally light colors and light to medium earth tones.*

(d) ***Detailing and Ornamentation.*** *Ornament on the District's residential and mixed-use buildings consists of belt courses, decorative millwork, brick corbelling, and projecting bracketed cornices with dentil molding, applied cast shields and molding. Industrial buildings commonly feature simple cornices, flat facades with little ornament, and punched window openings. These shared details, along with the common height, scale, and materials found in the district create a cohesive grouping of buildings.*

SEC. 7. STANDARDS AND GUIDELINES FOR REVIEW OF NEW CONSTRUCTION AND CERTAIN ALTERATIONS.

(a) All construction of new buildings and all major alterations, which are subject to the provisions of Sections 1110, 1111 through 1111.6, and 1113, shall be compatible with the District in general with respect to the building's composition and massing, scale, materials and colors, and detailing and ornamentation, including those features described in Section 6 of this Appendix. Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered building is located. In the case of major alterations, only those building characteristics that are affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in conservation districts are subject to the provisions of Section1111.7.

The foregoing standards do not require, or even encourage, new buildings to imitate the styles of the past. Rather, they require the new to be compatible with the old. The determination of compatibility shall be made in accordance with the provisions of Section 309.

(b) The guidelines in this Subsection are to be used in assessing compatibility.

(1) ***Composition and Massing.*** *New construction should maintain the district's essential character by relating to the prevailing height, mass, proportions, rhythm and composition of existing Significant and Contributory Buildings. The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces. In addition to the consideration of sunlight access for the street, an appropriate streetwall height is established by reference to the prevailing height of the buildings on the block and especially that of adjacent buildings. If the adjacent buildings are of a significantly different height than the rest of the buildings on the block, then the prevailing height of buildings on the block should be used as a guide. A setback at the streetwall height can permit additional height above the setback without breaking the continuity of the street wall.*

Most existing buildings are built to the property or street line. This pattern, except in the case of carefully selected open spaces, should not be broken since it could damage the continuity of building rhythms and the definitions of streets.

The standard proportions of new buildings should be established by the prevailing streetwall height and width of lots. To ensure that an established set of proportions is maintained, it is necessary to break up the facades of new buildings into smaller sections that relate to those existing proportions.

The design of a new structure should repeat the common pattern of two and three part vertical compositions. A base element is necessary to define the pedestrian environment. This division of a building allows flexibility in the design of the ground story while encouraging uniformity of the upper stories.

(2) ***Scale.*** *A major influence on scale is the degree to which the total facade plane is broken into smaller parts (e.g., by detailing, fenestration, and bay widths) which relate to human scale. The existing scale of small- to medium-sized buildings found in the District should be maintained. This can be accomplished in a variety of ways, including a consistent use of size and complexity of detailing in regards to surrounding buildings, continuance of existing bay widths, maintenance of an existing streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian environment. Large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation.*

Existing fenestration (windows and entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures. The spacing and size of window openings should follow the sequence set by Significant and Contributory structures. Large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings. Casement and double-hung windows should be used where possible.

(3) ***Materials and Colors.*** *The use of like materials can relate two buildings of obviously different eras and styles. Similarly, the use of materials that appear similar (such as*

substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a conservation district. The preferred surface materials for this District are brick, stone, and concrete simulated to look like terra cotta or stone.

The texture of surfaces can be treated in a manner so as to emphasize the bearing function of the material, as is done in rustication on historic buildings.

Traditional light colors and earth tones should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.

*(4) **Detailing and Ornamentation.** A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. Detailing of a similar shape and placement can be used without directly copying historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and may also use a modern vernacular instead of that of the original model.*

SEC. 8. TDR: ELIGIBILITY OF CATEGORY V BUILDINGS.

Category V Buildings in that portion of the Mint-Mission Conservation District that is in the C-3-0 Use District as shown on Sectional Map 1 of the Zoning Map are eligible for the transfer of TDR as provided in Section 1109(c).

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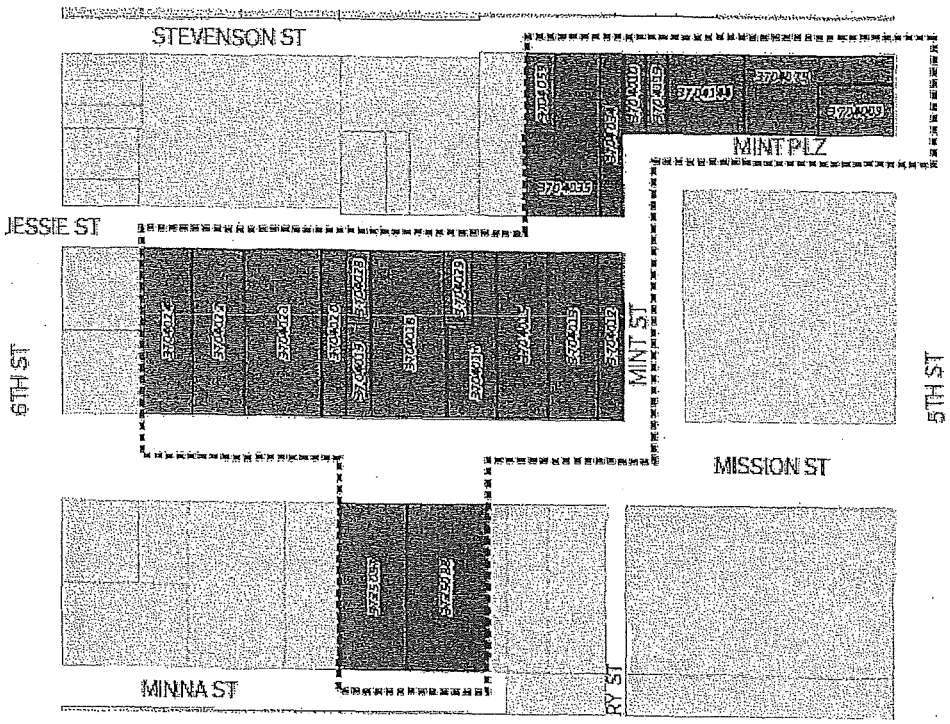

Section 6. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

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

By: _____
VICTORIA WONG
Deputy City Attorney

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FILE NO. 180724

LEGISLATIVE DIGEST

[Planning Code - Mint-Mission Conservation District]

Ordinance amending the Planning Code to add a new Appendix K to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission Conservation District, which includes certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos. 087 and 088, and designates contributory and significant buildings within that District; 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 the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 11, Section 1107 of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove a conservation district designation or boundary change. Once a conservation district has been designated, any construction, alteration, removal or demolition for which a City permit is required necessitates a Permit to Alter from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, conservation district designation affords a high degree of protection to historic and architectural structures of merit in the City.

Amendments to Current Law

This ordinance amends the Planning Code to add a new conservation district to the list of districts under Article 11: the Mint-Mission Conservation District, and to designate certain buildings within the District as Significant and Contributory pursuant to Article 11. The Mint-Mission Conservation District would encompass Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144 of Assessor's Block No. 3704 and Lot Nos. 087 and 088 of Assessor's Block No. 3725, which are certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street.
The ordinance would add an appendix to Article 11 or the Planning Code, which would include findings that the Mint-Mission Conservation District is eligible for designation as a conservation district because it contains a substantial concentration of buildings that create a subarea of special architectural and aesthetic importance, contains a substantial concentration of Significant and Contributory buildings, and possesses substantial overall

architectural, aesthetic or historic qualities that justify additional controls in order to protect and preserve those qualities. The ordinance also lists the particular exterior features of the District.

Background Information

The conservation district designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of individual building designations and conservation district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate designation of the Mint Mission Conservation District on April 18, 2018. On April 18, 2018, after holding a public hearing on the proposed designation and having considered the Conservation District Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the Mint-Mission Conservation District to the Board of Supervisors.

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Article 11 Initiation Case Report

Conservation District Designation

HEARING DATE: MAY 2, 2018

Case No.	2017-010156DES
Project:	Mint-Mission Conservation District
Re:	Initiation of Conservation District Designation; Change in Article 11 designation
Block/Lot:	Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; and Assessor's Parcel Block No. 3725, Lot Nos. 087, 088
Zoning:	C-3-G (downtown General) 90-X Height and Bulk District
Staff Contact:	Frances McMillen (415) 575-907 frances.mcmillen@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is initiation and recommendation to the San Francisco Board of Supervisors the designation of the Mint-Mission Conservation District pursuant to Section 1107 of Article 11 of the Planning Code and the change in designation of one (1) property within the district from unrated (Category V) to Category I (Significant); and the change in designation of fifteen (15) properties from no rating to Category IV (Contributory) pursuant to Section 1106 of the Planning Code. Three (3) properties to be included in the district, 66 Mint Street/932 Mission Street (Remedial Loan Association), 14-16 Mint Plaza/54 Mint Street (Haas Candy Factory), and 959-965 Mission Street (California Casket Company), are currently designated and will remain Category I or II (Significant). Three (3) buildings, 12 Mint Street, 942-946 Mission Street, and 956-960 Mission Street, are currently designated and will remain Unrated (Category V). The proposed district contains twenty-two (22) properties, nineteen (19) are Significant or Contributory Buildings which possess substantial overall architectural, aesthetic or historic qualities justifying additional controls to protect and promote those qualities as required in Planning Code Section 1103.

BACKGROUND

The Central SoMa Historic Resources Survey (2013-2014) determined numerous properties as eligible for Article 11 designation. These include the nineteen (19) Significant or Contributing properties located within the proposed Mint-Mission Conservation District. The Planning Department (Department) conducted the survey in order to provide information on the location and distribution of resources within the Central SoMa Plan Area for the purposes of long-range policy planning and for use in permit processing, environmental review, and making recommendations for official nominations to historic

registers. In conjunction with the survey, the Department developed the Central SoMa Historic Context Statement (2015) in order to provide a framework for consistent, informed evaluations of the area's age-eligible properties that had not been previously surveyed or for which survey information was incomplete.

- The Central SoMa Plan Area is comprised of approximately 28 blocks bounded by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west.

- The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan area that had not been previously surveyed, or for which prior survey information was incomplete. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register. The Mint-Mission Conservation District was identified through the survey effort.

- Based on the findings of the historic context statement and surveys, the Central SoMa Plan recommends policies that would recognize and protect historic resources. Such policies include protecting Significant and Contributory cultural heritage properties through designation to Article 11 of the Planning Code.

- The Historic Preservation Commission adopted the survey and historic context statement for the Central SoMa Plan on March 16, 2016.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, Article 11 designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

REQUIRED COMMISSION ACTIONS

The items before the Historic Preservation Commission are:

1) Consideration of initiation of designation the Mint-Mission Conservation District consisting of the following properties:

    a. 44-48 5th Street, (aka Oakwood Hotel), Assessor's Parcel Block No. 3704, Lot No. 003;
    b. 12 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 010;
    c. 66 Mint Street/932 Mission Street (aka Remedial Loan Association), Assessor's Parcel Block No. 3704, Lot No. 012;
    d. 936-940 Mission Street (aka Chronicle Hotel), Assessor's Parcel Block No. 3704, Lot No. 013;
    e. 942-946 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 015;
    f. 948 Mission Street (aka Piedmont Hotel/Alkain Hotel), Assessor's Parcel Block No. 3704, Lot No. 017;
    g. 956-960 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 018;
    h. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
    i. 968 Mission Street, (aka Toledo Scale Co.)Assessor's Parcel Block No. 3704, Lot No. 020;

j. 972-976 Mission Street (aka Dohrmann Hotel Supply Company), Assessor's Parcel Block No. 3704, Lot No. 021;
k. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
l. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
m. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
n. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
o. 14-16 Mint Plaza/54 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 34;
p. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
q. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;
r. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
s. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
t. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
u. 959-965 Mission Street, (aka California Casket Company) Assessor's Parcel Block No. 3725, Lot No. 087
v. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088

2) Consideration of initiation of change of designation within the Mint-Mission Conservation District of the following property from Category V (Unrated) to Significant (Category I):
   a. 44-48 Fifth Street, (aka Oakwood Hotel), Assessor's Block No. 3704, Lot No. 003

3) Consideration of initiation of change of designation within the Mint-Mission Conservation District of the following properties as Contributory (Category IV):
   a. 936-940 Mission Street (aka Chronicle Hotel), Assessor's Parcel Block No. 3704, Lot No. 013;
   b. 948 Mission Street (aka Piedmont Hotel/Alkain Hotel), Assessor's Parcel Block No. 3704, Lot No. 017;
   c. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
   d. 968 Mission Street, (aka Toledo Scale Co.)Assessor's Parcel Block No. 3704, Lot No. 020;
   e. 972-976 Mission Street (aka Dohrmann Hotel Supply Company), Assessor's Parcel Block No. 3704, Lot No. 021;
   f. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
   g. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
   h. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
   i. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
   j. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
   k. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;

l. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
m. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
n. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
o. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088

On each of the items, the HPC may choose to take an action in the form of a resolution. The HPC may approve, modify, or disapprove the initiation of the proposed conservation district designation or change in Article 11 designation.

Alternatively, the Commission may request additional research and information from the Planning Department to justify any of these three actions, and may continue the discussion to a future hearing pending submittal of any additional information the Commission may require.

OTHER ACTIONS REQUIRED

The proposed Conservation District requires review and action by the Historic Preservation Commission, Planning Commission, and Board of Supervisors. The following outlines a schedule for such actions:

- On May 2, 2018 the Historic Preservation Commission may initiate and recommend the designation of the Mint-Mission Conservation District
- If on May 2, 2018 the Historic Preservation Commission initiates and recommends the designation of the Mint-Mission Conservation District Historic, on May 10, 2018 the Planning Commission will provide review and comment on the Mint-Mission Conservation District
- Final actions on the designation of the Mint-Mission Conservation District will be undertaken by the Board of Supervisors at a later date

PREVIOUS ACTIONS

The Historic Preservation Commission adopted the Central SoMa survey and historic context statement for the Central SoMa Plan on March 16, 2016.

Central SoMa Historic Context Statement

The Central SoMa Historic Context Statement was developed as part of the Central SoMa Plan effort to provide a historical foundation and framework for consistent evaluations of the area's age-eligible properties. The context statement's study area extended beyond the boundaries of the Central SoMa Plan Area and documented the history of SoMa, including significant themes, design elements, architectural styles, and character-defining features. The study developed significance and integrity thresholds and included analysis of conservation, landmark and historic districts and their relationship to previously undocumented buildings.

Central SoMa Survey

The Central SoMa Historic Resource Survey (2013-2014) involved gathering baseline property information for all buildings located within the Central SoMa Plan Area that had not been addressed by prior historic resources surveys, and those that had not been previously assigned California Historic

Resource Status Codes (CHRSC). The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan Area. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation Districts

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain "...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance" (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission, by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

ARTICLE 11 – Designation of Buildings

Planning Code Section 1106 authorizes the designation or change of designation of a building through amendment of Appendices A, B, C and D of Article 11. Such designation or change of designation of a building may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owner of the affected property, or by application of any historic preservation organization or group, or by the application of at least 50 registered voters of the City.

Pursuant to Planning Code Section 1106(h), the designation of a building may be changed if changes in Conservation District boundaries warrant such reclassification, or if physical changes to the building warrant such reclassification, or if due to passage of time, the building has become at least 40 years old and, therefore, eligible for reclassification, or if new information makes the building eligible for reclassification.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Central SoMa Plan.

- March 2014 - The Central SoMa Historic Resources Survey web page was launched on the Department's website. The web page includes links to the draft Central SoMa Historic Context

Statement, as well as a map illustrating the draft findings of the Central SoMa Historic Resources Survey. The website remains active and can be accessed at: http://www.sf-planning.org/index.aspx?page=3964.

- **March 25, 2015 - Public outreach meetings** were held at the SPUR Urban Center to present the draft Central SoMa Historic Context Statement and the draft findings of the Central SoMa Historic Resources Survey. In preparation for this meeting, postcards were mailed to the owners of surveyed properties informing them that the draft survey findings were available for review on the project website, and inviting them to attend the outreach meeting at the Spur Urban Center.
- **December 9, 2015** - A second public meeting at the SPUR Urban Center was held to solicit feedback on public benefits, including historic preservation. A postcard was mailed to public on February 29, 2016 in anticipation of the adoption hearing on March 16, 2016.
- **July 2015 - Presentation to SF Heritage** regarding the draft historic context statement and survey findings.
- **October 3, 2014** and **January 15, 2014 - Meetings with the Central SoMa Survey Advisory Group** were held to solicit comments and suggestions based on the draft *Central SoMa Historic Context Statement* and the draft findings of the Central SoMa Historic Resources Survey.
- **March 1, 2018, March 29, 2018** and **April 12, 2018 - Notification of Historic Preservation Commission initiation hearing** was mailed to property owners.

PUBLIC COMMENT

Since hearing notice was mailed out, the Department has received inquiries from property owners with general questions regarding Article 11 Conservation District designation, Transferable Development Rights (TDR), and the requirements and review process for building alterations and Permits to Alter. The Department received one letter from the owner of 956-960 Mission Street with general questions about designation and suggesting the exclusion of properties on the west side of Mission Street. The owner also expressed concerns over any financial impacts of designation.

CONSERVATION DISTRICT DESIGNATION

The Mint-Mission Conservation District is representative of the post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth century. The district embodies the historic function of the blocks immediately south of Market Street as a transition zone between the large-scale commercial uses along Market Street and the predominately industrial uses to the south. This land use pattern was replicated during the reconstruction of South of Market following the 1906 earthquake and fire.

The district retains a mix of small to mid-scale residential, commercial and industrial buildings reflective of SoMa's role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states during the mid-nineteenth century. Constructed between 1906 and 1930, the district's buildings include several warehouses and industrial lofts, three residential hotels with commercial ground floors, and a former bank. The district is

particularly notable as it is a survivor of the extensive redevelopment of SoMa in the late twentieth century during which much of the building stock from the period when the neighborhood served as the city's industrial and manufacturing center was razed. Other than portions of the New Montgomery-Mission-Second Street Conservation District, there are no other blocks north of Howard Street or east of 6th Street which so strongly retain this historic mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities.

The district encompasses a cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences. The use of Classical design elements, more so than any other style, typified early 20th century commercial architecture in San Francisco. Common examples of Classical Revival design include the use of corniced rooflines, frequently with brackets or modillions; dentil moldings; applied cast shield or swag ornaments; and arched openings. These design details are frequently strongest on residential and mixed-use buildings, and less pronounced on industrial buildings. The Mint-Mission district is also distinct as most of the buildings are constructed on through-lots and have visible rear elevations.

RECOMMENDATION

The Department recommends that the HPC adopt a resolution to initiate designation of the Mint-Mission Conservation District under Article 11 of the Planning Code.

BASIS FOR RECOMMENDATION

- The designation of the district meets the eligibility requirements for listing on both the California Register of Historical Places and as a San Francisco Article 11 Conservation District.
- The proposed district contains 19 Significant or Contributory Buildings which possesses substantial overall architectural, aesthetic or historic qualities justifying additional controls to protect and promote those qualities as required in Planning Code Section 1103.
- The district is a rare remaining enclave of small to mid-scale residential, commercial and industrial buildings.
- The district encompasses a cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences.

DOWNTOWN PLAN POLICIES

The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

> OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.
>
> POLICY 12.1: 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.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The creation of the Mint-Mission Conservation District advances the basic principles of the Downtown Plan and reinforces the unique sense of place provided by the Conservation District. The designation would preserve areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. The designation will require that the Planning Department and/or the Historic Preservation Commission review proposed work that may have an impact on character-defining features.

CENTRAL SOMA PLAN POLICIES

The properties proposed for designation advance the basic principles and objectives of the Central SoMa Plan. The Central SoMa Plan contains the following relevant objectives and policies:

OBJECTIVE 7.2: Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources.

OBJECTIVE 7.3.2: Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood.

OBJECTIVE 7.4: Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment.

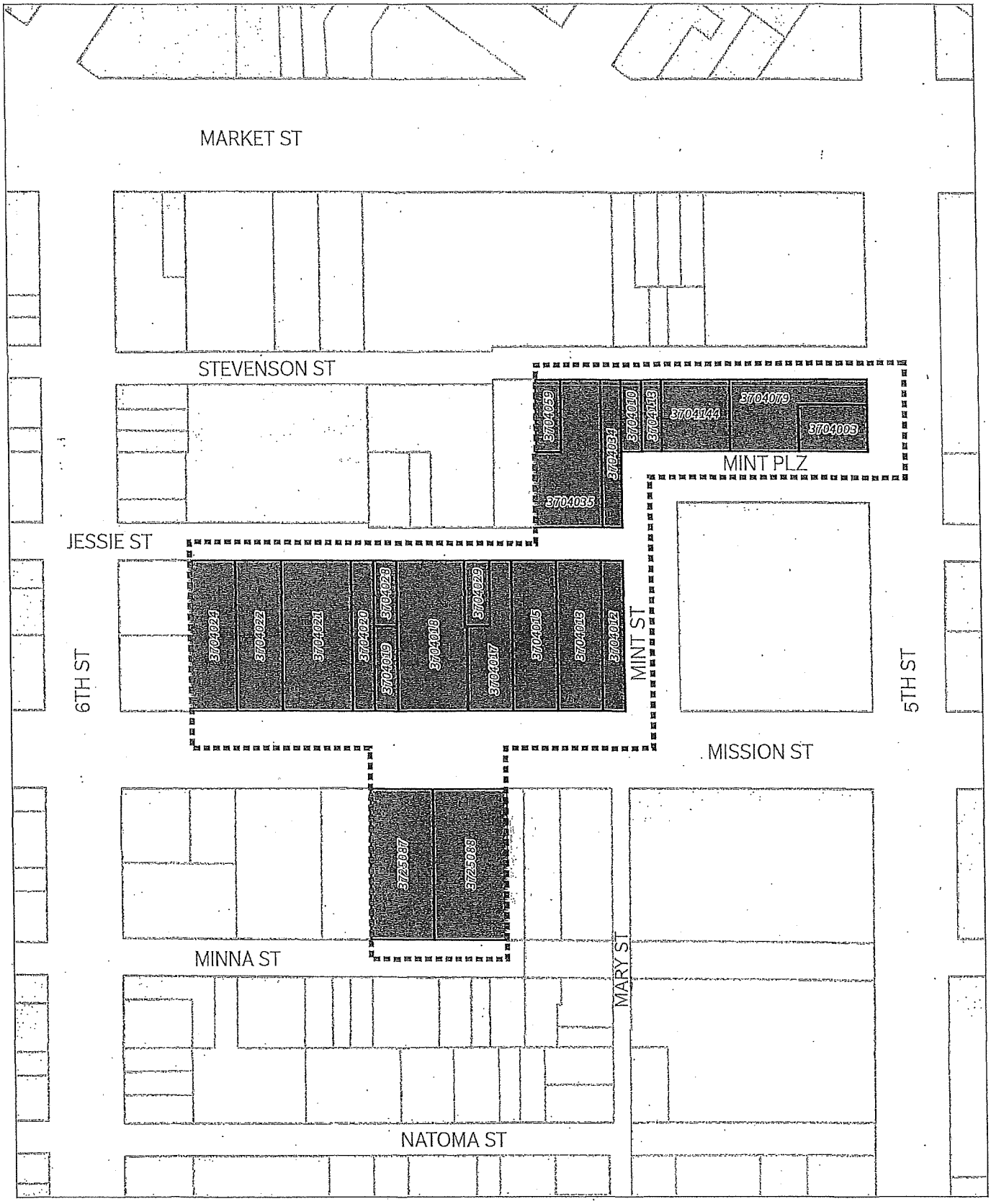
OBJECTIVE 7.4.2: Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code.

OBJECTIVE 8.6.2: Promote innovative and contextually-appropriate design.

The designation of the Mint-Mission Conservation District, with its historic mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities recognizes and supports the preservation of the industrial history of SoMa. The designation protects "Significant" and "Contributory" cultural heritage properties and prevents demolition or insensitive alterations by requiring that the Planning Department and/or the Historic Preservation Commission review proposed modifications that may have an impact on character-defining features. The Planning Department and Historic Preservation Commission will also review proposed new construction in the district to ensure it is compatible with the character of the district.

ATTACHMENTS

Appendix K to Article 11 Mint-Mission Conservation District
Map of Mint-Mission Conservation District
Designation Ordinance
Resolution to Initiate Designation of Article 11 Conservation District
Department of Parks and Recreation (DPR) 523 forms



SAN FRANCISCO

Mint Mission Article 11 Conservation District

SAN FRANCISCO
PLANNING DEPARTMENT

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Historic Preservation Commission
Resolution No. 957

HEARING DATE: MAY 2, 2018

Case No.	2017-010156DES
Project:	Mint-Mission Conservation District
Block/Lot:	Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; and Assessor's Parcel Block No. 3725, Lot Nos. 087, 088
Staff Contact:	Frances McMillen (415) 575-9076 frances.mcmillen@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

RESOLUTION TO INITIATE DESIGNATION OF THE MINT-MISSION CONSERVATION DISTRICT (ASSESSOR'S PARCEL BLOCK NO. 3704, LOT NOS. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, AND 144 AND ASSESSOR'S PARCEL BLOCK NO. 3725, LOT NOS. 087, AND 088) PURSUANT TO ARTICLE 11 OF THE PLANNING CODE.

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added the Mint-Mission Conservation District to its Landmark Designation Work Program; and

2. WHEREAS, Planning Department staff Frances McMillen, who meets the Secretary of Interior's Professional Qualification Standards, prepared the draft Conservation District Case Report, which was reviewed by Department staff Tim Frye for accuracy and conformance with the purposes and standards of Article 11; and

3. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 2, 2018 reviewed Department staff's analysis of the Mint-Mission Conservation District historical significance per Article 11 as part of the Conservation District Case Report dated May 2, 2018; and

4. WHEREAS, the Central SoMa Survey determined Mint-Mission Conservation District is eligible for listing on the California Register of Historical Resources and is representative of the post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth century. The district is a rare and cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences; and

5. WHEREAS, Article 11 Conservation District designation fulfills objectives and policies of the Central SoMa Plan to protect and promote resources in the built environment that best represent the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past; and

6. WHEREAS, the Mint-Mission Conservation District includes the following properties:
   a. 44-48 5th Street, (aka Oakwood Hotel), Assessor's Parcel Block No. 3704, Lot No. 003;
   b. 12 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 010;
   c. 66 Mint Street/932 Mission Street (aka Remedial Loan Association), Assessor's Parcel Block No. 3704, Lot No. 012;
   d. 936-940 Mission Street (aka Chronicle Hotel), Assessor's Parcel Block No. 3704, Lot No. 013;
   e. 942-946 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 015;
   f. 948 Mission Street (aka Piedmont Hotel/Alkain Hotel), Assessor's Parcel Block No. 3704, Lot No. 017;
   g. 956-960 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 018;
   h. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
   i. 968 Mission Street, (aka Toledo Scale Co.) Assessor's Parcel Block No. 3704, Lot No. 020;
   j. 972-976 Mission Street (aka Dohrmann Hotel Supply Company), Assessor's Parcel Block No. 3704, Lot No. 021;
   k. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
   l. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
   m. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
   n. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
   o. 14-16 Mint Plaza/54 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 34;
   p. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
   q. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;
   r. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
   s. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
   t. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
   u. 959-965 Mission Street, (aka California Casket Company) Assessor's Parcel Block No. 3725, Lot No. 087
   v. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088; and

7. WHEREAS, the Historic Preservation Commission finds that the following properties are currently designated as Significant (Category I and II), and will now be wholly located within the Mint-Mission Conservation District:

a. 66 Mint Street / 932 Mission Street, (aka Remedial Loan Association) Assessor's Block No. 3704, Lot No. 012;
b. 14-16 Mint Plaza/54 Mint Street, (Haas Candy Factory) Assessor's Parcel Block No. 3704, Lot No. 34;
c. 959-965 Mission Street, (aka California Casket Company) Assessor's Block No. 3725, Lot No. 087; and

8. WHEREAS, the Historic Preservation Commission finds that the following properties currently designated as Unrated (Category V) will now be wholly located within the Mint-Mission Conservation District:
   a. 12 Mint Street, Assessor's Parcel Block No. 3704, Lot No. 010;
   b. 942-946 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 015;
   c. 956-960 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 018; and

9. WHEREAS, the Historic Preservation Commission finds that the following property currently designated as Unrated (Category V) under Article 11 is eligible for designation as Significant (Category I):
   a. 44-48 Fifth Street, (aka Oakwood Hotel) Assessor's Block No. 3704, Lot No. 003; and

10. WHEREAS, the Historic Preservation Commission finds that the following properties currently not rated or Unrated (Category V) under Article 11 are eligible for designation as Contributory (Categories IV), as set forth below:
    a. 936-940 Mission Street, (aka Chronicle Hotel) Assessor's Parcel Block No. 3704, Lot No. 013;
    b. 948 Mission Street, (aka Piedmont Hotel/Alkain Hotel) Assessor's Parcel Block No. 3704, Lot No. 017;
    c. 966 Mission Street, Assessor's Parcel Block No. 3704, Lot No. 019;
    d. 968 Mission Street, (aka Toledo Scale Co.) Assessor's Parcel Block No. 3704, Lot No. 020;
    e. 972-976 Mission Street (aka Dohrmann Hotel Supply Company) Assessor's Parcel Block No. 3704, Lot No. 021;
    f. 980-984 Mission Street, (aka Brunswick-Balke-Collender Co. Billiard Table Manufacturing) Assessor's Parcel Block No. 3704, Lot No. 022;
    g. 986 Mission Street/481 Jessie Street, (aka Hulse Bradford Carpets and Draperies) Assessor's Parcel Block No. 3704, Lot No. 24;
    h. 471 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 28;
    i. 431 Jessie Street, Assessor's Parcel Block No. 3704, Lot No. 29;
    j. 440-444 Jessie Street, (aka Wobbers Printing and Engraving) Assessor's Parcel Block No. 3704, Lot No. 35;
    k. 443 Stevenson Street, Assessor's Parcel Block No. 3704, Lot No. 59;
    l. 2-4 Mint Plaza, (aka Hale Brother Warehouse and Offices) Assessor's Parcel Block No. 3704, Lot No. 79;
    m. 10 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 113;
    n. 6-8 Mint Plaza, Assessor's Parcel Block No. 3704, Lot No. 144;
    o. 953-957 Mission Street, (aka Ford Apartments/Mint Mall) Assessor's Parcel Block No. 3725, Lot No. 088; and

11. WHEREAS, the Historic Preservation Commission finds that the Mint-Mission Conservation District Case Report is in the form prescribed by the Commission and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates conservation district designation and change in designation of properties within the Mint-Mission Conservation District as Significant (Category I) or Contributory (Category IV) under Article 11 of the Planning Code.

BE IT FURTHER RESOLVED, that the Historic Preservation Commission hereby recommends conservation district designation and change in designation of properties within the Mint-Mission Conservation District as Significant (Category I) or Contributory (Category IV) under Article 11 of the Planning Code, as set forth above.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 2, 2018.

Jonas P. Ionin
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: May 2, 2018

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Review and Comment

Conservation District Designation

HEARING DATE: JUNE 7, 2018

Case No.	2017-010156DES
Project:	Mint-Mission Conservation District
Re:	Initiation of Article 11 Conservation District
Block/Lot:	Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; and Assessor's Parcel Block No. 3725, Lot Nos. 087, 088
Zoning:	C-3-G (downtown General) 90-X Height and Bulk District
Staff Contact:	Frances McMillen (415) 575-9076 frances.mcmillen@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Planning Commission is to review and provide comment to the San Francisco Board of Supervisors on the Designation of the Mint-Mission Conservation District pursuant to Section 1107 of the Planning Code. The proposed district contains nineteen (19) Significant or Contributory Buildings which possess substantial overall architectural, aesthetic or historic qualities justifying additional controls to protect and promote those qualities as required in Planning Code Section 1103.

PROJECT BACKGROUND

The Central SoMa Historic Resources Survey (2013-2014) determined numerous properties as eligible for Article 11 designation. These include the nineteen (19) significant or contributing properties located within the proposed Mint-Mission Conservation District. The Planning Department (Department) conducted the survey in response to the Central SoMa Plan in order to provide information on the location and distribution of resources within the Central SoMa Plan Area for the purposes of long-range policy planning and for use in permit processing, environmental review, and making recommendations for official nominations to historic resource. In conjunction with the survey, the Department developed the Central SoMa Historic Context Statement (2015) in order to provide a framework for consistent, informed evaluations of the area's age-eligible properties that had not been previously surveyed or for which survey information was incomplete.

- The Central SoMa Plan Area is comprised of approximately 28 blocks bounded by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west.

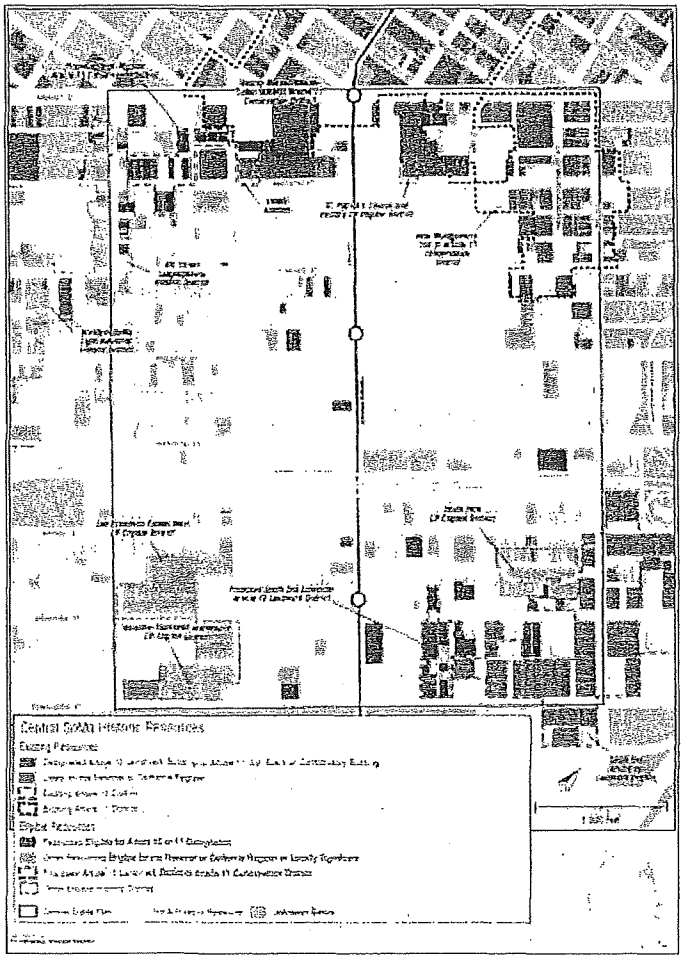
- The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan area that had not been previously surveyed, or for which prior survey information was

incomplete. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

- Based on the findings of the historic context statement and survey, the Central SoMa Plan recommends policies that would recognize and protect historic resources. Such policies include protecting Significant and Contributory cultural heritage properties through designation to Article 11 of the Planning Code.

- The Historic Preservation Commission adopted the survey and historic context statement for the Central SoMa Plan on March 16, 2016.

- The Historic Preservation Commission initiated designation of the Mint-Mission Conservation District on May 2, 2018.



Central SoMa Plan Historic Resources

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, Article 11 designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

REQUIRED COMMISSION ACTIONS

The item before the Planning Commission is review and comment on the proposed Mint-Mission Conservation District. Pursuant to Article 11, the Planning Commission is requested to provide review and comment on the proposed district to address:

1) The consistency of the proposed conservation district with the policies embodied in the General Plan and the priority policies of Section 101.1;
2) Identify any amendments to the General Plan necessary to facilitate adoption of the proposed boundary change; and
3) Evaluate whether the proposed boundary change would conflict with the Sustainable Communities Strategy for the Bay Area.

Comments of the Planning Commission shall be conveyed to the Historic Preservation Commission and Board of Supervisors in the form of a resolution.

OTHER ACTIONS REQUIRED

The proposed conservation district requires review and action by the Historic Preservation Commission, Planning Commission, and Board of Supervisors. The following outlines a schedule for such actions:

- On May 2, 2018 the Historic Preservation Commission initiated and recommended the designation of the Mint-Mission Conservation District
- On June 7, 2018 the Planning Commission will provide review and comment on the designation of the Mint-Mission Conservation District
- Final actions on the designation of the Mint-Mission Conservation District will be undertaken by the Board of Supervisors

PREVIOUS ACTIONS

The Historic Preservation Commission initiated and recommended designation of the Mint-Mission Conservation District on May 2, 2018.

The Historic Preservation Commission adopted the Central SoMa survey and historic context statement for the Central SoMa Plan on March 16, 2016.

Central SoMa Historic Context Statement

The Central SoMa Historic Context Statement was developed as part of the Central SoMa Plan effort to provide a historical foundation and framework for consistent evaluations of the area's age-eligible properties. The context statement's study area extended beyond the boundaries of the

Central SoMa Plan Area and documented the history of SoMa, including significant themes, design elements, architectural styles, and character-defining features. The study developed significance and integrity thresholds and included analysis of conservation, landmark and historic districts and their relationship to previously undocumented buildings.

Central SoMa Survey

The Central SoMa Historic Resource Survey (2013-2014) involved gathering baseline property information for all buildings located within the Central SoMa Plan Area that had not been addressed by prior historic resources surveys, and those that had not been previously assigned California Historic Resource Status Codes (CHRSC). The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan Area. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation District Designation

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain "...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance" (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission, by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Central SoMa Plan.

- March 2014 - The Central SoMa Historic Resources Survey web page was launched on the Department's website. The web page includes links to the draft Central SoMa Historic Context Statement, as well as a map illustrating the draft findings of the Central SoMa Historic Resources Survey. The website remains active and can be accessed at: http://www.sf-planning.org/index.aspx?page=3964.

- March 25, 2015 – **Public outreach meetings** were held at the SPUR Urban Center to present the draft Central SoMa Historic Context Statement and the draft findings of the Central SoMa Historic Resources Survey. In preparation for this meeting, postcards were mailed to the owners of surveyed properties informing them that the draft survey findings were available for review on the project website and inviting them to attend the outreach meeting at the Spur Urban Center.
- December 9, 2015 - A second public meeting at the SPUR Urban Center was held to solicit feedback on public benefits, including historic preservation. A postcard was mailed to public on February 29, 2016 in anticipation of the adoption hearing on March 16, 2016.
- July 2015 - **Presentation to SF Heritage** regarding the draft historic context statement and survey findings.
- October 3, 2014 and January 15, 2014 - **Meetings with the Central SoMa Survey Advisory Group** were held to solicit comments and suggestions based on the draft *Central SoMa Historic Context Statement* and the draft findings of the Central SoMa Historic Resources Survey.
- March 1, 2018, March 29, 2018, April 12, 2018 and May 18, 2018 - **Notification of Historic Preservation Commission** and **Planning Commission** hearings were mailed to property owners.

PUBLIC COMMENT

Since the hearing notices were mailed the Department has received inquiries from property owners with general questions regarding Article 11 Conservation District designation, Transferable Development Rights (TDR), and the requirements and review process for building alterations and Permits to Alter. The Department received one letter from the owner of 956-960 Mission Street with general questions about designation and suggesting the exclusion of properties on the west side of Mission Street. The owner also expressed concerns over any financial impacts of designation. The Department received one letter from the owners of 444 Jessie Street requesting the property be excluded from the conservation district over concerns about the impact of designation on future building alterations.

CONSERVATION DISTRICT DESIGNATION

The Mint-Mission Conservation District is representative of the post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth century. The district embodies the historic function of the blocks immediately south of Market Street as a transition zone between the large-scale commercial uses along Market Street and the predominately industrial uses to the south. This land use pattern was replicated during the reconstruction of South of Market following the 1906 earthquake and fire.

The district retains a mix of small to mid-scale residential, commercial and industrial buildings reflective of SoMa's role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states during the mid-nineteenth century. Constructed between 1906 and 1930, the district's buildings include several warehouses and industrial lofts, three residential hotels with commercial ground floors, and a former bank. Residential hotels provided housing for the largely single men employed by the nearby factories and manufacturing operations and in seasonal or temporary positions along the waterfront. The district is particularly notable as it is a survivor of the extensive redevelopment of SoMa in the late twentieth century during

which much of the building stock from the period when the neighborhood served as the city's industrial and manufacturing center was razed.

The district encompasses a cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences. The use of Classical design elements, more so than any other style, typified early 20th century commercial architecture in San Francisco. Common examples of Classical Revival design include the use of corniced rooflines, frequently with brackets or modillions; dentil moldings; applied cast shield or swag ornaments; and arched openings. These design details are frequently strongest on residential and mixed-use buildings, and less pronounced on industrial buildings.

Other than portions of the New Montgomery-Mission-Second Street Conservation District, there are no other blocks north of Howard Street or east of 6th Street which so strongly retain this historic mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities. The Mint-Mission district is also rare in that most buildings are constructed on through-lots and have visible rear elevations.

RECOMMENDATION

The Department recommends designation of the Mint-Mission Conservation District. Documentation to support the proposed conservation district is included in the attached Appendix K and Department of Parks and Recreation (DPR) 523 forms.

BASIS FOR RECOMMENDATION

- The designation of the district meets the eligibility requirements for listing on both the California Register of Historical Places and as a San Francisco Article 11 Conservation District.
- The proposed district contains nineteen (19) Significant or Contributory Buildings which possesses substantial overall architectural, aesthetic or historic qualities justifying additional controls to protect and promote those qualities as required in Planning Code Section 1103.
- The district is a rare remaining enclave of small to mid-scale residential hotels, commercial and industrial buildings dating to the post-1906 earthquake and fire reconstruction period which reflect SoMa's role as the center of industrial production in San Francisco.
- The district encompasses a cohesive concentration of reinforced concrete and brick masonry buildings featuring Classical Revival style design influences.

The designation of the Mint-Mission Conservation District is consistent with the objectives and policies embodied in the General Plan, Priority Policies of Section 101.1, the Central SoMa Plan, and the Sustainable Communities Strategy for the Bay Area as outlined below.

GENERAL PLAN POLICIES

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

Planning Code Section 101.1 – Eight Priority Policies establish and require review of permits for consistency with said policies. The proposed designation is consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Mint-Mission Conservation District will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Mint-Mission Conservation District will encourage conservation and protection of neighborhood character as proposed alterations to exterior features of designated buildings shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by the HPC in accordance with Sections 1110 through 1113 of the Planning Code. The Boundary Change will encourage retention of the district's contributory buildings by providing access to an important financial incentive, namely the Mills Act program.

3. That the City's supply of affordable housing be preserved and enhanced;
The Mint-Mission Conservation District designation will not negatively impact the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Mint-Mission Conservation District designation will not impede transit service or overburden streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Mint Mission Street Conservation District designation would not impact the diversity of economic activity.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Mint-Mission Conservation District designation would not modify any physical parameters of the Planning Code or other Codes. Seismic upgrades are not limited or subject to additional review as a result of this proposed designation.

7. That the landmarks and historic buildings be preserved;

Designation of buildings under Article 11 of the Planning Code will encourage the preservation of character-defining features of buildings within the district for the benefit of future generations. Designation will require that the Planning Department or the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. 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.

Designation promotes preservation by qualifying owners of contributing buildings within the district to apply for the Mills Act property tax reduction program. The Mills Act program allows owners of landmarks and buildings that contribute to landmark districts to receive a property tax reduction to offset

costs to rehabilitate, restore, or maintain their historic property, such as roof replacement, seismic strengthening, or general maintenance and repair.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The Mint-Mission Conservation District designation would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

URBAN DESIGN ELEMENT Objectives and Policies

The Urban Design Element of the General Plan contains the following relevant objective and policies:

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4. 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.

POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.6: Respect the character of older developments nearby in the design of new buildings.

POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The Mint-Mission Conservation District designation would preserve areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations by the Planning Department and/or the Historic Preservation Commission, as well as incentives for property owners to maintain and preserve their buildings.

DOWNTOWN PLAN POLICIES

The properties proposed for designation advance the basic principles of the Downtown Plan and reinforce the unique sense of place of the Plan Area. The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.

POLICY 12.1: 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.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The creation of the Mint-Mission Conservation District advances the basic principles of the Downtown Plan and reinforces the unique sense of place provided by the conservation district. The designation would preserve areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations and new construction by the Planning Department and/or the Historic Preservation Commission, as well as incentives for property owners to maintain and preserve their buildings.

CENTRAL SOMA PLAN POLICIES

The properties proposed for designation advance the basic principles and objectives of the Central SoMa Plan. The Central SoMa Plan contains the following relevant objectives and policies:

> OBJECTIVE 7.2: Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources.
>
> OBJECTIVE 7.3.2: Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood.
>
> OBJECTIVE 7.4: Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment.
>
> OBJECTIVE 7.4.2: Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code.
>
> OBJECTIVE 8.6.2: Promote innovative and contextually-appropriate design.

The designation of the Mint-Mission Conservation District, with its historic mix of residential hotels, small-scale commercial, and warehouse buildings, recognizes and supports the preservation of the industrial history of SoMa. The designation protects "Significant" and "Contributory" cultural heritage properties and prevents demolition or insensitive alterations by requiring that the Planning Department and/or the Historic Preservation Commission review proposed modifications that may have an impact on character-defining features. The Planning Department and Historic Preservation Commission will also review proposed new construction in the district to ensure it is compatible with the character of the district.

General Plan Amendments

Identification of any amendments to the General Plan necessary to facilitate adoption of the proposed designation:

> *No amendments to the General Plan are necessary to facilitate adoption of the proposed designation.*

Sustainable Communities Strategy

Evaluation of whether the district would conflict with the Sustainable Communities Strategy for the Bay Area:

> *The Mint-Mission Conservation District designation promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed designation does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is a regional blueprint for transportation, housing and land use that is*

focused on reducing driving and associated greenhouse gas emissions. The proposed designation is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan and Central SoMa Plan.

Balancing the new construction envisioned in the Central SoMa Plan with preservation and retention of existing historic buildings addresses sustainability goals as preservation is an inherently sustainable practice. As noted on the National Park Service, Technical Preservation Services web page, and in its publication, "The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Building," the repair and retrofitting of existing and historic buildings is considered to be the ultimate recycling project. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. These original features can function effectively together with any new measures undertaken to further improve energy efficiency and make existing buildings even more sustainable.

ATTACHMENTS

Map of Mint-Mission Conservation District
Designation Ordinance
Appendix K to Article 11 Mint-Mission Conservation District
Planning Commission Draft Resolution
Historic Preservation Commission Resolution R957
Department of Parks and Recreation (DPR) 523 forms
Letter from Kwok Pong Lee, 956-960 Mission Street
Letter from Chritton Brothers Property, 444 Jessie Street

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Resolution No. 20201

HEARING DATE: JUNE 7, 2018

Case No.	2017-010156DES
Project:	Mint Mission Conservation District
Re:	Initiation of Article 11 Conservation District Designation
Block/Lot:	Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; and Assessor's Parcel Block No. 3725, Lot Nos. 087, 088
Zoning:	C-3-G (downtown General) 90-X Height and Bulk District
Staff Contact:	Frances McMillen (415) 575-907 frances.mcmillen@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROVIDING RECOMMENDATION AND COMMENT ON THE PROPOSED CONSERVATION DISTRICT TO THE BOARD OF SUPERVISORS TO ADDRESS THE CONSISTENCY OF THE PROPOSED DESIGNATION WITH THE POLICIES EMBODIED IN THE GENERAL PLAN AND THE PRIORITY POLICIES OF SECTION 101.1, PARTICULARLY THE PROVISION OF HOUSING TO MEET THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION, AND THE PROVISION OF HOUSING NEAR TRANSIT CORRIDORS; IDENTIFY ANY AMENDMENTS TO THE GENERAL PLAN NECESSARY TO FACILITATE ADOPTION OF THE PROPOSED DESIGNATION; AND EVALUATE WHETHER THE DISTRICT WOULD CONFLICT WITH THE SUSTAINABLE COMMUNITIES STRATEGY FOR THE BAY AREA.

WHEREAS, Section 1107(d) of San Francisco Planning Code mandates that the Planning Commission shall provide its review and comment on the proposed designation of a conservation district to the Board of Supervisors; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on May 2, 2018, initiated the proposed conservation district designation; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on May 2, 2018, recommended approval of the proposed conservation district designation; and

WHEREAS, the Planning Commission, at a duly noticed public hearing on June 7, 2018, and in accordance with Planning Code Section 1107 reviewed and provided a recommendation on the proposed conservation district pursuant to Article 11; and

WHEREAS, the Planning Commission has determined that the proposed designation appears to be consistent with the General Plan and Priority Policies of Section 101.1, will not necessitate

General Plan amendments, and will not conflict with regional housing or environmental sustainability policies; and

WHEREAS, the Planning Commission has determined that the proposed designation appears to complement and enhance the objectives and policies of the Downtown Plan, including the conservation of resources that provide continuity with San Francisco's past, preservation of notable landmarks and areas of historic, architectural, or aesthetic value, and the promotion of preservation incentives; and

WHEREAS, Article 11 Conservation District designation fulfills objectives and policies of the Central SoMa Plan to protect and promote resources in the built environment that best represent the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past; and

WHEREAS, the Department has determined that conservation district designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical);

NOW, THEREFORE BE IT RESOLVED that the Commission hereby recommends approval of the Article 11 designation of the Mint-Mission Conservation District, incorporating the non-substantive modifications to the Designation Ordinance as detailed in the June 7, 2018 Case Report, and directs the Planning Department to transmit its recommendation and the comments of this Commission to the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 7, 2018.

Jonas P. Ionin
Commission Secretary

AYES:	Hillis, Melgar, Fong, Johnson, Koppel, Moore, Richards
NOES:	None
ABSENT:	None
ADOPTED:	June 7, 2018

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 3704003, 40-48 5th Street
P1. Other Identifier
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 40-48 5th Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

40-48 5th Street is a five-story, rectangular-plan, brick masonry, Edwardian style commercial and hotel building that is clad with brick and topped by a flat roof. The building occupies the entirety of its 3,746 square foot lot on the west corner of 5th and Jessie streets. The primary facade faces northeast onto 5th Street and features the hotel entrance at the center of the first story. The entrance is deeply recessed and features a set of fully-glazed, wood double doors. On either side of the entrance are storefronts. On the right is a large plate-glass display window and a fully-glazed, aluminum-frame pedestrian door. On the right, the storefront is clad with marble panels and features large plate glass display windows with a recessed fully-glazed, metal-frame entry door at the center. The east corner of the building is angled and features a plate glass display window. The hotel entry and storefronts are surmounted by fabric awnings and a dentiled intermediate cornice. The second through fifth stories are each separated by molded stringcourses and feature three pairs of one-over-one, double-hung, wood-sash windows each. On the second through fourth stories the center pair of windows are relatively unadorned, being topped by brick jack arches, and provide access to a fire escape with decorative wrought iron railings. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/motel
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
View of southeast and northeast facades. 103_4039.JPG 3/7/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1907, Assessor's Office

*P7. Owner and Address:
Oakwood Hotel Llc
40-48 5th St
San Francisco Ca
94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/7/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

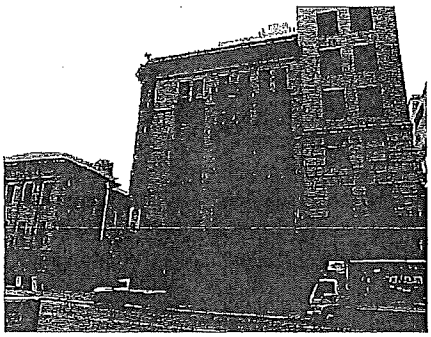
DPR 523A (1/95) *Required Information

P3a: Description (continued)

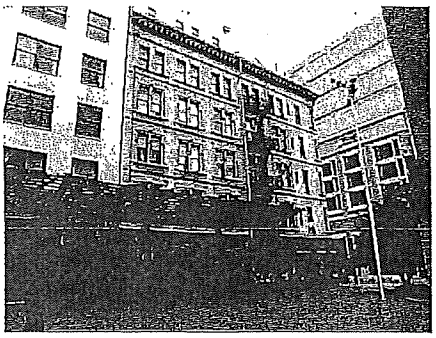
The pairs of windows flanking the center pair have elaborate surrounds incorporating square pilasters, foliate wall panels, paneled Ionic colonettes, decorative moldings, and scrolled cartouches. The windows on the fifth story are all surmounted by brick jack arches and do not have elaborate surrounds. The facade terminates in a modillioned cornice and flat roofline. The east corner of the building features an angled bay window that extends from the second through fifth story. It is decorated in a similar fashion to the window surrounds described previously, with square pilasters, foliate and gothic tracery wall panels, paneled Ionic colonettes, decorative moldings, and scrolled cartouches.

The southeast facade is very similar to the northeast facade. The left side of the first story is clad with brick and features two pedestrian entrances covered by metal security gates. The right side continues the marble-clad storefront from the left side of the northeast facade and features an additional recessed entrance with a fully-glazed, aluminum-frame door. The intermediate cornice, string courses, and cornice continue from the northeast facade and the fenestration patterns of the upper stories are similar. Each story features five pairs of one-over-one, double-hung, wood-sash windows, all with the decorative surrounds seen previously, except for those on the fifth story, which are surmounted by brick jack arches. At the right end of each story there are also two individual windows; one smaller than the others and one of standard size. These windows are surmounted by brick jack arches and do not have decorative surrounds.

The northwest and southwest facades abut neighboring buildings and are not visible. The building appears to be in good condition.



View of northeast facade. 103_4037.JPG 3/7/2011



View of southeast facade. 103_4040.JPG 3/7/2011

Detail of storefronts, northeast facade. 103_4038.JPG 3/7/2011

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 4 *Resource Name or # (Assigned by recorder) 3704003, 40-48 5th Street

B1. Historic Name Oakwood Hotel

B2. Common Name Oakwood Hotel

B3. Original Use Hotel B4. Present Use: Residential

* B5. Architectural Style

*B6. Construction History
Constructed 1907.

*B7. Moved? ☒ No ☐ Yes Date? Original Location:

*B8. Related Features None.

B9a. Architect McDougall Brothers

*B10. Significance: Theme Social and Cultural Development; Creating the New Area:

Period of Significance 1870-1930 Property Type Residential Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

40-48 5th Street was designed by architecture firm McDougall Brothers, who also designed three Carnegie libraries, several public buildings in the Central Valley, and the Oakland federal building. Partner George McDougall was the State Architect from 1913 through 1938. The building housed the Oakwood Hotel, one of many residential hotels in the Mid-Market survey area serving both short term guests and long-term residents who were also employed in the area, including laborers, clerks, and those employed in the nearby theaters and restaurants.

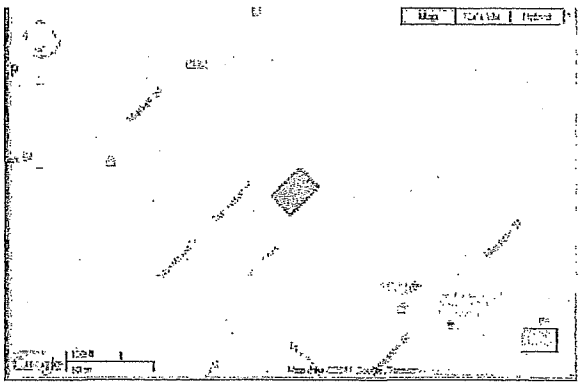
40-48 5th Street retains integrity. Its original plan, massing, facade organization, materials and ornamentation are intact. The first story storefronts appear to have been altered, but this a common and readily conceded alteration throughout the city. In general the building's original appearance is discernible.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel

*B12. References:

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/7/2011

(This space reserved for official comments)

DPR 523B (1/95)

* Required Information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

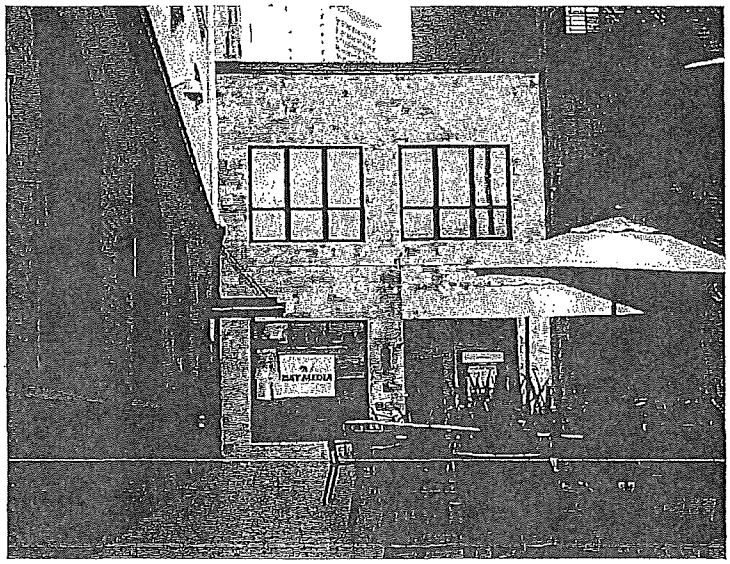
Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 3704010, 426 Jessie Street
P1. Other Identifier 12 Mint Plaza
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 426 Jessie Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

426 Jessie Street is a two-story, rectangular-plan, brick masonry, utilitarian style commercial building that is clad with yellow marble tiles and topped by a flat roof. The building occupies the entirety of its 1,873 square foot lot on the northwest side of Jessie Street (aka Mint Plaza) southwest of 5th Street. The primary facade faces southeast onto Jessie Street and is two bays wide. On the first story, the left bay features a fixed, anodized aluminum-sash storefront window consisting of a large fixed lite topped by a row of three small lites. The right bay is recessed and contains the primary entrance and a wall-mounted ATM machine. The entrance consists of a fully-glazed, anodized aluminum-frame, pedestrian door. The second story features two windows; fixed, multi-lite, anodized aluminum-sashes with three small lites topped by three larger lites. The facade terminates in a simple wood or metal coping. The secondary facades abut neighboring buildings and are not visible. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4049.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1919, Assessor's Office

*P7. Owner and Address:
Sf Newspaper Federal Credit
% Oleg V Vishnevsky
426 Jessie St
San Francisco Ca 94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California. The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2 *Resource Name or # (Assigned by recorder) 3704010, 426 Jessie Street

B1. Historic Name None

B2. Common Name None

B3. Original Use warehouse B4. Present Use: Commercial

* B5. Architectural Style

*B6. Construction History
Constructed 1919.

*B7. Moved? ☐ No ☐ Yes Date? Original Location:

*B8. Related Features None.

B9a. Architect Unknown

*B10. Significance: Theme NA Area:

Period of Significance NA Property Type Commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

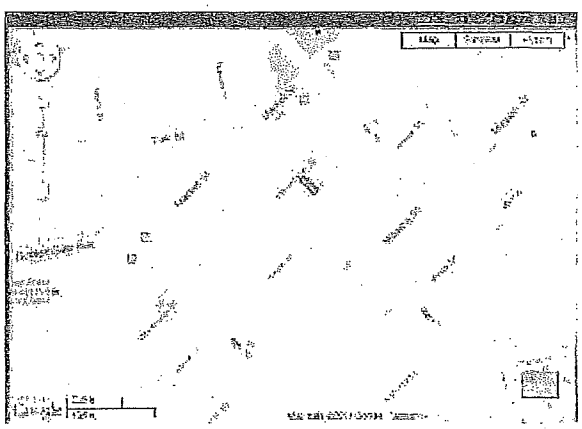
426 Jessie Street is not associated with significant events or persons important to the survey area. In addition, the building does not appear to be architecturally significant according to California Register criteria. The building does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic value, and does not appear to be the work of a master. Additionally, 426 Jessie Street lacks integrity. Its original plan and massing appear to be intact, but the facade has been recently remodeled with new yellow stone tile cladding and anodized aluminum fenestration. It was likely clad with brick and concrete originally, and later with flagstone veneer. It previously had aluminum windows of a different configuration than currently and the entrance was located on the left side of the facade and has since been shifted to the right side and recessed. Although the building was likely not very ornamental originally, it had brick piers that divided the facade into two bays and projected above the roofline, features that are now absent. It is therefore not eligible for the California Register under any criteria.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95)

* Required information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings LOCAL- Category I in Article 11
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 3704012, 66 Mint Street
P1. Other Identifier Bank/ Remedial Loan
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 66 Mint Street City: San Francisco Zip: 94103
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story commercial building is rectangular in plan, appearing to contain a double-height commercial space at ground level and a single-height office space on the second story. The exterior features a prominent arcade composition with fixed and pivot sash glazing; low-relief sculptural panels just below the spring line of each arch bay divides the glazing into a 12-lite rectangular panel at ground level and an eight-lite lunette at the second story. Cladding materials appear to include a heavy glazed terra cotta at the facade's base with imitation sandstone above. The cornice features an inscribed fascia, triglyphs, dentils, and a low, unarticulated parapet above. This building was designed in 1916 by Frederick Whitton for the Remedial Loan Bank, where those owing money to 'loan sharks' could procure legitimate loans at reasonable interest rates. It is designated the highest category of the Downtown Plan (Category I in Article 11 of the Planning Code). This building may become eligible for the National Register of Historic Places when more is known about the building.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
?

*P6. Date Constructed/Age and Sources
☒ Historic ☐ Prehistoric ☐ Both
1916
per San Francisco Architectural Heritage
*P7. Owner and Address:
Remedial Building Co.
54 Mint St, 5th Floor
San Francisco, Ca 94103

*P8. Recorded by
Anne Bloomfield
2229 Webster Street
San Francisco, CA 94115
*P9. Date Recorded:
06/06/01

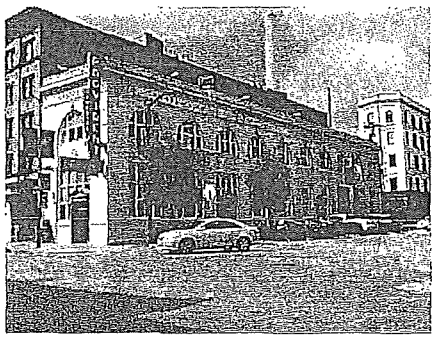
*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

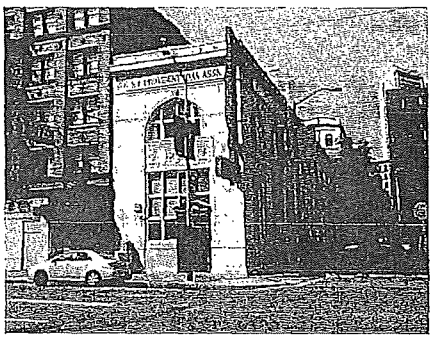
*Attachments ☒ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

Note: 1997 Photos no longer available, all photos by Tim Kelley Consulting



Mission Street and Mint Plaza facades. 3/8/2011. 103_4068.JPG



Mission Street facade. 3/8/2011. 103_4069.JPG

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 3 of 4 *Resource Name or # (Assigned by recorder) 3704012, 66 Mint Street

B1. Historic Name San Francisco Remedial Loan Association

B2. Common Name San Francisco Provident Loan Association

B3. Original Use Commercial; financial B4. Present Use: Commercial; financial

*B5. Architectural Style Classical Revival

*B6. Construction History
Built in 1916. Remodeled in 1940.

*B7. Moved? ☒ No ☐ Yes Date? N/A Original Location: N/A

*B8. Related Features None.

B9a. Architect Frederick Whitton Unknown

*B10. Significance: Theme Commercial Development Area: Mid-Market

Period of Significance 1916-1951 Property Type Commercial Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

66 Mint Street was designed in 1916 by architect Frederick Whitton for the San Francisco Remedial Loan Association. The bank was originally located at 43 5th Street and presumably moved to the nearby subject property in 1916. The business was based closely on the Provident Loan Society in New York (established 1893), including the appearance of its Classical Revival style building.

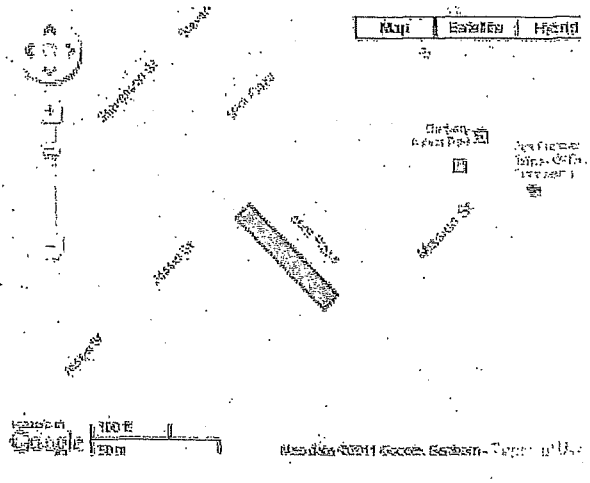
In December 1912, the San Francisco Remedial Loan Association was founded in an effort to provide working class people with a source for safe, professional, accessible collateral loans from a legitimate institution rather than the neighborhood loan shark. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References: Architect & Engineer, 1912, 1919.
"Eureka Inn," http://en.wikipedia.org/wiki/Eureka_Inn
"New Company Deals Blow at Loan Sharks," SF Call, 13 Dec 1912.
(continued)

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting
*Date of Evaluation 6/20/2011

(This space reserved for official comments)

DPR 523B (1/95) * Required Information

B10: Significance (continued)
The Remedial Loan Association allowed customers to provide any piece of property acceptable at a pawn shop as collateral for monetary loans, on which 1 1/2 to 2 percent interest was charged per month. (Loan Sharks were notorious for charging 10 to 20 percent.) The business was run by a board of directors and supported by the prominent financial, commercial and philanthropic concerns that they were involved in. Although it was run as a private business, it was not a money-making concern. Instead, dividends were limited to six percent and annual overages were donated to charity.

The 1949 Sanborn map notes that the building was "built 1916 & 1940," suggesting that it may have undergone a major remodel in 1940. In 1951, the business was sold by the original board of directors, became family-owned and operated, and the name was changed to San Francisco Provident Loan Association. As an offshoot of the collateral aspect of their lending scheme, the company began dealing in the buying and selling of jewelry as well. It still operates at 66 Mint Street today.

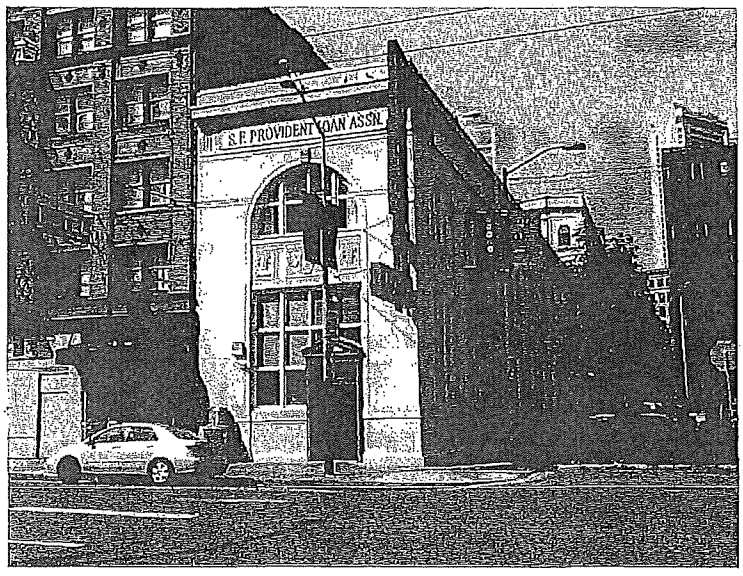
Architect Frederick Whitton, who designed 66 Mint Street, worked for well-known Bay Area architect Willis Polk in 1912 and later had his own practice in the Exchange Block building at 369 Pine Street (which he designed in 1918). In addition to the San Francisco Remedial Loan Association bank, which appears to be one of his earlier independent works, he is known to have designed buildings throughout Northern California, including the Weinstock-Lubin department store in Sacramento (1919); the Eureka Inn in Eureka, CA (1922, NRHP listed); Hotel Petaluma in Petaluma, CA (1923); and the Santa Barbara Telephone Building in Santa Barbara, CA (1927). Before becoming an architect, Whitton was a teacher, which served him well in his role as advisory architect for the Sacramento School Board around 1920.

Previous evaluation (Bloomfield, 2001) stated that "this building may become eligible for the National Register of Historic Places when more is known about the building." Based on the findings above, 66 Mint Street appears to be eligible for the National Register of Historic Places under criteria A and C. The building has associations with important events, namely the activities of the San Francisco Remedial Loan Association, which was one of the first financial institutions in San Francisco to improve the personal finances of the working class and eliminate the threat of loan sharks. Although the Loan Association was not founded in this location, its original offices no longer exist and 66 Mint Street serves as the best and most well-known location for the business. Additionally, the building is notable for its excellent Classical Revival architecture, which nicely exemplifies trends in banking temple aesthetics, thus expressing its status as a financial institution. The building was designed by Frederick Whitton, who was a respected architect in Northern California with a number of prominent buildings to his name, including one that is listed on the National Register for its architectural merit. 66 Mint Street has good integrity, with only minor compatible changes to its entrances, and therefore appears to be eligible for listing on the National Register.

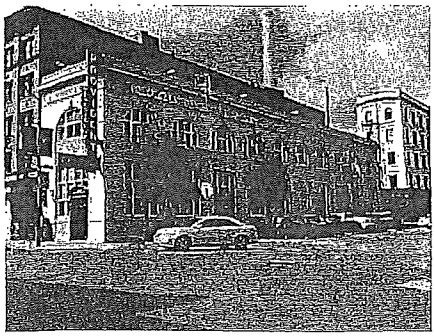
References (continued):
"Nobody Need Be Ashamed to Borrow From the Remedial Loan," SF Call, 22 Dec 1912.
Rinehart, Katherine J., "Petaluma: A History in Architecture," Arcadia Publishing, 2005.
San Francisco Provident, Our History, http://www.sanfranciscoprovident.com/t-ourhistory.aspx
Sanborn Fire Insurance Maps; 1913, 1949.
San Francisco City Directories.

66 Mint Street may have been altered since the time of previous survey and documentation, which did not note any alterations. Currently, the entries feature anodized aluminum-frame double doors, which are obviously not original. Additionally, the entrance on the right side of the northeast facade does not feature a pedimented surround like the other entrances and is instead surmounted by a large multi-lite anodized aluminum-sash transom. Generally, the building retains integrity, however.

The building was previously evaluated on a DPR 523: Primary Record form and was thought to be potentially eligible for the National Register once more information is know about it. This status as "potentially eligible for the National Register" appears to still be appropriate based on additional research.



View of southeast facade. 103_4068.JPG 3/8/2011



View of southeast and northeast facade. 103_4068.JPG 3/8/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

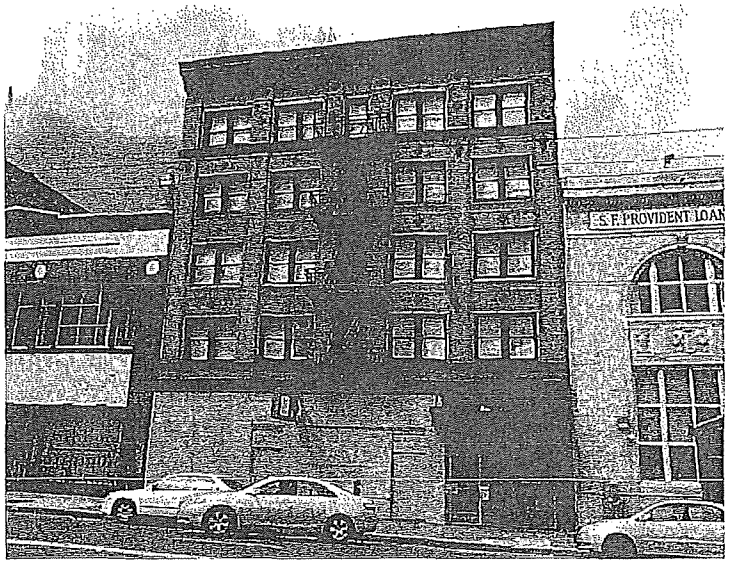
Primary #
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 3704013, 936-940 Mission Street
P1. Other Identifier Hotel Chronicle
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 936-940 Mission Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

936-940 Mission Street is a five-story, rectangular-plan, brick masonry, Edwardian style SRO hotel and commercial building that is clad with brick and topped by a flat roof. The building occupies the entirety of its 7,997 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and the majority of the first story is boarded up, but appears to have featured two storefronts at one time. On the right side of the first story is the primary entrance to the hotel, which is slightly recessed and enclosed by a metal security gate. It features a fully-glazed, metal frame door and a large plate glass window over a low brick dado. The entry is surmounted by a flat canopy with rounded corners and a horizontally banded fascia. The first and second stories are separated by a dentiled intermediate cornice and frieze. The upper stories are fenestrated with a regular pattern of paired one-over-one, double-hung, wood-sash windows, with a single window of the same type at the center accessing a fire escape. The pairs of windows are separated by flat pilasters with decorative diamond-motif brickwork at the top, and spandrel panels between each story level that feature herringbone brickwork and diamond-shaped tiles. The fourth and fifth stories are separated by a band of anthemion molding and the facade terminates in a prominent dentiled and modillioned cornice. A metal blade sign reading "Chronicle Hotel" projects from the right side of the facade between the second and third stories. The secondary facades abut neighboring buildings and are not visible. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/motel
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4071.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1915, Assessor's Office

*P7. Owner and Address:
Patel Vallabh & Shantaben &
936 Mission St
San Francisco Ca
94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3.

Page 2 of 2 *Resource Name or # (Assigned by recorder) 3704013, 936-940 Mission Street

B1. Historic Name Land Hotel, Chronicle Hotel

B2. Common Name

B3. Original Use Hotel B4. Present Use: Apartments/Hotel

*B5. Architectural Style Edwardian

*B6. Construction History
Constructed 1915.

*B7. Moved? ☒ No ☐ Yes Date? Original Location:

*B8. Related Features None.

B9a. Architect Unknown

*B10. Significance: Theme Social and Cultural Development; Creating the New Area:

Period of Significance 1870-1930 Property Type Hotel Applicable Criteria A,C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Although the architect of 936-940 Mission Street is unknown, the Edwardian hotel building was one of many residential hotels in the Mid-Market survey area serving both short-term guests and long-term residents who were also employed in the area, including laborers, clerks, and those employed in the nearby theaters and restaurants.

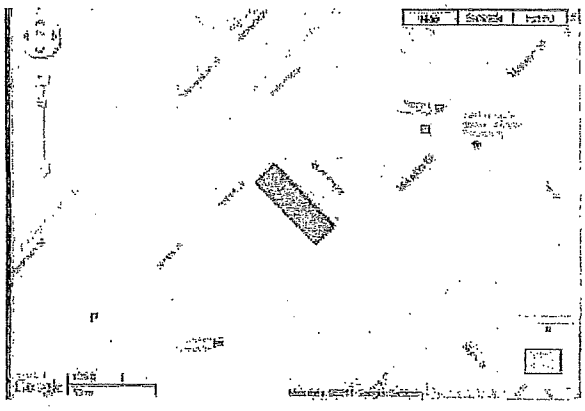
936-940 Mission Street retains integrity. Its original plan, massing, facade organization, materials and ornamentation are intact. The first story is boarded up concealing the state of the storefronts; however, visible contours suggest that the original openings are still intact, although the clerestory may have been infilled. Storefront alterations are a common and readily conceded alteration throughout the city, however. In general the building's original appearance is discernible.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel

*B12. References: Sanborn maps, US Census, City Directories

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95) * Required Information

State of California - The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

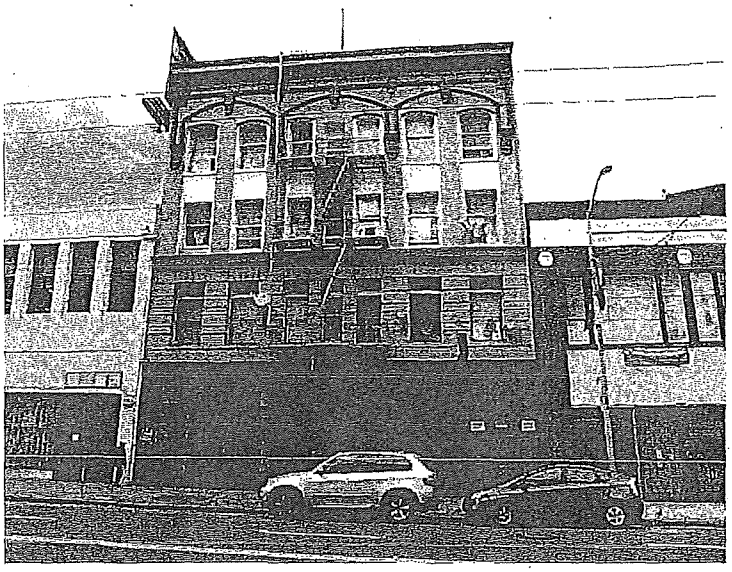
Primary #
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 3704017, 948-952 Mission Street
P1. Other Identifier
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 948-952 Mission Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____mN
e. Other Locational Data: Assessor's Parcel Number: 3704017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

948-952 Mission Street is a four-story, rectangular-plan, brick masonry, Edwardian style hotel building that is clad with smooth stucco and topped by a flat roof. The building occupies the entirety of its 6,250 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and two storefronts dominate the majority of the first story. The storefronts consist of large plate glass display windows with recessed entrances adjacent to one another at the center of the facade. The entrances consist of fully-glazed double doors with transoms. The storefronts are surmounted by multi-lite, wood-sash clerestory windows. The hotel entrance is located on the right side of the first story and consists of a recessed vestibule that is enclosed by a metal security gate and surmounted by a flat hood with dentils and decorative brackets underneath. Above the hood is a lettered sign reading "Hotel." The first and second stories are separated by a molded intermediate cornice. The second story features seven, regularly-spaced, double-hung, aluminum-sash windows with transom lites. The window at the center of the facade is narrower than the others. The wall of the second story is adorned with incised horizontal lines and flat-arch voussoirs over the windows. The second and third stories are separated by a molded intermediate cornice. The third and fourth stories each features seven one-over-one, double-hung, wood-sash windows, with the window at the center of each story being narrower than the others. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/motel
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4074.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1907, Assessor's Office

*P7. Owner and Address:
Patel Devendra
948 Mission St
San Francisco Ca
94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

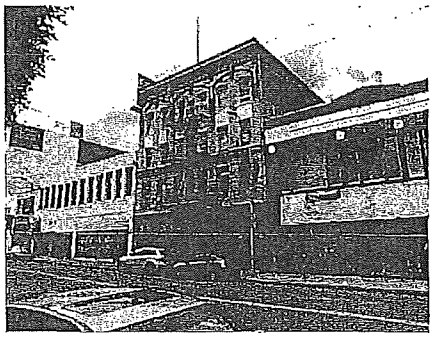
DPR 523A (1/95) *Required Information

P3a: Description (continued)

The windows on the fourth story have segmental arch openings and have a simple surround that also includes the window on the story below. Above the fourth story windows, three segmental arched label moldings group the windows into three sections. The label moldings have decorative paneled corbels and keystones. The facade terminates in a plain frieze and a dentiled and molded cornice that is supported by decorative brackets.

The rear of the building faces northwest onto Jessie Street and consists of the rear of the four-story building, and a two-story addition on the southwest side of the rear of the lot. The four story portion features a flat wall plane pierced by segmental arch window openings with one-over-one, double-hung, wood-sash windows with solid tympanum panels at the top. The facade terminates in a flat, unadorned roofline. The addition is constructed of reinforced concrete and projects to the street. The northwest facade, facing Jessie Street, is clad with smooth stucco and features three bays on the first story containing a fully-glazed, metal-frame pedestrian door with sidelights in the left bay, a brick dado surmounted by a three-part window in the center bay, and a partially-glazed, double door in the right bay. The first and second stories are separated by a flat stuccoed beltcourse and a thinner stuccoed stringcourse runs under the second story windows. The windows on the second story consist of single-lite, fixed sashes with solid panels at the top of the opening. The facade terminates in a flat roofline adorned with a frieze bearing the alphabet in three-dimensional lettering spanning the facade. The northeast facade of the addition is clad with exposed board-form concrete and has two windows on the left side of the first story.

The secondary facades of the main building and the southwest facade of the addition abut adjacent buildings and are not visible. The building appears to be in good condition.



View of southeast and northeast facades.
103_4073.JPG 3/8/2011

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 4 *Resource Name or # (Assigned by recorder) 3704017, 948-952 Mission Street

B1. Historic Name Pantages Hotel, Alkain Hotel

B2. Common Name None

B3. Original Use Hotel B4. Present Use: Hotel

*B5. Architectural Style Edwardian

*B6. Construction History
Constructed 1907.

*B7. Moved? ☒ No ☐ Yes Date? _____ Original Location: _____

*B8. Related Features None.

B9a. Architect Philip Schwerdt

*B10. Significance: Theme Social and Cultural Development; Creating the New Area: _____

Period of Significance 1870-1930 Property Type Hotel Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

948-952 Mission Street appears eligible for local listing under Criterion A (Events) because the building was one of many residential hotels in the Mid-Market survey area serving both short-term guests and long-term residents who were also employed in the area, including laborers, clerks, and those employed in the nearby theaters and restaurants. It also appears eligible for local listing under Criterion C (Design/Construction). Architect Philip Schwerdt is not a particularly well-known San Francisco architect; however, the former Pantages Hotel is an excellent and well-preserved example of this once-widespread building type.

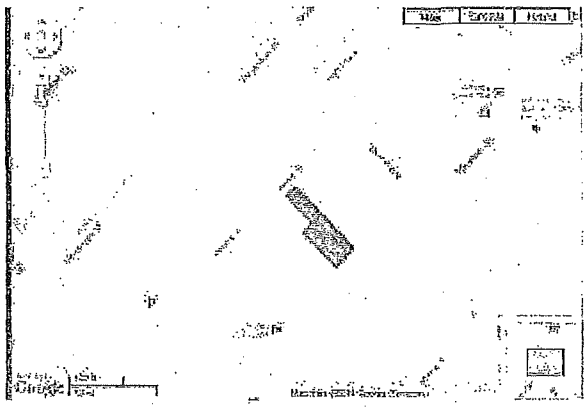
948-952 Mission Street retains integrity. Its original plan, massing, facade organization, materials and ornamentation are intact. The storefront windows and doors have been replaced, but maintain the same openings and configurations, including the clerestory. In general the building's original appearance is discernible.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel

*B12. References: Sanborn maps, US Census, City Directories

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95) * Required Information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 3704018, 956-960 Mission Street

P1. Other Identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: Date:

*c. Address: 956-960 Mission Street City: San Francisco Zip:

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Number: 3704018

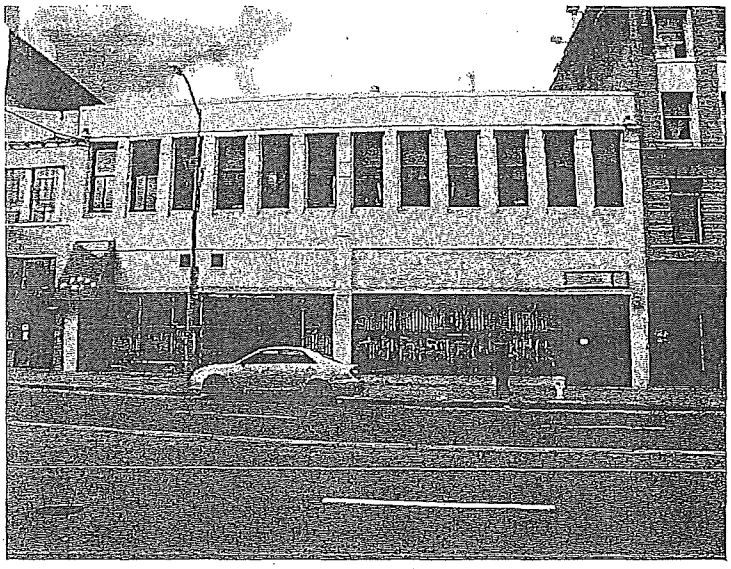
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

956-960 Mission Street is a two-story, rectangular-plan, brick masonry, utilitarian style commercial building that is clad with smooth stucco and topped by a flat roof. The building occupies the entirety of its 11,857 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and the first story is divided into two structural bays, with each bay containing a storefront. The storefronts feature aluminum-sash plate glass display windows and are covered by metal accordion gates. The left storefront features a recessed pedestrian entrance surmounted by a fabric awning on the left side and a fully-glazed, metal-frame pedestrian door in a recessed vestibule with angled sides at the center. The storefront in the right bay features a recessed entrance on the right side containing two fully-glazed, metal-frame pedestrian doors with transoms. Slightly recessed rectangular wall panels surmount each bay. The second story features twelve narrow, slightly recessed windows, each with a sliding, aluminum sash on the bottom and a fixed single lite on the top. A flat, stuccoed stringcourse spans the facade above the windows and the facade terminates in a flat roofline with stucco coping. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4075.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1910, Assessor's Office

*P7. Owner and Address:
Chun-sun & Mora Lai Fmly Tr
Lai Chun Sun & Mora Li Trus
3824 Sacramento St
San Francisco Ca 94118

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

P3a: Description (continued)

The rear facade faces northwest onto Jessie Street, is three-stories high, and clad with exposed structural brick. The first story features three vehicular/service entrances. The right and leftmost entrances have metal roll-up doors and are flanked by a flush wood pedestrian door to the left and right, respectively. The pedestrian doors have segmental arch openings. The center entrance has a hinged double door. To its left is an infilled segmental arch window opening. To its right are three similar window openings; two are infilled and one has a one-over-one, double-hung, wood-sash.

The second and third stories are fenestrated with segmental arch window openings. Many of the openings are infilled, while the rest feature a variety of window types, including sliding vinyl sashes with transom lites; one-over-one, double-hung, wood sashes; and two-over-two configurations with double casement sashes on the bottom and fixed lites on top. The facade terminates in a flat unadorned roofline. The secondary facades abut neighboring buildings and are not visible. The building appears to be in good condition.

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 3 *Resource Name or # (Assigned by recorder) 3704018, 956-960 Mission Street

B1. Historic Name None

B2. Common Name None

B3. Original Use Commercial B4. Present Use: Commercial

* B5. Architectural Style NA

*B6. Construction History
Constructed 1910.

*B7. Moved? ☒ No ☐ Yes Date? _____ Original Location: _____

*B8. Related Features None.

B9a. Architect Walter J. Matthews

*B10. Significance: Theme NA Area: _____

Period of Significance NA Property Type Commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

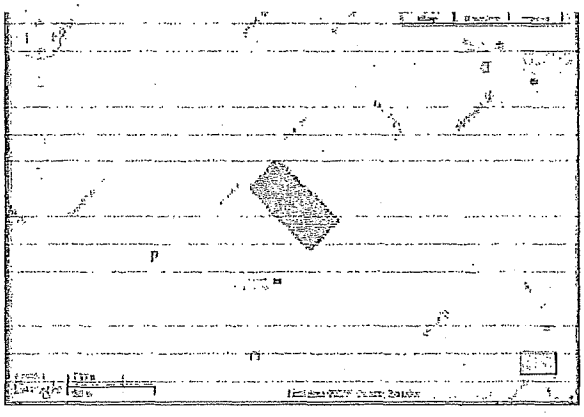
956-960 Mission Street is not associated with significant events or persons important to the survey area. In addition, although Walter J. Mathews was a prominent Oakland architect, best known for his residences in Oakland and for commercial and civic buildings in the East Bay, the building does not appear to be architecturally significant according to California Register criteria. The building does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic value. Finally, 956-960 Mission Street lacks integrity. Its original plan and massing, and possibly its facade organization, appear to be intact, but materials have been altered and ornamentation has likely been stripped. The storefronts have been replaced (which is a common and readily conceded alteration throughout the city), the clerestory appears to have been infilled, and the second story windows have been replaced. The original fenestration pattern and cladding materials are unknown, but appear to have been the subject to alteration, while ornamentation - particularly a cornice - appears to have been removed. It is therefore not eligible for the California Register under any criteria.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

(Sketch Map with north arrow required.)

B13. Remarks



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95) * Required Information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

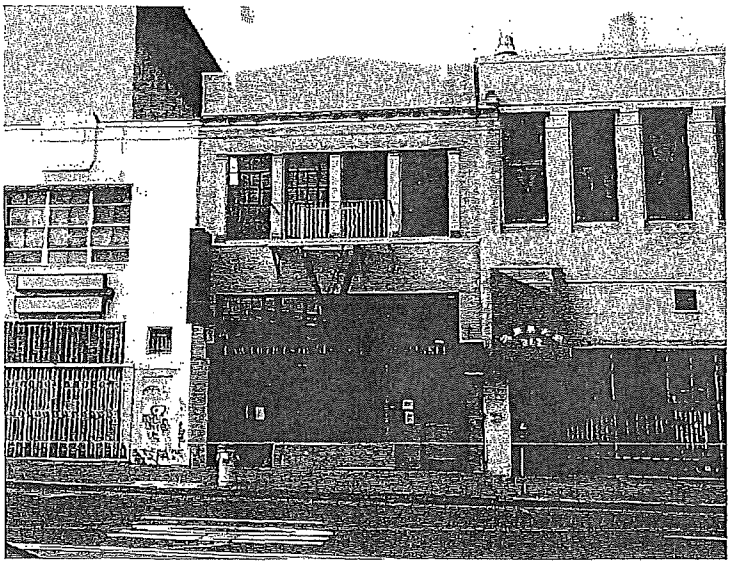
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 966 Mission Street
P1. Other Identifier
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 966 Mission Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____mN
e. Other Locational Data: Assessor's Parcel Number: 3704019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

966 Mission Street is a two-story, rectangular-plan, brick or concrete, Classical Revival style commercial building that is clad with smooth stucco and topped by a flat roof. The building occupies the entirety of its 2,250 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and the base is clad with marble tile. The first story is dominated by a glazed, aluminum-frame storefront assembly that has a large central window flanked by fully-glazed pedestrian doors with sidelights. The storefront is surmounted by multi-lite, aluminum-sash clerestory windows. The second story features four multi-lite, aluminum, industrial sash windows. A stucco stringcourse runs below the windows and they are flanked by square pilasters. A narrow frieze adorned with rosette blocks and a simple cornice span the upper facade, which terminates in a peaked and tabbed parapet. The secondary facades abut neighboring buildings and are not visible. The building appears to be in excellent condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4076.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1922, Assessor's Office

*P7. Owner and Address:
Gurfinkel Trust
219 N Brand Blvd
Glendale Ca
91203

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☒ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code Reviewer Date

 *Resource name(s) or number (assigned by recorder) 3704020, 968 Mission Street

P1. Other Identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: Date:

*c. Address: 968 Mission Street City: San Francisco Zip:

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____mN

e. Other Locational Data: Assessor's Parcel Number: 3704020

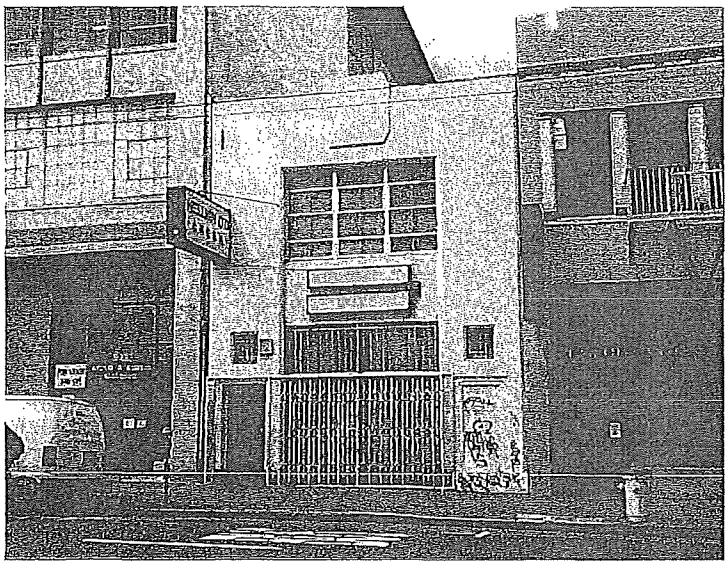
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

968 Mission Street is a two-story, rectangular-plan, reinforced concrete, Art Deco style, commercial building that is clad with smooth stucco and topped by a flat roof. The building occupies the entirety of its 3,998 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and features a vehicular entrance at the center of the first story that has been infilled with a glazed, anodized aluminum-frame assembly that includes a set of double doors and is covered by a metal security gate. On the left side of the center entry is a pedestrian entrance with a flush metal door and a metal security gate. The door is surmounted by a small square window with metal security bars. To the right of the center entrance is a solid panel that may be an infilled doorway, but does not extend to the ground. It is surrounded by molded stucco trim and surmounted by a small square window with metal security bars. The opening of the central entry extends to the second story and a spandrel panel above the glazed assembly bears illuminated box signs. The second story features a large, multi-lite, steel-sash, industrial window within the dimensions of the extended entry opening. The facade terminates in a flat roofline with a square panel with chamfered corners at the center that projects above the roofline slightly and bears a bas relief depicting blind justice holding a set of scales. An illuminated blade sign projects from the left side of the second story. The secondary facades abut neighboring buildings and are not visible. The building appears to be in fair condition..

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4077.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1930, Assessor's Office

*P7. Owner and Address:
Cheung Pak Siu & Yuk Yan W
% Pak Siu Cheung
851 Larch Ave
S San Fran Ca 94080

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 2 of 2 *Resource Name or # (Assigned by recorder) 3704020, 968 Mission Street

B1. Historic Name Toledo Scale Co.

B2. Common Name none

B3. Original Use manufacturing B4. Present Use: commercial

*B5. Architectural Style Art Deco

*B6. Construction History
Constructed 1930.

*B7. Moved? ☒ No ☐ Yes Date? _____ Original Location: _____

*B8. Related Features None.

B9a. Architect unknown

*B10. Significance: Theme Physical Development of the Area; Depression and World War Area: _____

Period of Significance 1930-1945 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

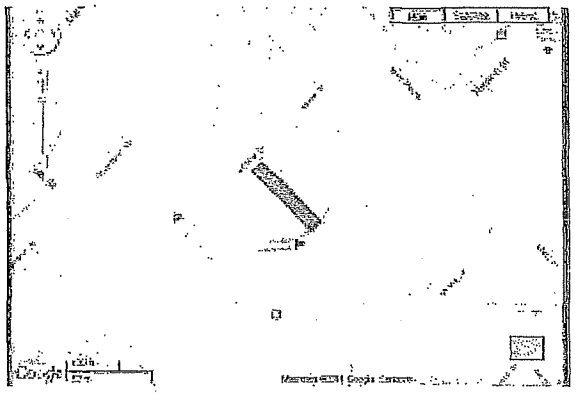
968 Mission Street was one of a handful of infill projects constructed during the Depression. 968 Mission Street has integrity. Its original plan, massing, facade organization, materials and ornamentation are intact. A large opening on the first story of the primary facade, which likely served as a vehicular/service entrance, has been infilled with a glazed storefront assembly, but is transparent so that it still reads as a former entrance and maintains the pattern of openings on the facade. Likewise, a pedestrian entrance on the right side of the first story appears to have been infilled, but its molded stucco trim remains to uphold the pattern of openings on the facade. In general the building's original appearance is discernible.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

(Sketch Map with north arrow required.)

B13. Remarks



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95) * Required Information

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 972-976 Mission Street

P1. Other Identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: Date:

*c. Address: 972-976 Mission Street City: San Francisco Zip:

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____ mN

e. Other Locational Data: Assessor's Parcel Number: 3704021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

972-976 Mission Street is a five-story with mezzanine, rectangular-plan, reinforced concrete, Edwardian style commercial loft building that is clad with stucco and topped by a flat roof. The building occupies the entirety of its 12,000 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and is divided into three structural bays. On the first story the left bay features a metal-frame storefront assembly with solid panels at the bottom and plate glass at the top. The center bay features a similar assembly with a recessed entrance at the center that consists of double doors flanked by angled display windows and enclosed by a metal security gate. Both bays have multi-lite, aluminum-sash clerestory windows with fixed and operable portions that correspond to the mezzanine level. The rightmost bay of the first story contains the primary entrance. It has a pebble dash panel on the left and a glazed, aluminum-frame entry assembly on the right that includes a set of fully-glazed double doors. There are no clerestory windows in this bay. The first and second stories are separated by a flat stuccoed beltcourse. The second through fifth stories are also divided into three bays; each bay containing a bank of multi-lite, steel, industrial sash windows. Flat mullions separate the windows within each bay on the second story, while the stories above feature round, slender colonette pilasters that rise from the top of the second story windows to the headers of the fifth story windows and terminate in small capitals. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
View of southeast facade.
103_4080.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1925, Assessor's Office

*P7. Owner and Address:
972 Mission Llc
972 - 976 Mission St
San Francisco Ca 94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

P3a: Description (continued)

A steel fire escape is mounted to the front of the left bay and spans the second through the fifth stories, with a ladder extending to the roof. The facade terminates in a flat roofline featuring a frieze adorned with square shield ornaments and a molded cornice.

The rear facade of the building faces northwest onto Jessie Street and is clad with exposed board-form concrete. The first story features two vehicular entrances at the center with metal roll-up doors surmounted by multi-lite, steel, industrial sash clerestory windows. Similar windows flank the vehicular entrances and a service entrance with a metal roll-up garage door is located on the left side of the first story. The second through fifth stories feature multi-lite, steel, industrial sash windows. The facade terminates in a flat, unadorned roofline. The northeast facade is partially visible. It is clad with exposed board-form concrete and is unfenestrated. The southwest facade abuts a neighboring building and is not visible. The building appears to be in good condition.

View of southeast facade. 103_4079.JPG
3/8/2011

State of California - The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

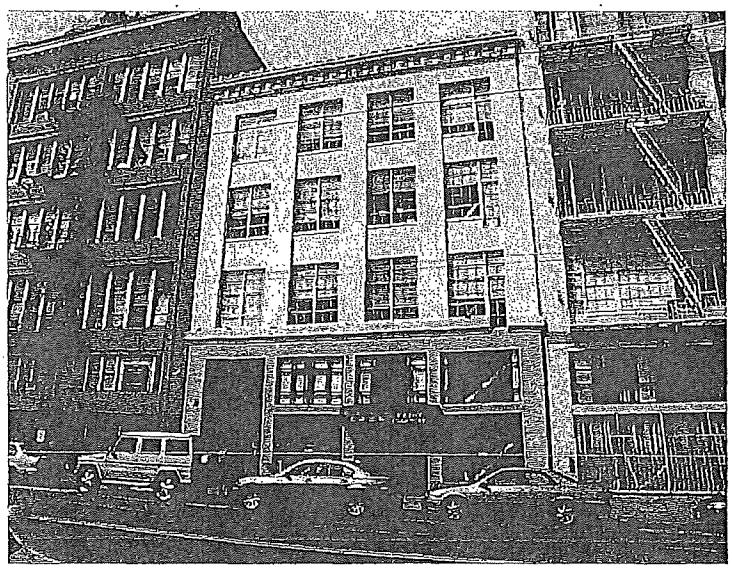
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 980-984 Mission Street
P1. Other Identifier
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 980-984 Mission St City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____mN
e. Other Locational Data: Assessor's Parcel Number: 3704022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

980-984 Mission Street is a four-story with mezzanine, rectangular-plan, reinforced concrete, Edwardian style commercial building that is clad with stucco and topped by a flat roof. The building fills the entirety of its 7,997 square foot lot on the northwest side of Mission Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and is divided into four structural bays. The primary entrance is located in the left bay of the first story and is double-height, also occupying the mezzanine level. It is slightly recessed and consists of a glazed, aluminum-frame assembly incorporating a set of double doors. The three bays to the right are occupied by a storefront. The center of the three bays has a recessed entry with a set of fully-glazed, aluminum-frame double doors with sidelights and a transom. The entry is surmounted by a fabric awning. On either side, the bays are filled with multi-lite, aluminum-sash display windows. At the mezzanine level, the bays are filled with multi-lite, aluminum-sash window assemblies with casement sashes at the center. Above the mezzanine level is a decoratively molded intermediate cornice. The second through fourth floors feature multi-lite, steel, industrial sash windows. The rightmost windows on each story feature a narrow casement sash on the left side that extends below the sill; on the second story, this part of the window interrupts the intermediate cornice below. The facade terminates in a molded plaster cornice that features shield motifs and scrolled brackets. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4081.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1924, Assessor's Office

*P7. Owner and Address:
Cfri/urban Mission Street L
% Urban Realty Co.inc.
364 Bush Street
San Francisco Ca 94109

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

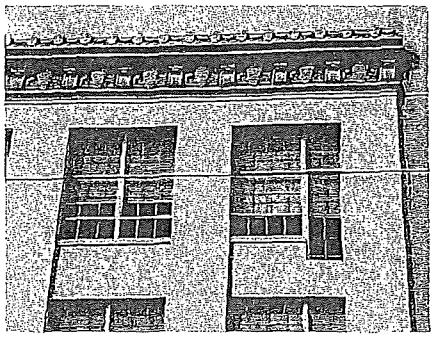
*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

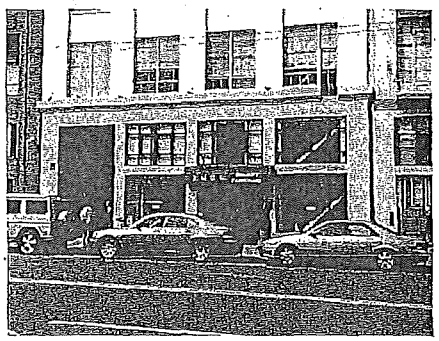
DPR 523A (1/95) *Required Information

P3a: Description (continued)

The rear facade faces northwest onto Jessie Street and is clad with exposed board-form concrete. The first story features a fully-glazed, aluminum-frame pedestrian door with a sidelight on the left side. Near the center of the first story are two vehicular entrances with metal roll-up doors, and on the right side of the first story is a horizontal band of three, single-lite, fixed, steel-sash windows. The mezzanine level features three multi-lite, aluminum, industrial sash windows. The upper stories feature multi-lite, steel, industrial sash windows. Some of these windows near the center of the facade are narrow, while the rightmmost windows are like those on the primary facade and have a narrow casement sash on the left side that extends below the sill. The facade terminates in a flat, unadorned roofline. The secondary facades abut neighboring buildings and are not visible. The building appears to be in good condition.



Detail of upper facade and cornice.
103_4082.JPG 3/8/2011



Detail of first story storefronts.
103_4083.JPG 3/8/2011

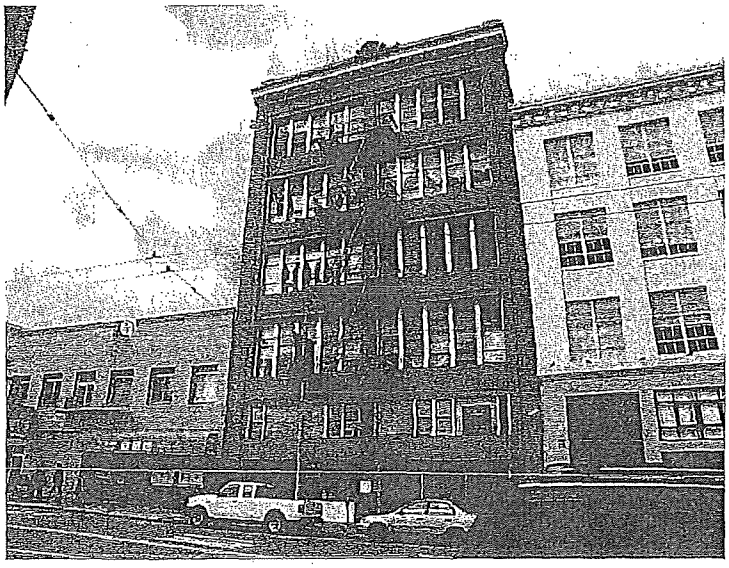
State of California The Resources Agel. Primary #
Department of Parks and Recreation HRI #
PRIMARY RECORD Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 481-483 Jessie Street
P1. Other Identifier 986 Mission Street
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 481-483 Jessie St City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____mN
e. Other Locational Data: Assessor's Parcel Number: 3704024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

481-483 Jessie Street is a five-story with mezzanine, rectangular-plan, reinforced concrete, Edwardian style commercial building that is clad with stucco and topped by a flat roof. The building occupies the entirety of its 8,000 square foot lot on the southeast side of Jessie Street between Mint and 6th streets. The primary facade faces southeast onto Mission Street and is divided into two structural bays. The left bay of the first story features a storefront with a recessed entrance on the left side. The entrance features two fully-glazed, aluminum-frame pedestrian doors with a sidelight and transom. On the right is a large display window above a ceramic tile dado. The right bay is deeply recessed and enclosed by a metal security gate. It appears to contain at least one sliding, aluminum-sash window and a pedestrian door. The mezzanine level features large, single-lite, fixed windows irregularly interspersed with one-over-one, double-hung, wood-sash windows. The second through fifth stories feature banks of five, aluminum-sash windows in each bay. The windows consist of a double-hung sash over a fixed sash and are separated by wide mullions. Flat wall panels adorn the wall surfaces between each story level and the facade is framed by a projecting band of stucco trim. A steel fire escape is mounted at the center of the facade and spans the second through the fifth stories, with a ladder accessing the roof. The facade terminates in a parapet adorned with molded and modillioned cornice and a roundel with a lion's head at the center. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4084.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1907, Assessor's Office

*P7. Owner and Address:
Ngon Mai Low Revoc Trust
2227 29th Ave
San Francisco Ca 94116

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

P3a: Description (continued)

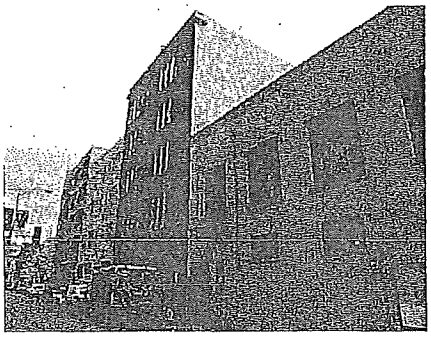
The rear facade faces northwest onto Jessie Street and is clad with stucco. The first story features two vehicular entrances with metal roll-up doors at the center and a pedestrian entrance covered by a metal security gate and surmounted by a sliding, vinyl-sash window with false muntins on the left. The upper stories are divided into two bays. The second story features banks of multi-lite windows in each bay that have fixed and operable portions and are separated by wide mullions.

The third through fifth stories feature banks of windows that consist of double-hung sashes over fixed sashes, also separated by wide mullions. On the left side of each story is an individual two-over-two, double-hung window. The facade terminates in a flat roofline adorned with a simple cornice. The upper portion of the southeast facade is visible, but is featureless. The northeast facade abuts a neighboring building and is not visible. The building appears to be in good condition.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page of 3 Resource Name or # (Assigned by Recorder) 481-483 Jessie Street
*Recorded by: Tim Kelley Consulting Date 3/8/2011
☒ Continuation ☐ Update Note: 1997 Photos no longer available, all photos by Tim Kelley Consulting



View of northwest facade. 103_4086.JPG
3/8/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1S
Other Listings Local: Category I in Article 11
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 3704034
P1. Other Identifier Haas Candy Factory/ Mcelroy
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 54 Mint Street City: San Francisco Zip: 94103
d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/_____mN
e. Other Locational Data: Assessor's Parcel Number: 3704034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This five-story warehouse is rectangular in plan, with retail commercial on the ground level and industrial commercial/offices above. The building is of brick construction and features ornamental brickwork separating the base from the upper floors, as string courses under windows, and at the cornice level. Windows are recessed and double-hung, with rectangular surrounds facing Jessie Street on the second through fourth floors, segmental arched surrounds on the second through fourth floors of the Mint Street facade, and semi-circular arched surrounds on the fifth floor of both elevations. Corbelled brick modillions provide the primary cornice articulation, with a prominent segmental arch curve on the Jessie Street facade. A tall brick parapet with low embattled corners adds extra height and drama. This building was designed in 1907 by William Curlett, the architect of the Phelan Building (760-84 Market Street) and several other notable downtown San Francisco buildings at this time. The Haas Candy Factory was commissioned by Robert McElroy and was the main candy making facility for Haas retail stores in the City for 21 years. It is designated the highest category of the Downtown Plan (Category I in Article 11 of the Planning Code). This building may become eligible for the National Register of Historic Places when more is known about the building and/or its importance within William Curlett's architectural career.

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
Jessie/Mint Street corner view, looking west

*P6. Date Constructed/Age and Sources
☒ Historic ☐ Prehistoric ☐ Both
1907 per San Francisco Architectural Heritage building file

*P7. Owner and Address:
Jessie Historic Properties
Martin Building Company
54 Mint St, 5th Floor
Sf, Ca 94103

*P8. Recorded by
Anne Bloomfield
2229 Webster Street
San Francisco, CA 94115

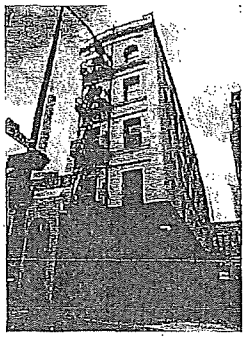
*P9. Date Recorded:
06/06/2001

*P10. Survey Type: (Describe)

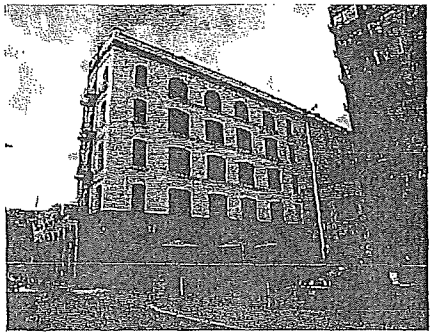
*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information



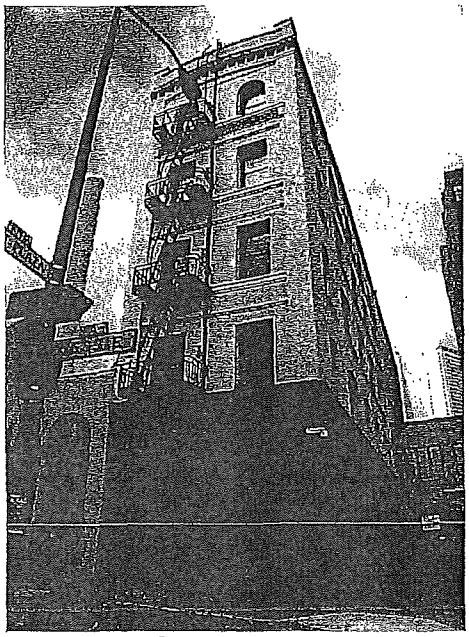
Jessie Street facade. 3/8/2011. 103_4051.JPG



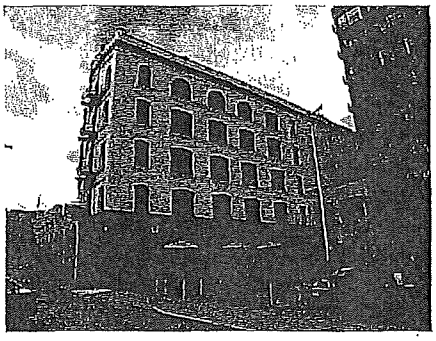
Mint Plaza facade. 3/8/2011. 103_4050.JPG

54 Mint Street does not appear to have been altered since the time of previous survey and documentation, which did not note any alterations. A minor exception may be the two fully-glazed, entry doors on the northeast facade. The building generally retains integrity, however.

The building was evaluated on a DPR 523: Primary Record in 2001 and was thought to be potentially eligible for the National Register once more information was know about it. In 2001, the building was listed on the National Register of Historic Places for its significant architecture. Its listed status appears to still be appropriate as there has been no loss of integrity or change in its ability to convey its significance.



View of southeast facade. 103_4051.JPG 3/8/2011



View of northeast facade. 103_4050.JPG 3/3/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

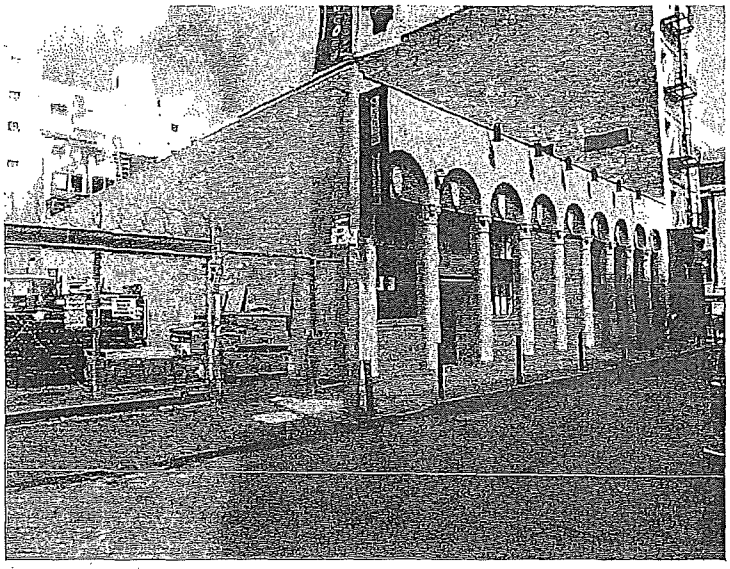
Page 1 of 3 *Resource name(s) or number (assigned by recorder) 439-441 Stevenson Street
P1. Other Identifier 440-444 Jessie Street
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 439-441 Stevenson Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

439-441 Stevenson Street is a one-story, L-plan, reinforced concrete, Beaux Arts style commercial building that is clad with smooth stucco and topped by a flat roof. The building occupies the entirety of its 8,934 square foot lot on the southeast side of Stevenson Street between 5th and 6th streets. The property is a through-lot, however, and also fronts on Jessie Street, where the primary facade is located, facing southeast. The primary facade features a blind arcade of nine arches with Corinthian pilasters in between and tympanums adorned with molded plaster cartouches and garlands. The second arches in from the sides of the facade feature recessed entrances with flush metal double doors. The doors are surmounted by multi-lite, steel-sash transoms. The arches flanking the arches containing the entries feature large, steel, industrial-sash windows above stuccoed dados. Only two arches at the center of the facade are not fenestrated. The facade terminates in a flat, unadorned roofline.

The northwest facade, facing Stevenson Street, features a flush wood pedestrian door on the left side that is surmounted by a large multi-lite, steel-sash transom. At the center of the facade is a vehicular entrance with a paneled wood roll-up door and a large multi-lite, steel-sash transom. On the right side of the facade is a wider vehicular entrance with a glazed, metal frame, roll-up door, and a recessed pedestrian entrance with a flush metal door. A large multi-lite, steel-sash tramsom spans the tops of the vehicular entrance and pedestrian entrance. The facade terminates in a simple cornice. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southwest and southeast facades. 103_4053.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1924, Assessor's Office

*P7. Owner and Address:
Chritton Family Bypass Trus
Sally V Chritton Trustee
1718 Comstock Dr
Walnut Creek Ca 94595

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

P3a: Description (continued)

The southwest facade is clad with exposed board-form concrete and is featureless. The northeast facade abuts a neighboring building and is not visible. The building appears to be in good condition.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

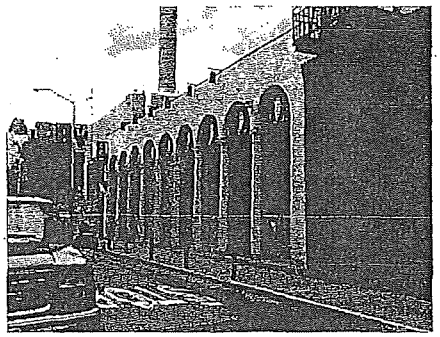
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page of 3 Resource Name or # (Assigned by Recorder) 439-441 Stevenson Street

*Recorded by: Tim Kelley Consulting Date 3/8/2011

☒ Continuation ☐ Update Note: 1997 Photos no longer available, all photos by Tim Kelley Consulting



View of southeast facade. 103_4052.JPG
3/8/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1S
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 3704079
P1. Other Identifier Hale's Warehouse
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 34 Fifth Street/410 Jessie City: San Francisco Zip: 94103
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704079

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This ten-story warehouse is L-shaped in plan, containing a small amount of retail commercial at ground level, fronting on Fifth Street, with industrial and office space behind and above. The building is of reinforced concrete construction with stucco cladding, rusticated at the Fifth/Stevenson intersection and left relatively unarticulated on the rest of the facade. The projecting cornice features modillions, moldings, and decorative low-relief panels. Along with another warehouse built in 1924, this building (1926, George de Colmesnil) provided support space for the primary Hale Brothers store at 901 Market Street. Hale's Warehouse was listed in the National Register of Historic Places in 2001 as a boundary increase to the 1986 National Register listing of 901 Market Street.

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
Fifth/Stevensen Street corner view, looking south

*P6. Date Constructed/Age and Sources
☒ Historic ☐ Prehistoric ☐ Both
1926
per San Francisco Architectural Heritage

*P7. Owner and Address:
Fifth Historic Properties
54 Mint St, 5th Floor
San Francisco, Ca 94103

*P8. Recorded by
Anne Bloomfield
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded:
06/06/2001

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☒ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

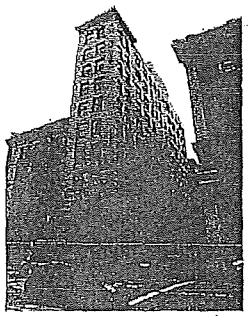
CONTINUATION SHEET

Primary #
HRI #
Trinomial

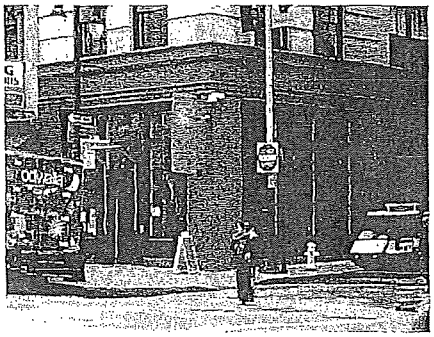
Page of 1 Resource Name or # (Assigned by Recorder) 3704079

*Recorded by: Anne Bloomfield Date 06/06/2001

☐ Continuation ☐ Update Note: 1997 Photos no longer available, all photos by Tim Kelley Consulting



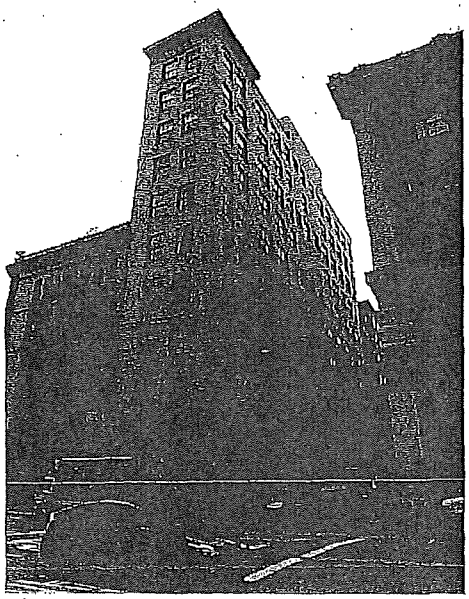
Fifth/Stevensen Street corner view, looking south. 103_4035.JPG. 3/8/2011



First story storefront. 103_4036.JPG. 3/8/2011

34 5th Street/410 Jessie Street does not appear to have been altered since the time of previous survey and documentation, which did not note any alterations. It therefore has integrity.

The building was previously documented on a DPR 523: Primary Record, which did not list any existing historic designations, nor provide evaluation of the building's eligibility for designation.



View of northeast and northwest facades. 103_4035.JPG 3/8/2011

Detail of storefront. 103_4036.JPG 3/8/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 424 Jessie Street
P1. Other Identifier 10 Mint Plaza
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 424 Jessie Street City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number: 3704113

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

424 Jessie Street is a nine-story, rectangular-plan, utilitarian style commercial and multi-family residential building that is clad with smooth stucco and topped by a flat roof. The building fills the entirety of its 1,559 square foot lot on the northwest side of Jessie Street (aka Mint Plaza) southwest of 5th Street. The primary facade faces southeast onto Jessie Street and is two bays wide. The primary entrance is located in the left bay and consists of a fully-glazed, metal-frame door. To the right of the door is a wide metal panel and a large, multi-lite sidelight. The door is surmounted by a flat metal canopy. A large multi-lite clerestory window is located above the door and sidelight. The bay on the right is filled by a multi-lite, metal frame assembly that includes a set of double doors and a clerestory window. The left side of the upper facade is spanned by a metal fire escape. Each story features two large, multi-lite, metal, industrial sash windows. The facade terminates in a simple molded stucco cornice. The ninth story consists of a pent house that is set back from the front facade and has sliding glass doors that access a rooftop deck.

The southwest facade is visible above the second story level and is largely featurless, except for windows on the seventh and eighth stories. The northeast facade abuts a neighboring building and is not visible. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
View of southeast facade.
103_4046.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
2006, Assessor's Office

*P7. Owner and Address:
Mcnerney Patrick
54 Mint Street 5th Fl
San Francisco Ca 94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

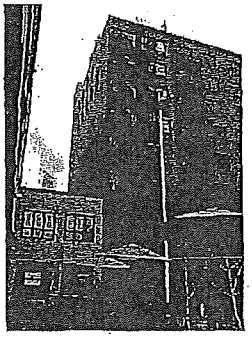
*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information



View of southwest and southeast facades.
103_4048.JPG 3/8/2011

State of California - The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

*Resource name(s) or number (assigned by recorder) 418 Jessie Street

P1. Other Identifier 6-8 Mint Plaza

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: Date:

*c. Address: 418 Jessie Street City: San Francisco Zip:

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 3704144

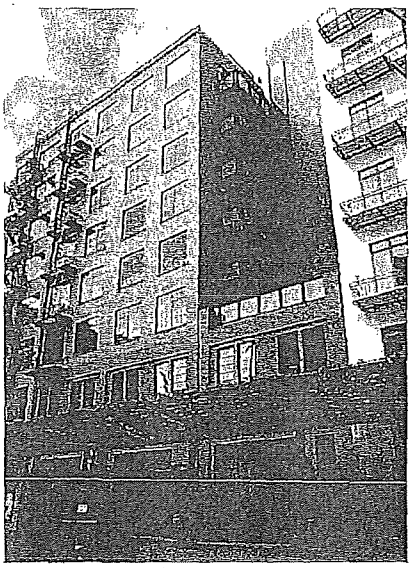
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

418 Jessie Street is a nine-story, rectangular-plan, Contemporary style commercial and multi-family residential building that is clad with smooth stucco and topped by a flat roof. The building fills the entirety of its 4,728 square foot lot on the northwest side of Jessie Street (aka Mint Plaza) southwest of 5th Street. The primary facade faces southeast onto Jessie Street and features the primary entrance on the left side of the first story. The entry is recessed and the door is set on an angle. It consists of a metal door with a metal mesh panel at the center and a metal mesh transom panel above. The other angled side of the recessed vestibule is curved slightly and consists of a large multi-lite, metal-sash window fitted with glass or translucent panels containing an amber-colored flecked pattern. To the right of the entry vestibule is a tall, narrow window, also fitted with amber-flecked glass. The left side of the first story features two large openings containing glazed, aluminum-frame assemblies that each include a set of double doors. The second story features six pairs of five-lite, anodized aluminum-sash, casement windows with horizontal muntins. The majority of the third through eighth stories feature a regular fenestration pattern of multi-lite, steel-sash, industrial windows. A metal fire escape runs up the left side of the facade. The roofline above the eighth story consists of a simple molded stucco cornice. The right side of the facade is set back above the second story, creating a third-story deck surrounded by a glazed, metal-frame railing. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View of southeast facade.
103_4043.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1900, Assessor's Office

*P7. Owner and Address:
418 Jessie Historic Propert
Martin Building Co Inc
54 Mint St 5th Fl
San Francisco Ca 94103

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

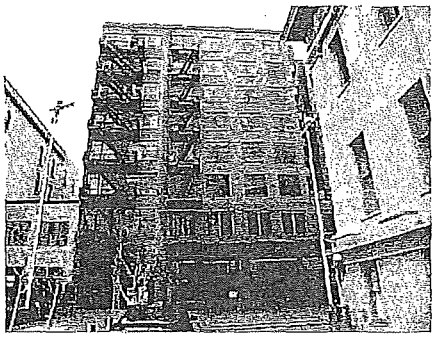
*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☐ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

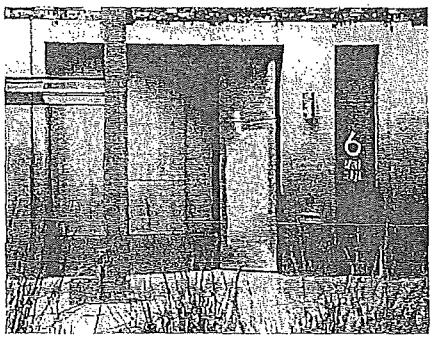
DPR 523A (1/95) *Required Information

P3a: Description (continued)

The left side wall of the set-back features a balcony with a metal and glass railing on each story. The right side of the facade above the second story features a smooth wall plane with a continuous vertical band of windows on the left side, extending from the deck to the ninth story level. At the ninth story, the left side of the facade is set back and has sliding glass doors that access a rooftop deck. The secondary facades of the building abut neighboring buildings and are not visible. The building appears to be in excellent condition.



View of southeast facade. 103_4045.JPG
3/8/2011



Detail of primary entrance. 103_4044.JPG
3/8/2011

State of California - The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings
Review Code Reviewer Date
Local Category II in Article 11

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 3725087

P1. Other Identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: Date:

*c. Address: 959-965 Mission Street City: San Francisco Zip: 94103

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Number: 3725087

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The historic California Casket Company Building is a seven-story, steel frame, brick curtain wall commercial building on the southeast, or south, side of Mission Street west of Eighth Street. Piers divide its facade into three bays of three recessed double-hung windows each, with recessed spandrels. The lower two stories and the top one are set off from the rest to form a three-part vertical composition. Windows in the "capital" portion of the building are spaced like those in the "shaft," but they have arched lintels with voussoir bands. The two floors of the "base" have more open glazing. The entry is centered and announced by columns at the center piers. Except for minor storefront changes, the building appears intact as to location, design, setting, materials, workmanship, feeling, and association.

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

Date of Photo: 05/31/1997
Photo Number: ABCM324/11

*P5b. Photo (view, date, accession #
Mission Street & side elevations looking east

*P6. Date Constructed/Age and Sources
☒ Historic ☐ Prehistoric ☐ Both
1905-07, per Architect and Engineer, Nov. 190530.

*P7. Owner and Address:
Lyn Sanjay Company
965 Mission Street, Suite 650
San Francisco, Ca 94103
P--private

*P8. Recorded by
Anne Bloomfield
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded:
08/04/1997

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☐ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) *Required Information

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3725087

B1. Historic Name California Casket Company

B2. Common Name

B3. Original Use Commercial B4. Present Use: C-Commercial

* B5. Architectural Style Chicago Style

*B6. Construction History
Construction nearly finished by the time of the 1906 earthquake & fire. Damaged more by quake than by fire. Repaired afterwards, especially rear wall. Minor changes to storefronts since then.

*B7. Moved? ☒ No ☐ Yes Date? _____ Original Location: _____

*B8. Related Features none

B9a. Architect Albert Pissis unknown

*B10. Significance: Theme Development of Mid-Market area Area: San Francisco

Period of Significance 1870-1947 Property Type Large Commercial Bldgs Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The California Casket Company Building appears eligible for the National Register of Historic Places at the local level of significance under Criterion C, architecture, because it embodies the distinctive characteristics of a type or method of construction, namely a relatively early example of steel frame construction with brick and sandstone walls. Though still under construction, it withstood the 1906 San Francisco earthquake with only minor damage: X-cracks in vaults on the first three floors, more cracks in the brick walls at the rear corners, and difficulties at the staircases and the elevator partitions. The fire was less severe here than elsewhere in the city, so that even some of the wood windows survived, although the fire caused the sandstone on the facade to spall. Since the steel skeleton was fireproofed with concrete, it withstood the testing very well, and its example helped teach engineers how best to protect steel. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

*B12. References: U S G S Bulletin 324, "The San Francisco Earthquake & Fire," 1907.
San Francisco Heritage, files.
San Francisco City Directories, 1901-1953

(Sketch Map with north arrow required.)

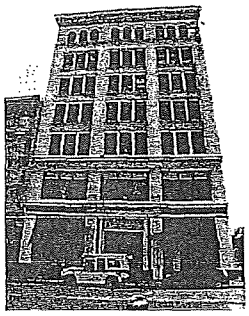
B13. Remarks

*B14. Evaluator Anne Bloomfield
*Date of Evaluation 08/04/1997

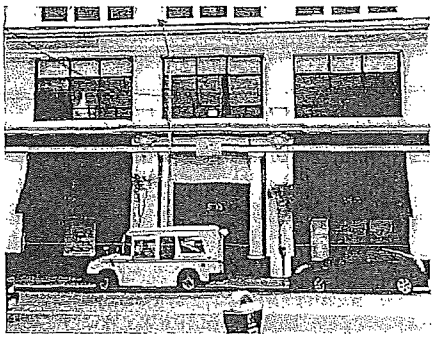
(This space reserved for official comments)

DPR 523B (1/95) * Required Information

B10: Significance (continued)
Post-fire photos show the building standing lonely amid rubble. As an example of the Chicago style of architecture, the facade has the typical "column" organization, plus handsome ornament in limited areas at base and "capital." The architect was Albert Pissis, one of the region's outstanding practitioners, designer of the Hibernia Bank Building (349/3). He had a photo of the California Casket Building published in Architect & Engineer's 1909 portfolio of his work. California Casket, manufacturer and supplier to undertakers, occupied the building until 1946. The period of significance is 1905-1907, for the design and rebuilding. Significant dates are 1905, for the design, and 1906, for the earthquake and fire. The area of significance is architecture. The building retains integrity.



Mission Street facade. 3/8/2011. 103_4094.JPG



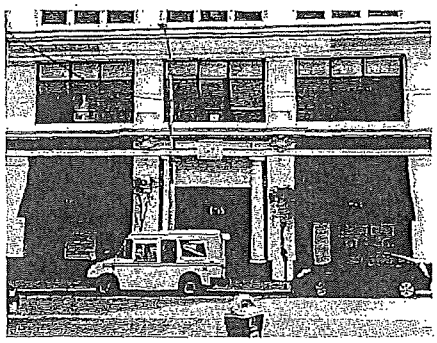
First story storefronts. 3/8/2011. 103_4095.JPG

Detail of upper facade. 3/8/2011. 103_4096.JPG

959-965 Market Street does not appear to have been altered since the time of previous survey and documentation, which noted minor alterations to the storefronts (and presumably the clerestory windows). It therefore retains integrity.

The building was previously evaluated on a DPR 523: Building, Structure, Object Record and was determined to be eligible for the National Register based on its architectural merit. This status as "individually eligible for the National Register" appears to still be appropriate.

View of northwest facade. 103_4094.JPG, 3/8/2011



Detail of storefronts. 103_4095.JPG
3/8/2011

Detail of upper facade. 103_4096.JPG
3/8/2011

State of California The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

*Resource name(s) or number (assigned by recorder) 3725088, 951-957 Mission Street
P1. Other Identifier
*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad: Date:
*c. Address: 951-957 Mission St City: San Francisco Zip:
d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/_____ mN
e. Other Locational Data: Assessor's Parcel Number: 3725088

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

951-957 Mission Street is a five-story with mezzanine, rectangular-plan, reinforced concrete, Edwardian/Postmodern style mixed-use (residential over commercial) building that is clad with scored stucco and topped by a flat roof. The building occupies the entirety of its 12,857.6 square foot lot on the southeast side of Mission Street between Mary and 6th streets. The primary facade faces northwest onto Mission Street and the first story and mezzanine levels are divided into four bays and have been remodeled in the Postmodern style. The bays have granite dados and are divided by square pilasters with two circular ornaments and an angled capital at the top. The first story and mezzanine levels are separated by bands of stone panels and the mezzanine level is topped by a frieze of stone panels and an intermediate cornice. The four bays each contain glazed, anodized aluminum-frame storefront assemblies. The second bay from the left is recessed and includes two sets of glass double doors. The band of stone panels above it is curved. The rightmost bay is slightly recessed and includes two, fully-glazed, aluminum-frame pedestrian doors. It also has a curved band of stone panels above. The mezzanine level of each bay has multi-lite, anodized aluminum-sash windows with fixed and hopper portions. The second through fifth stories are divided into eight bays. The bays on each side are narrower and feature small, one-over-one, double-hung, wood-sash windows. All of the other bays feature pairs of windows of the same type. A metal fire escape spans the right side of second through the fifth stories, with a ladder accessing the roof. The facade terminates in a prominent entablature featuring a paneled frieze with a circular motif, egg-and-dart molding, paired brackets and a modillioned cornice. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects

*P5b. Photo (view, date, accession #
View of northwest facade.
103_4098.JPG 3/8/2011

*P6. Date Constructed/Age and Sources
☐ Historic ☐ Prehistoric ☐ Both
1916, Assessor's Office

*P7. Owner and Address:
951-957 Mission Street Ass0
2050 Ninth Avenue
San Francisco Ca
94123

*P8. Recorded by
Tim Kelley Consulting
2912 Diamond St. #330
San Francisco, CA 94131

*P9. Date Recorded:
3/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments ☒ BSOR ☒ Photograph Record ☐ Sketch Map
☐ Archaeological Record ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Other...
☐ Artifact Record ☐ District Record ☐ Linear Feature Record

P3a: Description (continued)

The rear facade faces southeast onto Minna Street and is clad with stucco. The first story features four recessed pedestrian entrances covered with metal security gates and a number of single-lite, fixed windows with very narrow transom lites and metal security bars.

A light well spans the second through fifth stories on the left side of the facade, which is otherwise fenestrated with one-over-one, double-hung, wood-sash windows. Each story also features two flush wood or metal pedestrian doors that access fire escapes. The facade terminates in a flat unadorned roofline.

The northeast facade faces a parking lot. Two deep, wide light wells alternate with three narrow, shallow light wells and interrupt the facade from the second story to the roofline. Within the light wells and on the left end of the facade are a variety of one-over-one, double-hung, wood sash windows. The facade terminates in a flat, unadorned roofline.

The northwest facade abuts a neighboring building and is not visible. The building appears to be in good condition.

View of northeast and northwest facades.
103_4099.JPG 3/8/2011

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 3725088, 951-957 Mission Street

B1. Historic Name Ford Apartments

B2. Common Name none

B3. Original Use Residential over commercial B4. Present Use: Apartments over commercial

*B5. Architectural Style Edwardian/Postmodern

*B6. Construction History
Constructed 1916. First story facade remodeled ca. 1990.

*B7. Moved? ☒ No ☐ Yes Date? _____ Original Location: _____

*B8. Related Features None.

B9a. Architect Unknown

*B10. Significance: Theme NA Area: _____

Period of Significance NA Property Type Residential over Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

923 Market Street is not associated with significant events or persons important to the survey area. In addition, the building does not appear to be architecturally significant according to California Register criteria. The building does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic value, and does not appear to be the work of a master.

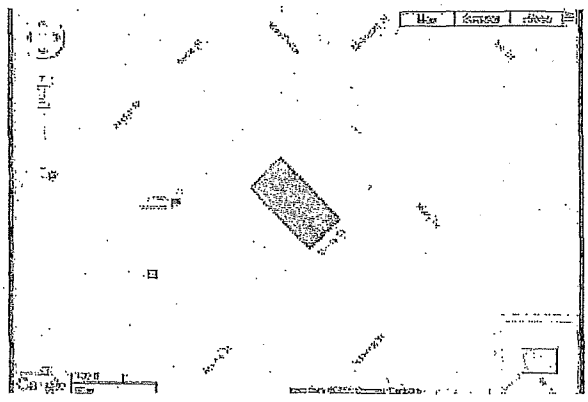
923 Market Street retains integrity. Its original plan, massing, and general facade organization appear to be intact. Its materials and ornamentation remain intact on the third through sixth stories, but have been altered on the first and second stories. These alterations maintain the organization of structural bays, storefronts and clerestory windows, but render them in a Postmodern aesthetic with non-original cladding, glazing and decorative details. The alteration of storefronts is common and readily conceded throughout the city, and the retention of the facade's original organization lends itself to integrity. In general the building's original appearance is discernible. Although the building retains integrity, it is not eligible for the California Register under any criteria.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References:

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Tim Kelley Consulting

*Date of Evaluation 3/8/2011

(This space reserved for official comments)

DPR 523B (1/95)

* Required Information

April 18, 2018

From: Kwok Pong Lee
956-960 Mission Street
San Francisco, CA 94103

To: Historic Preservation Commission
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Copy: Tim Frye
Frances McMillen

RE: Designation of Mint-Mission Article 11 Conservation District and change of designation for selected properties as part of the Central SoMa Plan Planning Department Case No. 2017-010156DES

Dear Commissioners:

I am reaching out to you on behalf of the owners of 956-960 Mission Street. We have reviewed the notice dated April 11, 2018 about the proposed Mint-Mission Conservation District and plan to attend the next hearing on May 2, 2018.

Please see below for our comments regarding the matter for official record.

1. We all agree that it is important to preserve the great culture, history and heritage of San Francisco – and certainly this neighborhood has valuable structures like the Mint and some individual buildings that merit preservation. However, this area needs revitalization – not only preservation.
   Over the past several decades the immediate neighborhood has been blighted by high crime, including broken car and storefront windows, violence, and robbery, as well as graffiti, drugs, alcohol, and homelessness. I have personally experienced and witnessed all of these things daily – even as of today.

In addition, the poor sanitation in the area has been a major concern to local property owners, residents, the general public and workers who commute to the neighborhood. We have experienced countless instances of public defecation and urination right outside our doorstep.

2. San Francisco is moving forward – it is a city of the future. But in order to realize its immense potential as a great city, San Franciscans need more jobs, housing, and opportunities. The geographic location of this particular block situates it right in the heart of the city, thus making it very convenient to public transportation and an extremely attractive center for growth and development. Therefore, it will be critically important for the city to consider how best to utilize this uniquely valuable asset.
3. We have already paid more than $8,000.00 annually in additional taxes the past several years to support the mid-Market CBD program, without seeing any substantial benefits resulting from this contribution. We question whether the currently proposed effort will provide sufficient resources and support to truly revitalize the neighborhood. From our perspective, the essential ingredients to successfully revitalize this area now would be new financial investment and more dynamic forces and people who can catalyze revitalization.
4. I propose that the Commission and City Planning reconsider minimizing the impact to the area by reducing the number of properties included in the proposed district, particularly the west side of the Mission Street block. Several of those buildings are currently categorized as V-unrated under existing Article 11 and have very little to no historic or architectural significance.
5. As owners of 956-960 Mission Street we are concerned about potential economic impacts resulting from the potential designation. If the Committee approves initiation of the proposed conservation district designation, what will be the short and long-term financial impacts to the owners?
    a. Would there be a standardized list of requirements for all owners to do things like additional maintenance or upgrades?

b. Would there be any direct or indirect support from the City of San Francisco to help us comply with new requirements and/or restrictions as related to the new preservation district?

6. After the establishment of the district, how will the building owners be restricted in terms of future modifications to the building? For example, will there be new changes to the height, bulk, FAR, zoning or use of the buildings?
7. To discuss the aforementioned concerns we respectfully request a meeting with representatives from the Historic Preservation Commission and/or Planning Commission before the next hearing, if possible.

Thank you for your attention. I look forward to hearing from you. Please do not hesitate to contact me if you have any questions.

Sincerely,

Kwok P. Lee

MOBILE: (415) 272-1489
EMAIL: kwokponglee@aol.com

Chritton Brothers Property, 444 Jessie street Building.

Ms. Frances M. McMillen **May 1st 2018**
Senior Planner | Preservation—Landmarks & Designations

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9076 | www.sfplanning.org

San Francisco Property Information Map

Dear Ms. McMillan,

The building at 444 Jessie Street has been owned by The Chritton Family for more than 40 years and is now owned by The Chritton Brothers. The greatest benefit of our location is the proximity to the Powell Street Bart and Muni Stations where our employees who live in the East Bay can take BART to work.

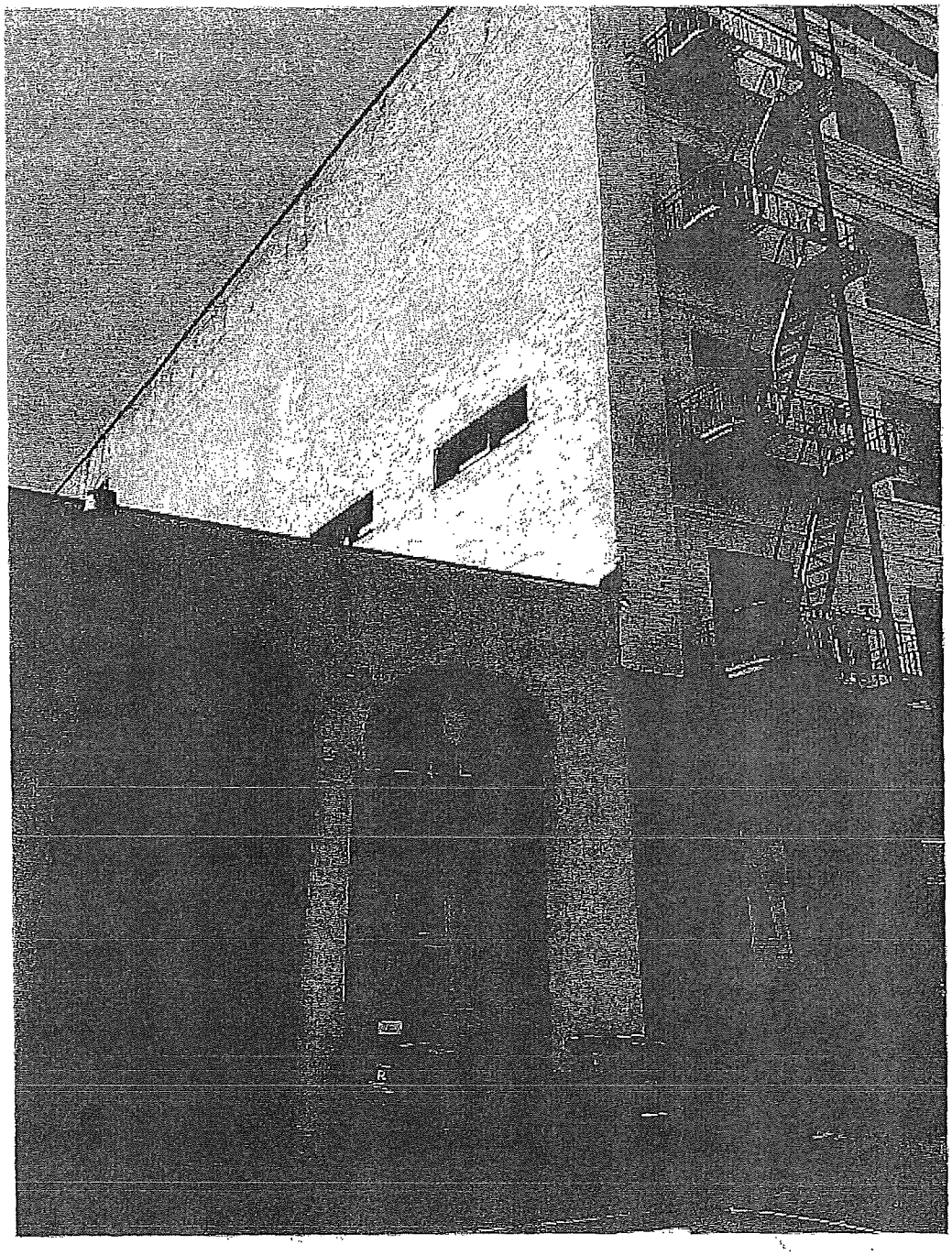
In these 40 years we have seen many changes, some good, some not so good. The Parapet ordinance in the 1980's made us butcher our building and remove that beautiful Parapet that made our building unique. We are now in the CBD district, which has helped keep the streets somewhat clean, but has raised our taxes.

Our parents worked very hard and sacrificed a lot for their children. To fulfill our parents vision we ask to be "Grandfathered" and be exempt to "The Mint-Mission Conservation District" and added with the stipulation and ability to be able to renovate our building. Our vision is to add parking below and build up to our neighbor's height a combination office space, condominiums where we can also run Microbiz, which is our family business since 1965, and a San Francisco LBE and State registered small business.

Respectfully submitted,

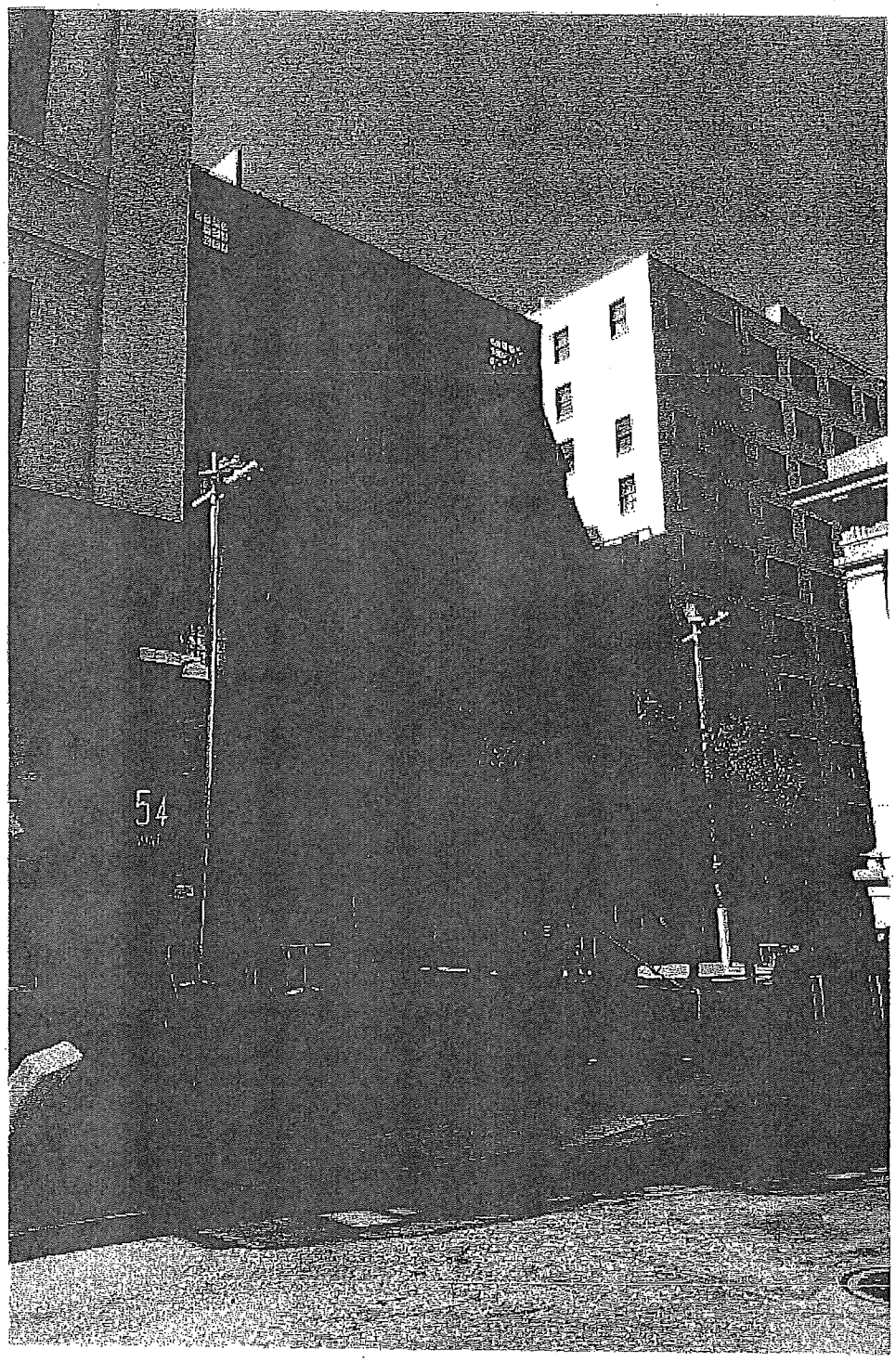
The Chritton Brothers: Dave Chritton Todd Chritton Scott Chritton

Chritton Brothers Property, 444 Jessie street Building.



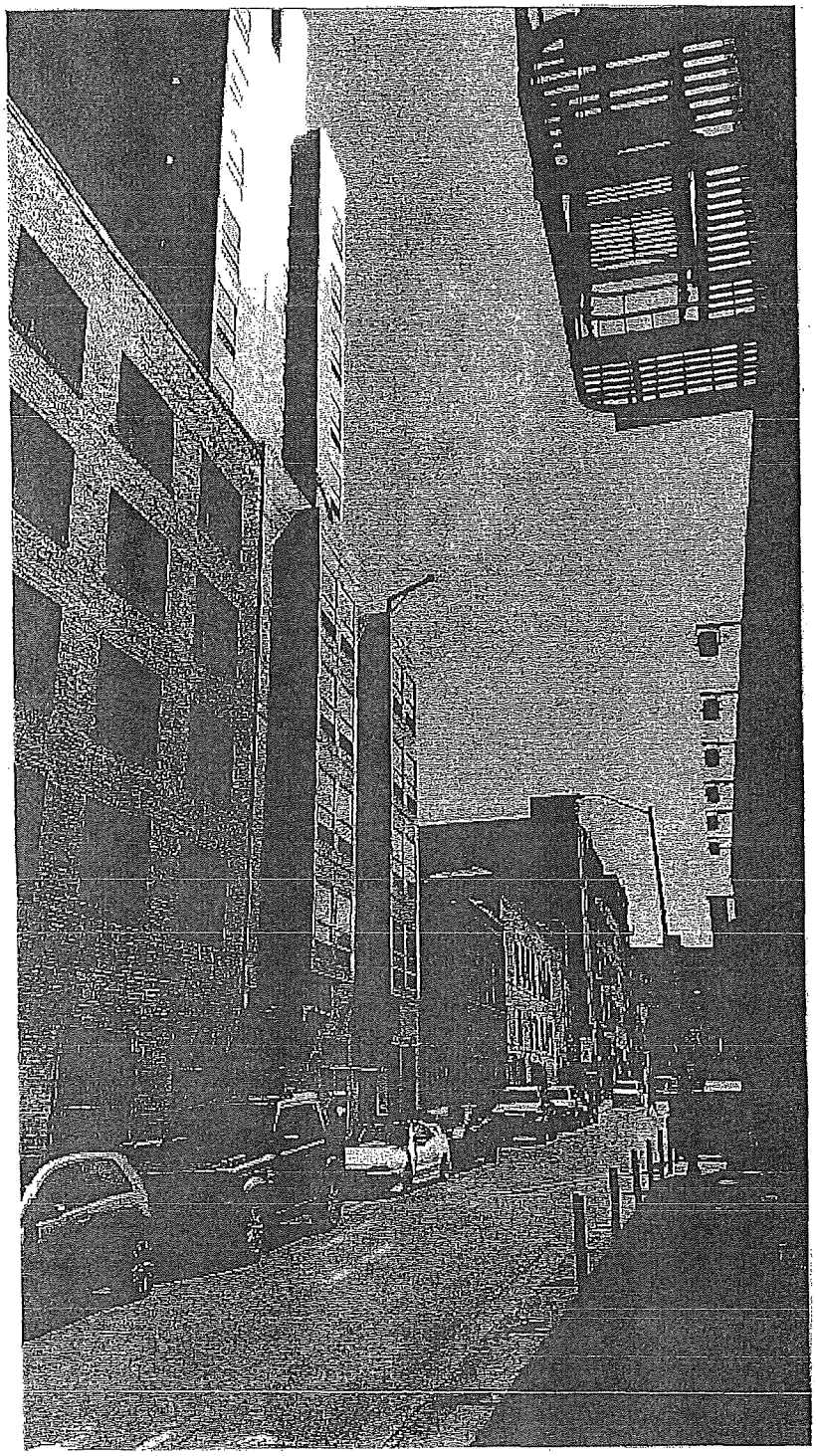
We are dwarfed by our northern neighbor

Chritton Brothers Property, 444 Jessie street Building.



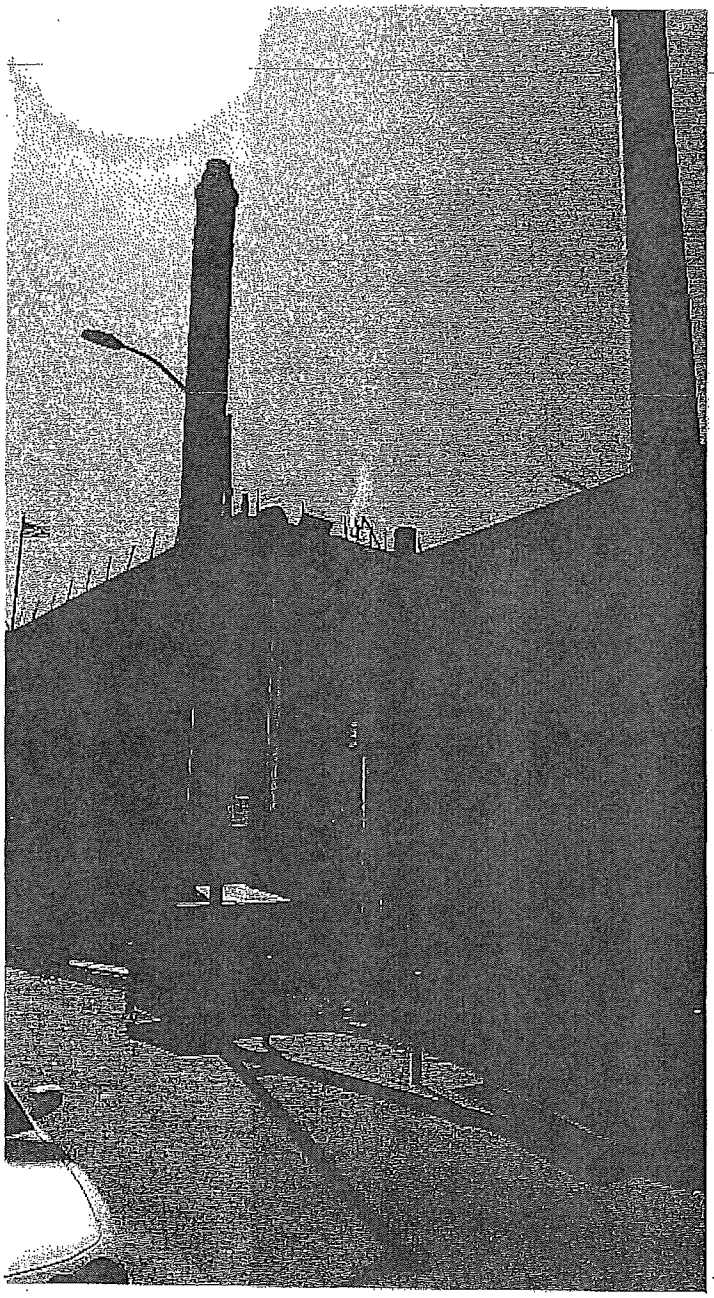
To our North, Modern and updated McNerney owned condominiums.

Chritton Brothers Property, 444 Jessie street Building.



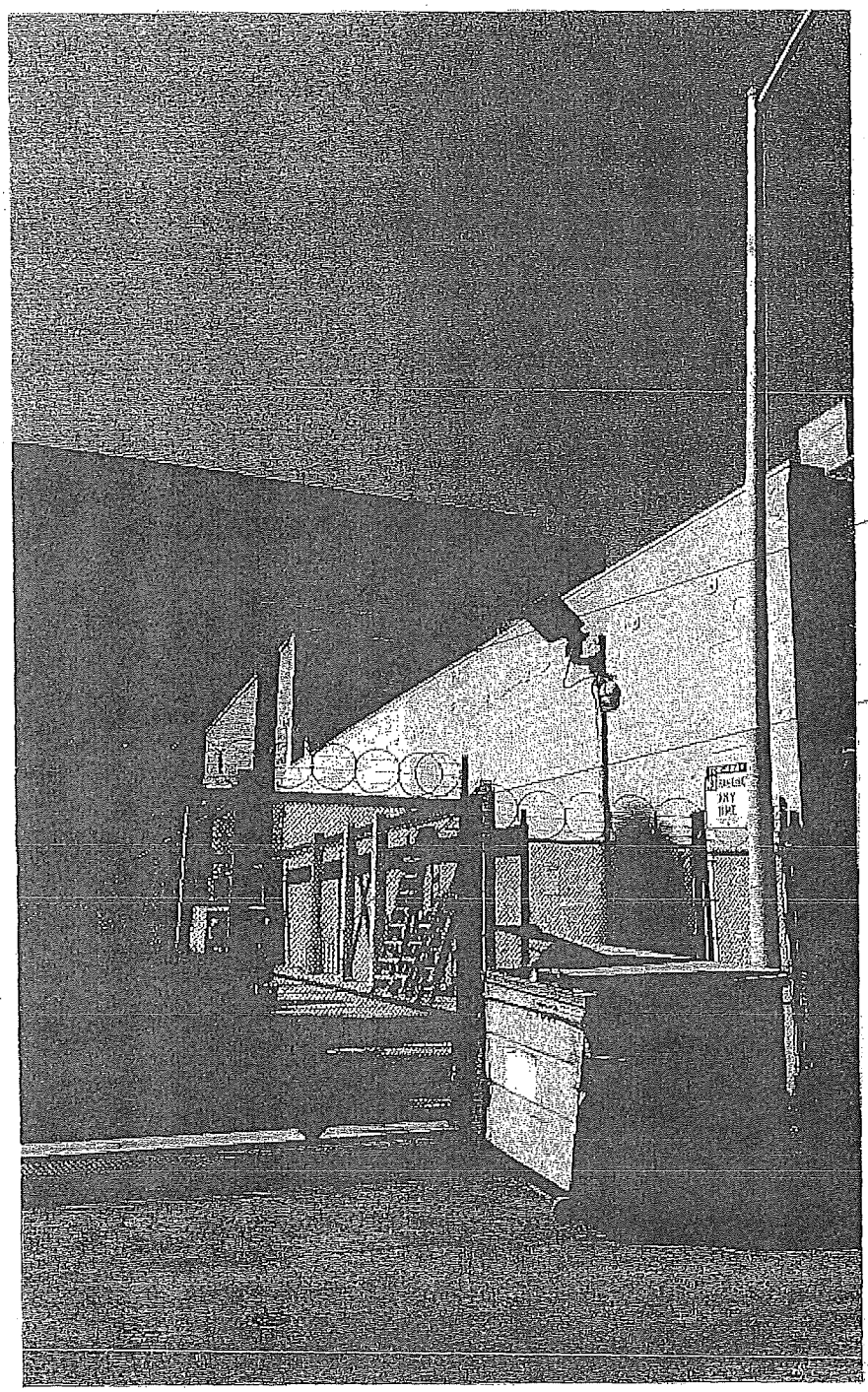
Directly across the street a modern new high-rise hotel. The Hampton 12 Stories tall.

Chritton Brothers Property, 444 Jessie street Building.



To our south, NRG Steam plant

Chritton Brothers Property, 444 Jessie street Building.



NRG-barbed wire fencing and a new structure encroaching on our ability to maintain our building. Behind that, a run-down small building waiting to get permits.

SAN FRANCISCO
PLANNING DEPARTMENT

2018 JUL -3 PM 3:51

BY

July 2, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Re: **Central SoMa Article 10 and Article 11 Designations**
Transmittal of Planning Department Case Numbers:

2017-004023DES (New Pullman Hotel, 228-248 Townsend Street)
BOS File No: _____ (pending)
2017-002874DES (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall, 457 Bryant Street)
BOS File No: _____ (pending)
2017-004129DES (Hotel Utah, 500-504 Fourth Street)
BOS File No: _____ (pending)
2017-010250DES (Clyde and Crooks Warehouse Historic District)
BOS File No: _____ (pending)
2017-010156DES (Mint-Mission Conservation District)
BOS File No: _____ (pending)
2018-003615DES (Multiple Property Change in Article 11 Designation)
BOS File No: _____ (pending)
2018-002775DES (Kearny-Market-Mason-Sutter Conservation District Boundary Change)
BOS File No: _____ (pending)

Historic Preservation Commission Recommendation: *Approval*
Planning Commission Recommendation: *Approval*

Dear Ms. Calvillo,

On the following dates the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for landmark designation of the following properties to the Board of Supervisors:

April 18, 2018

- 228-248 Townsend Street (New Pullman Hotel);
- 500-504 Fourth Street (Hotel Utah);
- 457 Bryant Street (Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall); and
- Clyde and Crooks Warehouse Historic District

The HPC voted to approve resolutions to recommend landmark designation pursuant to Article 10 of the Planning Code.

On the following dates the HPC conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for Article 11 designation of the following properties to the Board of Supervisors:

March 21, 2018
- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

April 18, 2018
- Change in designation of twenty-six (26) properties

May 2, 2018
- Designation of the Mint-Mission Conservation District

The HPC voted to approve resolutions to recommend change in designation pursuant to Article 11 of the Planning Code.

On June 7, 2018 the San Francisco Planning Commission (hereinafter "CPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for:

- Designation of the Clyde and Crooks Warehouse Historic District;
- Designation of the Mint-Mission Conservation District; and
- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

The CPC voted to approve resolutions to recommend designation pursuant to Article 10 and Article 11 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents relating to the HPC and CPC actions. 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: Alisa Somera, Assistant Clerk of the Board
Victoria Wong, City Attorney's Office
Honorable Supervisor Jane Kim
Barbara Lopez, Legislative Aide

Attachments (two copies of the following):

Clyde and Crooks Warehouse Historic District:
- Article 10 Initiation Case Report dated March 21, 2018
- Draft Landmark Designation Report
- Clyde and Crooks Warehouse Historic District Map
- Draft Ordinance
- Historic Preservation Commission Resolutions 947, 955
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20203
- Department of Parks and Recreation (DPR) 523 forms

Mint-Mission Conservation District
- Article 11 Initiation Case Report dated May 2, 2018
- Mint-Mission Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 957
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Department of Parks and Recreation (DPR) 523 forms
- Letter from Kwok Pong Lee
- Letter from Dave Chritton, Todd Chritton and Scott Chritton

Kearny-Market-Mason-Sutter Conservation District
- Article 11 Initiation Case Report dated March 21, 2018
- Kearny-Market-Mason-Sutter Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 948
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Letter from District 6 Community Planners

Change in Article 11 Designation – Twenty-six (26) properties
- Article 11 Initiation Case Report dated April 18, 2018
- Draft Ordinance
- Historic Preservation Commission Resolution 956
- Property summaries

500-504 4th Street (Hotel Utah)
- Historic Preservation Commission Resolutions 946, 954
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Letter from SF Heritage
- Draft Ordinance

457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall)
- Historic Preservation Commission Resolutions 945, 953

- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

228-248 Townsend Street (New Pullman Hotel)

- Historic Preservation Commission Resolutions 952, 944
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, October 1, 2018**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180724.** Ordinance amending the Planning Code to add a new Appendix K to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission Conservation District, which includes certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos. 087 and 088, and designates contributory and significant buildings within that District; 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 the eight priority policies of Planning Code, Section 101.1.

File No. 180726. Ordinance amending the Planning Code to amend Appendix E to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts to expand the boundaries of the Kearny-Market-Mason-Sutter Conservation District and to designate 55-5th Street as a Contributory Building-Category IV; 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 the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 28, 2018.

Angela Calvillo, Clerk of the Board

DATED/MAILED/POSTED: September 11, 2018

Submitted + Presented

180770-180776
10/01/18

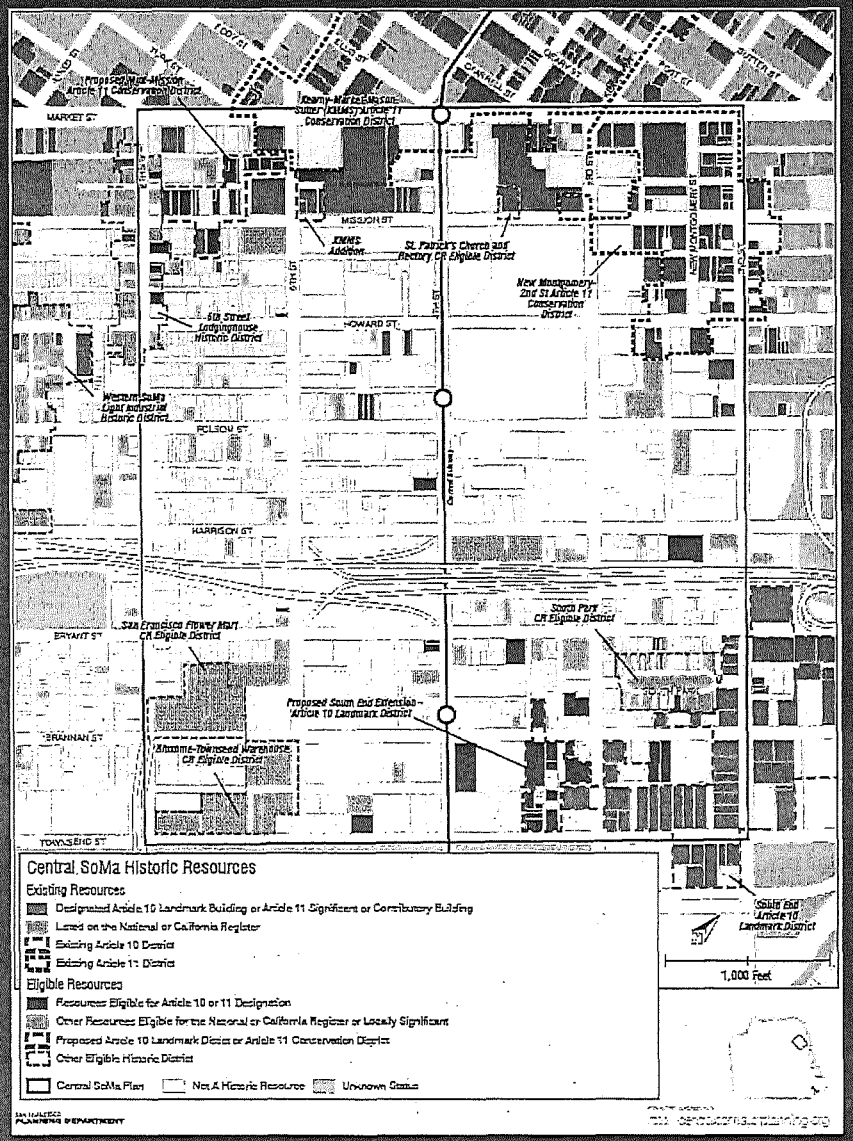
Central SoMa

Article 10 and Article 11 Designations

October 1, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

CENTRAL SOMA HISTORIC RESOURCES SURVEY and HISTORIC CONTEXT STATEMENT



- 134 parcels examined
- 31 properties were determined eligible for the California Register
- 26 previously unrated buildings proposed for a change in rating to Category I-IV
- The Central SoMa Plan survey and historic context statement adopted March 16, 2016

ARTICLE 10

New Pullman Hotel

228-248 Townsend St.

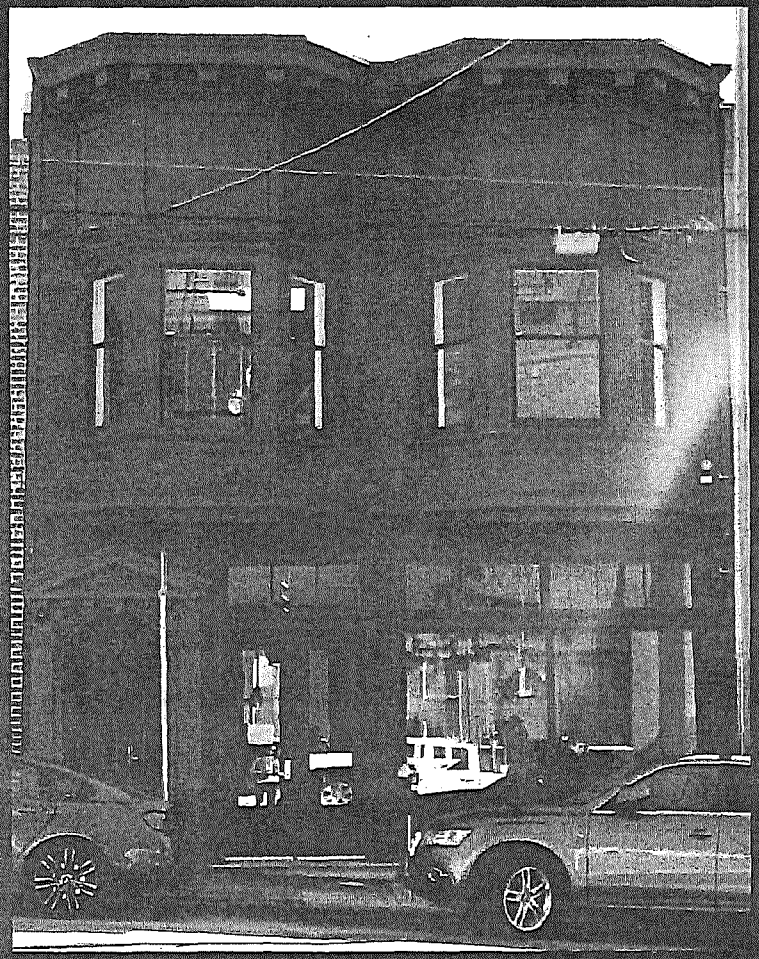
Period of Significance: 1909-1964

ARTICLE 10

Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall

457 Bryant St.

Period of Significance: 1909-1973



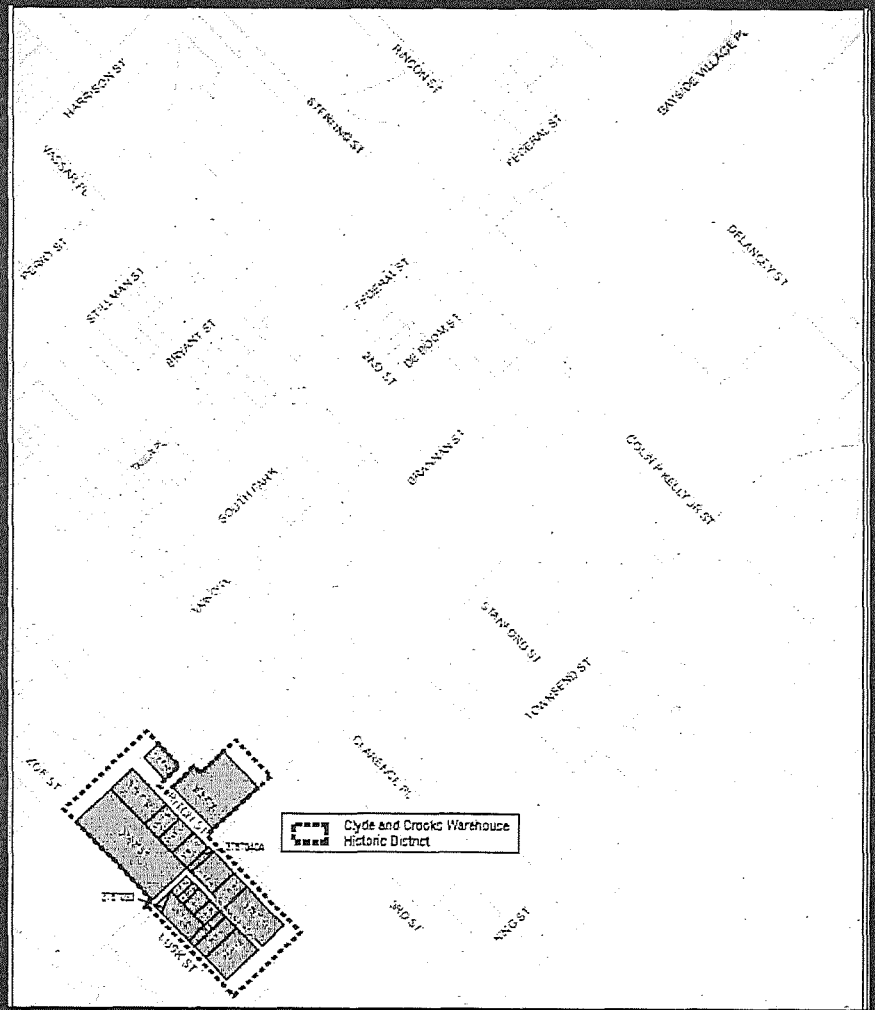
ARTICLE 10

Hotel Utah

500-504 4th Street

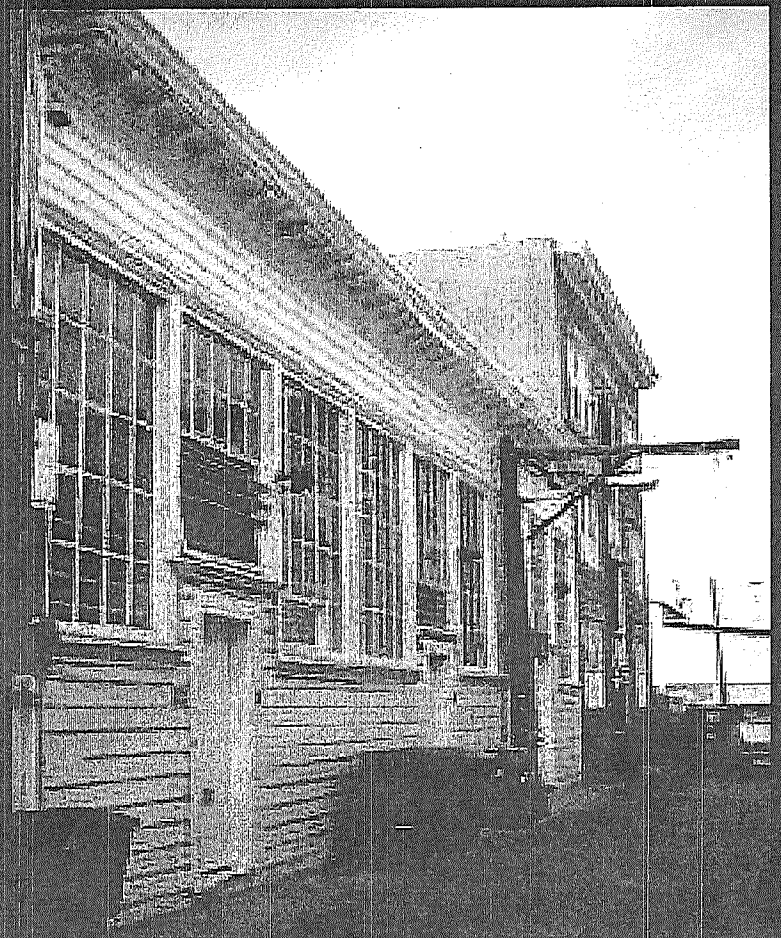
Period of Significance: 1908-1947

ARTICLE 10
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT



- Bounded by **Brannan, Third, Townsend,** and **Lusk Streets**
- **Nineteen (19)** properties in the district
- **Twelve (12)** contributing buildings
- **Period of Significance: 1906 to 1935**
- Mix of **Industrial, warehouse and residential structures**

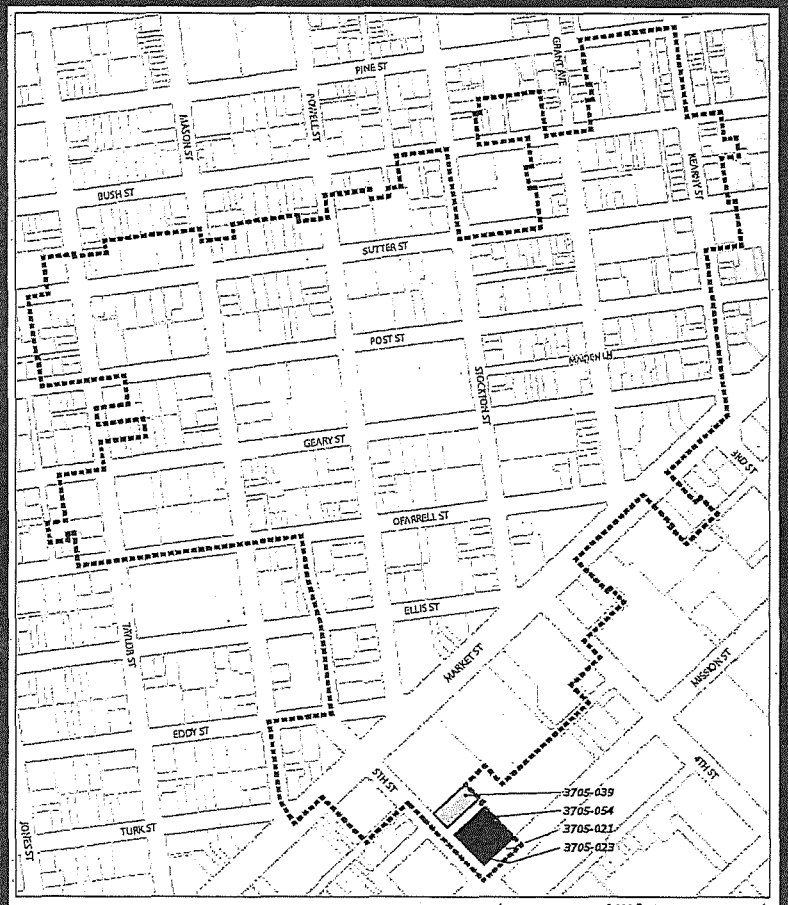
ARTICLE 10
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT



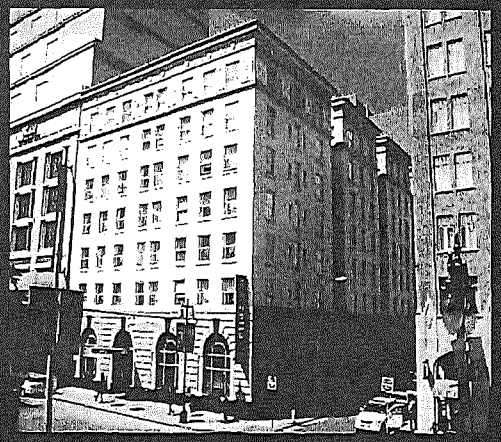
18-28 Clyde Street

45 Lusk Street

Article 11
Kearny-Market-Mason-Sutter Conservation District
Conservation District Boundary Change



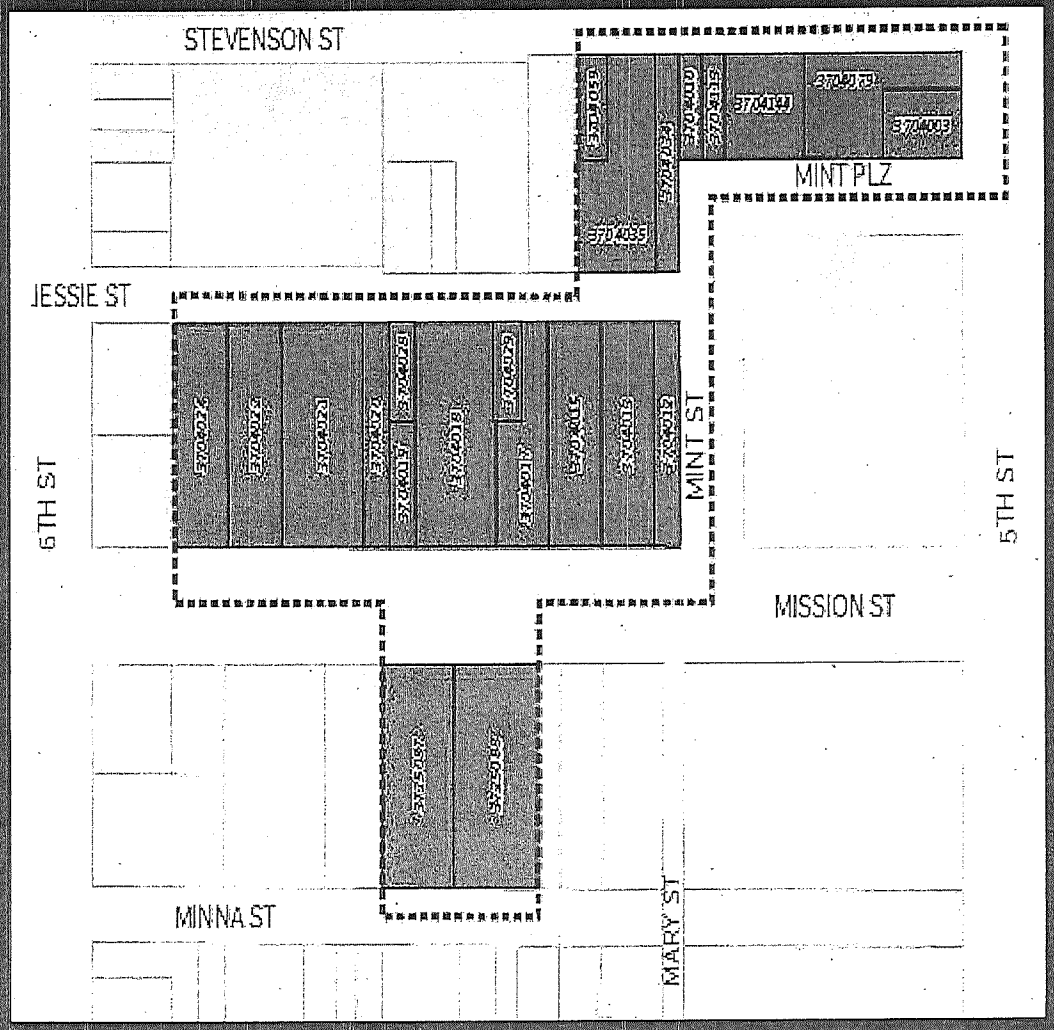
SAN FRANCISCO
Parcel Additions to Kearny-Mason-Market-Sutter
(KMMS) Article 11 Conservation District



The Hotel Lankershim (1913)

The Pickwick Hotel (1923)

Article 11
Mint-Mission Conservation District

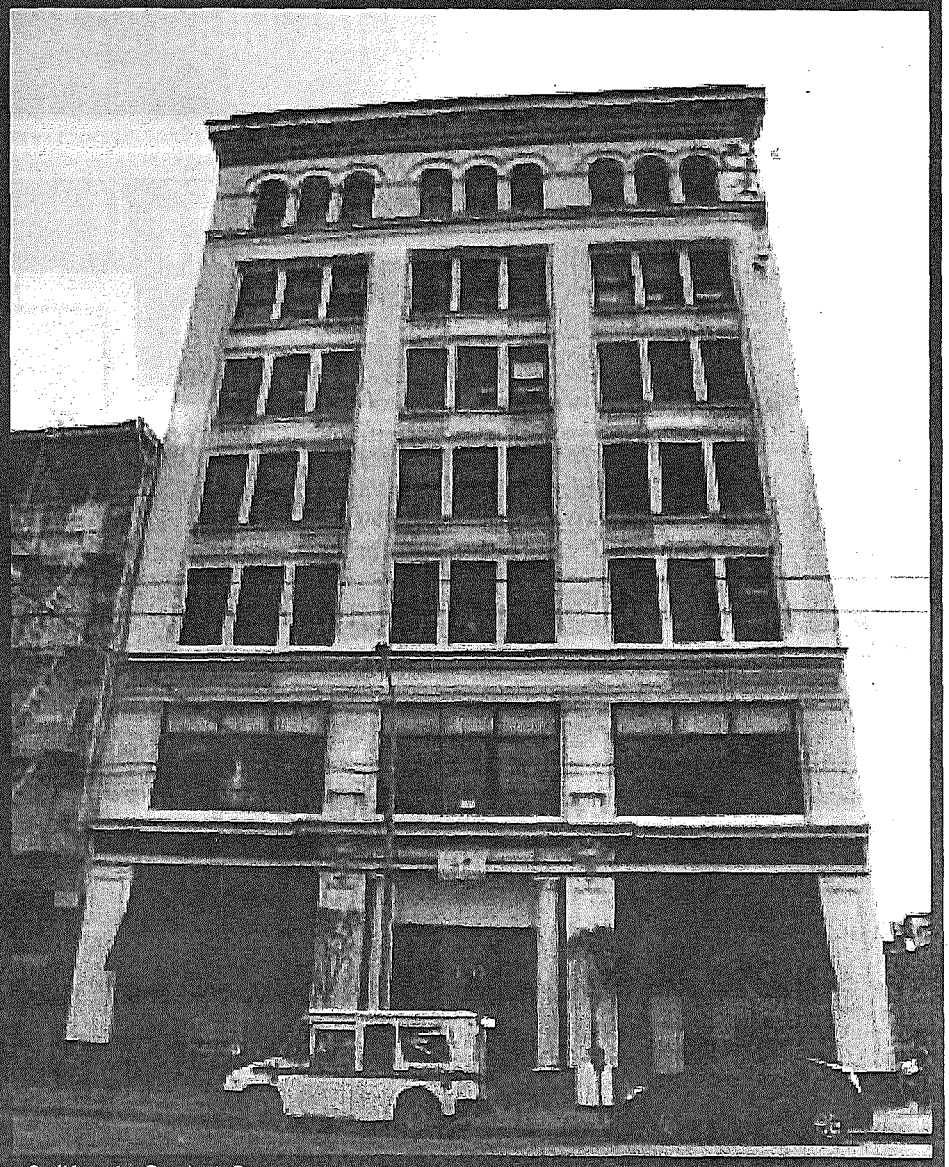


- Bounded by **Stevenson, 5th, Mission** and **Jessie Streets**
- **Twenty-two (22)** properties in the district
- **One (1)** property changing in classification from unrated (Category V) to **Category I (Significant)**
- **Fifteen (15)** properties changing in classification from no rating or unrated (Category V) to **Category IV (Contributory)**
- **Three (3)** currently designated **Category I and II (Significant)** buildings to be located in the district
- **Three (3)** currently designated **Category V (unrated)** buildings to be located in the district

Mint-Mission Conservation District

Remedial Loan Association

Oakwood Hotel



California Casket Company

Change in Article 11 Designation

Residential Hotels

Commercial Buildings

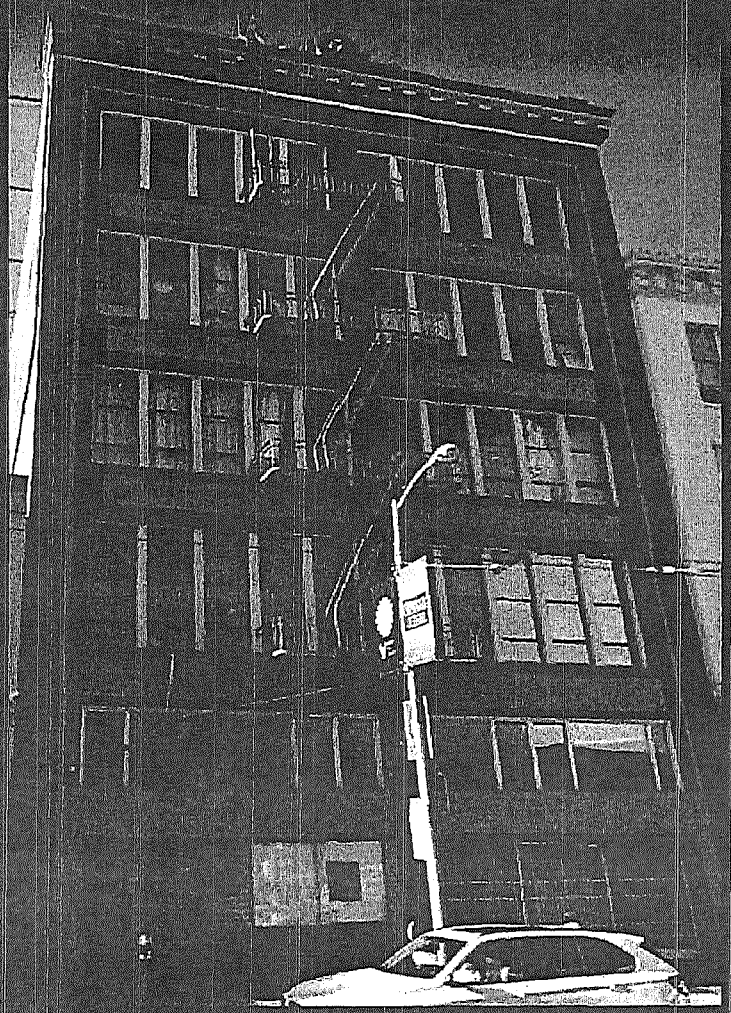
Industrial and Warehouse Buildings

- **Twenty-six (26)** buildings proposed for a change in designation
- **Exceptional examples** of **commercial, industrial and residential hotels**
- The majority of the properties **are not currently rated under Article 11** or are classified as Category V (unrated) buildings.
- **Five (5)** of the properties are eligible for designation as **Category I (Significant)**
- **Twenty-one (21)** are eligible for **Category III (contributory)**

PUBLIC OUTREACH

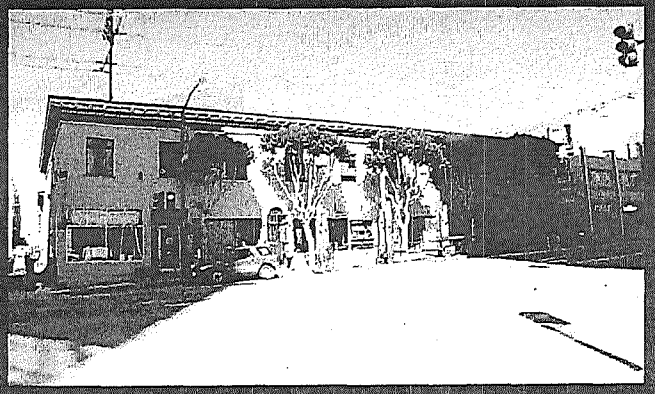
- **March 2014 -** Central SoMa Historic Resources Survey web page launched
- **January 15 and October 3, 2014 -** Meeting with Central SoMa Survey Advisory Group
- **March 25, 2015 -** Public outreach meetings held at SPUR Urban Center
- **December 9, 2015 -** Second public meeting at SPUR Urban Center to solicit feedback on public benefits, including historic preservation
- **July 2015 -** Presentation to SF Heritage on draft historic context statement and survey
- **October 3, 2016** - Notification of properties added to HPC's Landmark Designation Work Program mailed to property owners
- **March** and **April 2018** – Notification of Historic Preservation Commission hearings mailed
- **March – May 2018** – Historic Preservation Commission hearings
- **March – May 2018** - Consultation with property owners
- **June 7, 2018** – Planning Commission Hearing
- **Notification of Historic Preservation Commission** and **Planning Commission** hearings were mailed to property owners March through May 2018. Meetings with tenants and owners of properties proposed for designation were held in April and May 2018.

Article 10 and Article 11 Designations



Hulse Bradford Carpets and Draperies
Mint-Mission Conservation District

The Pickwick Hotel
Kearny-Market-Mason-Sutter Conservation District



New Pullman Hotel
Clyde and Crooks Warehouse Historic District

QUESTIONS?

San Francisco Planning