File No. 130070 Committee Item No. 1
Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** May 13, 2013

Board of Supervisors Meeting **Date** May 21, 2013

Cmte	Board	
☐	☐	**Motion**
☐	☐	**Resolution**
☒	☒	**Ordinance**
☒	☒	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☒	☒	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☒	☒	**Public Correspondence**

OTHER **(Use back side if additional space is needed)**

☒	☒	Historic Preservation Commission Resolution No. 696
☒	☒	Planning Commission Resolution No. 18781
☒	☒	Historic Preservation Commission Case Report
☒	☒	Planning Commission Case Report
☒	☒	Designation Report
☒	☒	Notice of Public Hearing
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Alisa Miller **Date** May 10, 2013
Completed by: Alisa Miller **Date** May 16, 2013

[Planning Code - Duboce Park Historic District]

Ordinance amending the Planning Code, by adding a new Appendix N to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Duboce Park Historic District; and making findings, including environmental findings, and findings of consistency with the General Plan, and Planning Code, Section 101.1(b).

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

(a) Historic Preservation Commission Findings. On December 19, 2012, at a duly noticed public hearing, the Historic Preservation Commission in Resolution No. 699 found that the proposed Planning Code amendments contained in this ordinance were consistent with the City's General Plan and with Planning Code Section 101.1(b) and recommended that the Board of Supervisors adopt the proposed amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 130070.

(b) On January 17, 2013, at a duly noticed public hearing, the Planning Commission in Resolution No. 18781 found that the proposed Planning Code amendments contained in this ordinance were consistent with the City's General Plan and with Planning Code Section 101.1(b). In addition, the Planning Commission recommended that the Board of Supervisors adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 130070 and is incorporated herein by reference.

(c) The Board finds that the proposed Planning Code amendments contained in this ordinance are on balance consistent with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in both Historic Preservation Commission Resolution No. 699 and Planning Commission Resolution No. 18781, which reasons are incorporated herein by reference as though fully set forth.

(d) Pursuant to Planning Code Section 302, the Board finds that the proposed ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 699 and Planning Commission Resolution No. 18781, which reasons are incorporated herein by reference as though fully set forth.

(e) Environmental Findings. The Planning Department has determined that the actions contemplated in this Ordinance are exempt from the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) (CEQA). Said determination is on file with the Clerk of the Board of Supervisors in File No. 130070 and is incorporated herein by reference.

Section 2. The San Francisco Planning Code is hereby amended by amending Article 10 to add Appendix N, to read as follows:

APPENDIX N TO ARTICLE 10

DUBOCE PARK HISTORIC DISTRICT

Sec. 1. Findings and Purposes.

Sec. 2. Designation.

Sec. 3. Location and Boundaries.

Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of San Francisco.

Sec. 5. Statement of Significance.

Sec. 6. Features of the District and Existing Buildings.

Sec. 7. Definitions.

Sec. 8. Standards for Review of Applications

Sec. 9. Significance of Individual Buildings to the Historic District.

Sec. 10. Paint Color.

SEC. 1. FINDINGS AND PURPOSES.

The Board of Supervisors hereby finds that the area known and described in this ordinance as the Duboce Park Historic District contains a number of structures having a special character and special historical, architectural and aesthetic interest and value, and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as an Historic District will be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the standards set forth therein, and that preservation as a district rather than as individual structures alone is in order.

This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the public.

SEC. 2. DESIGNATION.

Pursuant to Section 1004 of the Planning Code, the Duboce Park Historic District is hereby designated as an Article 10 Historic District, this designation having been duly approved by Resolution No. 699 of the Historic Preservation Commission and Resolution No. 18781 of the Planning Commission which Resolutions are on file with the Clerk of the Board of Supervisors under File No. 130070 and which Resolutions are incorporated herein and made part hereof as though fully set forth.

SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the Duboce Park Historic District are: the west side of Steiner Street, the south side of Waller Street, the rear property line of lots adjacent to Duboce Park, and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets (with a 10-foot buffer at

each set of steps and retaining walls). In addition to the interior block entrances, the historic district encompasses all lots contained within Assessor's Block 0863, 0864, 0865, and 0866 and shall be as designated on the Duboce Park Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 130070, which Map is hereby incorporated herein as though fully set forth.

SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.

(a) Article 10 of the Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

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

SEC. 5. STATEMENT OF SIGNIFICANCE.

The Duboce Park Historic District is a three-block residential enclave in the Duboce Triangle neighborhood that is immediately adjacent to and shares a common development history with Duboce Park, a small civic park. The district is comprised of 87 residential buildings and the stone steps and Serpentine rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and Potomac Streets. The district is significant for its unusual development history and architectural expression, as described below.

The Duboce Park Historic District is significant for the unusual development history of the contested tract of land upon which it was built and the way in which the contested nature of the tract impacted the district's physical appearance and connection to the adjacent park. The tract (formerly

known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract, the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed the residential portion of the tract. The lots sold quickly and a handful of builders immediately began developing the parcels. Due to the delay in development caused by the litigation, construction dates for the vast majority of contributing resources within the district range from 1899 to approximately 1902. This short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

The contested nature of the tract, its history as a debris dump, and neighborhood activism and development of the adjacent civic park are key themes linked to the Duboce Park Historic District. One important visible manifestation of this interrelated history is found at the park's northern border – specifically the lack of separation between the park and residential buildings. The district represents the best example of San Francisco's handful of municipal parks that directly abut residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the foundations of many district buildings.

The Duboce Park Historic District is also significant for its architectural expression as a remarkably intact grouping of Victorian- and Edwardian-era residential buildings. The district expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with the Queen Anne style widely represented. Although the district displays a remarkable variety of ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks.

Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and built approximately one half of the district properties, including nearly all of the residences on Carmelita and Pierce Streets. The district represents one of the earliest developments in his 77-year career and is an excellent representation of his effusive interpretation of the Queen Anne style. District features characteristic of Nelson's Victorian-era period include button boards, drips, and donuts; blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

The turn-of-the-century development of buildings within the district often resulted in a rare fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

The period of significance for the Duboce Park Historic District dates from 1899 to 1911, inclusive of the known period of construction of all buildings within the district. Additional historic information may be found in the Duboce Park Historic District Designation Report, which is hereby incorporated herein as though fully set forth. This document is on file at the Planning Department under Case No. 2011.0683L.

SEC. 6. FEATURES OF THE DISTRICT AND EXISTING BUILDINGS.

The character-defining interior features of buildings in the district are identified as: None.

The character-defining exterior features of buildings in the district are identified as: All exterior elevations and rooflines as described below.

The character-defining landscape elements of the district are identified as: The rustic interior block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone

steps. Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

The following section describes in further detail the character-defining features of the district and of individual buildings and landscape elements contained therein. Historic district designation is intended to protect and preserve these character-defining features.

a) Overall Form, Continuity, Scale and Proportion.

Due to the brief period of construction – most buildings were constructed between 1899 and 1902 – and combined involvement of two primary builders, buildings within the district exhibit a remarkable consistency in terms of massing, scale, style, detailing, front yard setback, and feeling.

District buildings are overwhelmingly residential, being composed primarily of single-family dwellings and residential flats. A few multiple-family residences within the district (typically located on street corners) also include a commercial use at the street level.

Buildings in the district range from 1 ½ story-over-basement to four stories in height, with two and three stories predominating. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, Park-facing, and rear façades.

Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers.

Buildings located along the interior blocks feature uniform front yard setbacks of approximately nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do

not feature front yard setbacks; rather, they present a modulated massing of muscular bay windows and deeply recessed entry porticos.

The Queen Anne style buildings present in the district may be subdivided into two basic arrangements: 1 ½ story-over-raised-basement single-family cottages, and 2 ½ story-over-raised-basement single family dwellings or flats. The buildings tend to conform to a basic plan of a projecting bay on the first floor, flanked by an open porch and entry to the side—with the porch entry often surmounted by spindle work or decorative porch brackets. Roof forms are hipped or steeply pitched front-facing gables. Slightly projecting second story overhangs are common.

Edwardian-era flats building are three stories-over-basement in height with wide projecting structural window bays, featuring angled- or bent-sash windows. The roofline of Edwardian-era flats buildings feature projecting cornices that follow the profiles of the primary facades. The buildings are typically topped with flat roofs, though several feature gable roof forms. Massing is symmetrical, except at the first story, where the two structural bays are occupied by a recessed entrance at one side and a projecting bay window at the other.

Original roof projections include turrets topped with witch's cap or conical roof forms and small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers. Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and fenestration of primary facades.

Although the roof forms – particularly at the non-visible rear façade – of a substantial number of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, or solar panels, these alterations were constructed outside of the Period of Significance and have not gained significance in their own right.

Similar roof forms, massing, and setbacks result in a cohesive streetscape of rooflines, entrances, continuous primary facades, and modulated bays. With no visual separation between buildings in the district, the block faces present an overall appearance of attached row-houses; however, with a few exceptions, it is unlikely that buildings feature shared structural walls.

b) Fenestration.

Fenestration is remarkably consistent throughout the district, consisting of vertically oriented double-hung wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in wide angled bays with smaller windows set flush with the façade, often adjacent to the primary entry door. Windows surround are typically topped with cornices, occasionally featuring pediments, with ornamented details.

Smaller vertically oriented windows, set in a single, pair, or ganged configuration, are also often located in the tympanum of the Queen Anne style buildings. Tympanums typically have a higher solid-to-void ratio than the lower stories. Several buildings – typically Edwardian-era flats buildings – feature curved wood sash windows set in curved structural bays. Angled or curved bays typically contain three windows, though certain bays of corner buildings contain four windows. While rare, several buildings display two-sided angled bay windows at the primary facade.

Large corner buildings with greater surface area have a higher solid-to-void ratio than mid-block buildings. Window bays and window openings set flush with the façade are typically placed in the same location, presenting a stacked appearance, at each story of the three story corner buildings.

The vast majority of buildings within the district retain some or all historic double-hung wood sash windows with ogee lugs. Replacement windows made of aluminum or vinyl sash, casement windows, or windows with divided lights that were added to buildings after the Period of Significance have not gained significance in their own right.

c) Materials & Finishes.

Buildings in the district are of wood frame construction and were historically clad in horizontal wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the secondary and rear facades, while a combination of flush, lap, channel drop, and shingles are typically found at the primary facades of Victorian-era buildings. Flush wood siding is most common on the primary facades of Edwardian-era flats buildings. Most buildings retain their historic siding though a few were later clad in stucco, asbestos, or composite shingle siding. These replacement sidings have not gained significance in their own right.

Historically, the gabled roofs within the district were clad in unpainted wood shingles. These historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt or composite shingles that match the color and tone of the historic wood roofing materials. Though generally compatible, this replacement roofing material has not gained significance in its own right.

d) Architectural Details.

Common traits found throughout the district are bay windows, gable roofs, decorative cornices, ornamental shingles; and spindle work, as well as more classically influenced detailing such as dentils, pediments, columns, and applied plaster ornament. Ornamental details are typically larger and more robust in scale at the first story, with finer, more delicate features located at the upper floors.

Many of the district's buildings retain their original primary entrance doors. These paneled wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper portion and feature corniced hoods and incised or applied ornament. Occasionally, a single fixed window is located adjacent to the entry door of Queen Anne buildings and some doors, of both Queen Anne and Edwardian-era buildings, are topped with transom windows.

Queen Anne Design Elements

Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style most widely represented. Though Victorian-era architectural design displayed a remarkable variety of

ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors.

Many of the Queen Anne style buildings on Potomac Street, designed by developer George Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs, and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and delicate architectural features, including spindle screens, turrets, and cut-outs.

Architectural details commonly found on Queen Anne buildings throughout the district include raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingling, turrets (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel posts, Tudor-inspired stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are rare but present within the district.

Historically, there were several types of stairs constructed in the district: longer flights of wood stairs that typically project out from Queen Anne style buildings and shorter flights typically found within the recessed entries of Edwardian-era flats buildings.

The Queen Anne buildings on interior block streets are typically accessed via a straight run flight of wood stairs. Due to the slope, stairs on the west side of these blocks are significantly longer than those on the east. Historically, wood stairs on these interior blocks were solid and uniform in appearance; featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts; and had a painted finish. Some flights of stairs were later replaced with brick, concrete, tile, or terrazzo. These replacement stairs have not gained significance in their own right.

Edwardian-Era Design Elements

Edwardian-era buildings, referred to locally as Classical Revival, were constructed in San Francisco from approximately 1901 to 1910. The term Edwardian is used architecturally to describe a more vernacular interpretation of the Classical Revival style and is commonly applied to three-unit flats buildings – like those found within the district – with wide angled or round bay windows, flat roofs, bulky projecting cornices, and columned porch entries. Edwardian-era buildings within the district, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located largely within the building envelope and provide access to recessed entrance doors. Entrances of Edwardian-era flats in the district are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes.

Architectural ornament associated with the Edwardian-era is typically more restrained than those used during the Victorian-era. The turn-of-the-century development of buildings within the district, however, often resulted in a fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

e) Landscape Elements.

Properties within the district typically feature uniform front yard setbacks on each block face. Setbacks on the west side of interior blocks are generally much deeper – typically 13' to 17' – than the east side, which, depending upon the block, range from approximately 5' to 13'. Setbacks on the western portion of Waller Street are uniform on each block face, ranging from approximately 8' to 12'. Despite the variability in front yard depth, each block face features similar setbacks and reads as uniform. Buildings located on the eastern portion of Waller and Steiner streets, typically Edwardian-era flats, are built out to the sidewalk, with no or minimal front yard setbacks.

Historically, front yards were bounded with low cast stone site walls and planted with vegetation. Site walls on Carmelita Street – and possibly other blocks – were originally topped with decorative iron fencing. Despite the west to east downward slope, the yards located within the front setback are level rather than terraced or sloped.

Several sections of site walls on Carmelita Street retain all or a portion of their original decorative iron fencing. Front yard setbacks and remnants of intact cast stone site walls are also located along Waller, Pierce, and Potomac Streets.

The addition of garages has altered the front yards of many district properties. None of the historic buildings within the district were originally constructed with an integrated or detached automobile garage. On most blocks, portions of site walls were removed and front yards partially paved in order to accommodate driveways for garages inserted in the basement of many buildings. Several properties feature detached or semi-attached pop-out garages in the front yard. Garage structures, openings, and driveways are not considered significant in their own right.

f) Interior Block Park Entrances.

The development history of residential properties within the Duboce Park Historic District is closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the periphery of Duboce Park reflect this close association between residential and park development; notably, the lack of a physical separation between residential buildings and the park and rustic entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls built of Serpentine rock set in a random rubble pattern.

For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights-of-way and area within the park directly adjacent to the steps and rock walls.

SEC. 7. DEFINITIONS

For the purpose of this Appendix N only, the following terms shall have the following meanings:

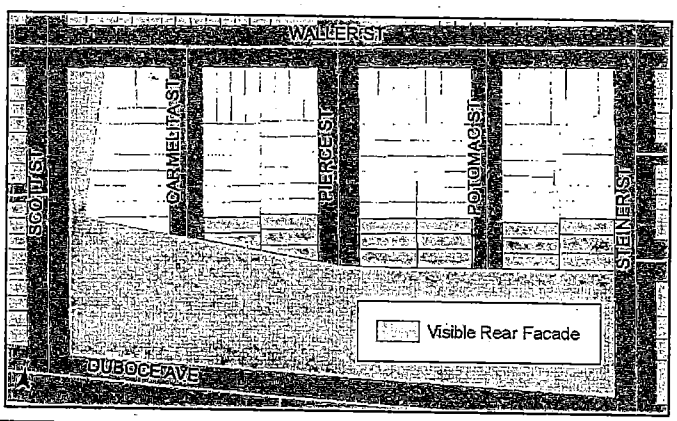
Interior Block Park Entrance: The interior block park entrances at Potomac Street, Pierce Street, and Carmelita Streets are defined as the steps, Serpentine rock retaining walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street right-of-way and area within the park directly adjacent to the steps and rock retaining walls.

Primary Façade: A primary façade is a building's main street-facing façade. Corner buildings have two primary façades; the second primary façade may front Duboce Park or the street.

Rear Façade: The rear façade is located at the rear of the building.

Public Right-of-Way: A public right-of-way is a street, sidewalk, interior block park entrance, or park.

Visibility: A building, feature, or alteration is considered "visible" when it can be seen from a public right-of-way within the District and/or is visible from Duboce Park. Visibility from Duboce Park is limited to the highly visible façades of the first three buildings adjacent to the Park. Due to their distance from the Park, the rear façades of buildings adjacent to the western portion of Duboce Park (parallel to Scott Street) are excluded from this definition of visibility. See map.



SEC. 8 STANDARDS FOR REVIEW OF APPLICATIONS

The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the Historic District" shall mean the exterior architectural features of the Duboce Park Historic District referred to and described in Section 7 of this Appendix.

Any exterior change within the Duboce Park Historic District shall require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit, with the exception of specific scopes of work as outlined below. The procedures, requirements, controls and standards of Article 10 of the Planning Code shall apply to all applications for Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Duboce Park Historic District.

The following section outlines the levels of review as determined by proposed scopes of work within the Duboce Park Historic District. The three levels of review are: "No Certificate of Appropriateness" is required; an "Administrative Certificate of Appropriateness" is required, which is approved administratively by Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning Code; and a "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code at a regularly scheduled Historic Preservation Commission hearing.

See Section 7 for definitions pertaining to primary and rear façades, interior block park entrances, and visibility from public rights-of-way.

Ancillary Structures within the Rear Yard - Construction or Removal

A Certificate of Appropriateness shall not be required for the construction of any structure within the rear yard that is no more than eight feet in height above grade and covers no more than 100 square feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not be required for the removal of any non-historic ancillary structure within the rear yard.

Decks, Stairs, & Railings

Front Stairways and Railings: An Administrative Certificate of Appropriateness shall be required for the replacement of historic or non historic stairways and/or railings with compatible stairways and/or railings provided that the proposal is based on physical or documented evidence and is found to be compatible in terms of location, configuration, materials, and details with the character-defining features of the building and/or district. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components of the entry.

Rear Yard Decks, Stairs, and Railings: A Certificate of Appropriateness shall not be required for the repair, replacement, or new construction of rear yard decks and stairways and associated structural elements that are located in the rear yard and are not visible from the public rights-of-way. An Administrative Certificate of Appropriateness shall be required for the replacement or new construction of rear yard decks and stairways and associated structural elements that are visible from public rights-of-way provided that the design is determined compatible in terms of location, configuration, materials, and details with the character-defining features of the district.

~~Demolition~~

~~With the exception of ancillary buildings as defined in this Appendix, the demolition of a contributory or non-contributory building within the district shall require a Certificate of Appropriateness.~~

Doors

Door Replacement – Primary Façade: An Administrative Certificate of Appropriateness shall be required for door replacement on the primary façades provided that the proposed door matches the historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior profiles, dimensions and detailing.

Door Replacement – Secondary Façades: A Certificate of Appropriateness shall not be required for door replacement on secondary façades regardless of material or visibility from the public right-of-way.

Door Openings – Non-Visible Rear Façade: A Certificate of Appropriateness shall not be required for the alteration of existing door openings, or the insertion of new door openings, at rear façades that are not visible from public rights-of-way.

Door Openings – Visible Rear Façade: A Certificate of Appropriateness shall not be required for the modification of existing openings provided that such openings are not enlarged more than 50% of the existing opening's size. An Administrative Certificate of Appropriateness shall be required for the insertion of new door openings on rear façades visible from public rights-of-way.

Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an existing garage door provided that the new garage door is compatible in terms of material, pattern, and fenestration and minimizes its visual impacts on the character-defining features of the existing building and front yard setting.

Dormers, Additions, Penthouses

An Administrative Certificate of Appropriateness shall be required for the construction or enlargement of existing dormers, penthouses or horizontal or vertical additions provided that the new construction is not visible from a public right-of-way.

Exploratory and Investigative Work

An Administrative Certificate of Appropriateness shall be required for the removal of a limited amount of non-historic material to conduct investigation about the historic structure and to determine the existence of underlying historic material. This work will be limited to no more than 20% of the total surface area on the primary façade (excluding window openings) and the area must be stabilized and protected after the investigation is complete. A Certificate of Appropriateness shall not be required for

the equivalent removal at the rear or secondary façades of non-historic material for exploratory purposes regardless of visibility.

~~Exterior Alterations or New Construction~~

~~Excluding the exceptions defined in this Appendix, any exterior change to a contributory or non-contributory building or new construction within the Duboce Park Historic District shall require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit. The following standards shall guide the approval of exterior alterations and new construction:~~

~~(a) Character of the district. New construction shall complement and support the historic character of the district. Proposals for exterior alterations that result in greater conformity with the character of the district and are based on physical or documented evidence are encouraged.~~

~~(b) Historic Materials. Exterior alterations or new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Repair and retention of historic windows is encouraged.~~

~~(c) Compatibility. New construction shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and shall conform to the following provisions:~~

~~1. Style. New construction shall be compatible with the character defining features of the district, yet is contemporary in design.~~

~~2. Scale and Proportion. New construction shall be compatible with the massing, size, and scale of the adjacent contributing buildings within the district.~~

~~3. Setbacks. New construction shall conform to existing setback patterns found in adjacent buildings and within the district.~~

~~4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting cornices are common within the district and new construction shall reference the massing and form of adjacent buildings.~~

~~5. Dormers and Additions. The enlargement or construction of dormers, penthouses and horizontal or vertical additions shall be designed in a manner that requires minimal change to the character-defining features of the subject building and the district in terms of materials, fenestration, cladding, massing and ornamentation.~~

~~6. Garages. The insertion of a garage shall minimize the physical and visual impacts on the character-defining features of the existing building and front yard setting. The design of garages and garage doors shall be unobtrusive and simple. Double-hinged doors with panels and multi-lights are in keeping with the character of the district and are encouraged.~~

~~7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the removal of landscaping and include permeable paving materials in order to minimize disruption to front yard setbacks and the character-defining features of the subject building and the district.~~

~~8. Details. Architectural details on new construction shall be contemporary, yet compatible with the character-defining features found on the contributing buildings within the district.~~

Fences

A Certificate of Appropriateness shall not be required for the construction or replacement of rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way, including Duboce Park. An Administrative Certificate of Appropriateness shall be required for new or replacement fences that are directly adjacent to Duboce Park or other public right-of-way.

~~Interior Block Park Entrances~~

~~The following scopes of work that may or may not require a building permit at the interior block Duboce Park entrances at Potomac Street, Pierce Street, and Carmelita Street shall be subject to the procedures, requirements, controls and standards of Article 10 of the Planning Code as outlined below.~~

~~The following standards shall guide the review of work to the interior block Duboce Park entrances:~~

~~(a) All work shall be compatible with the historic materials, features, size, scale and proportion to protect the integrity of these historic park entrances.~~

~~(b) Retention of historic rustic steps and Serpentine rock retaining walls is encouraged.~~

~~(c) Unobstructed views from the interior block Park entrances to the larger expanse of the park are encouraged.~~

~~(d) Alterations to return previously modified portions of the entrances to their historic rustic character are encouraged.~~

~~Ordinary Maintenance and Repair: A Certificate of Appropriateness shall not be required for ordinary maintenance and repair – defined as any work, the sole purpose and effect of which is to correct or repair deterioration, decay, or damage – of the rustic steps, Serpentine rock retaining walls, adjacent sidewalks, park pathways, or street rights-of-way.~~

~~Landscaping: A Certificate of Appropriateness shall not be required for new plantings, pruning, or changes to vegetation within the Park's interior block Park entrances' buffer zones. Nothing in this legislation shall be construed to regulate maintenance or changes to vegetation within Duboce Park.~~

~~Emergency Repair: A Certificate of Appropriateness shall not be required for emergency repair of unsafe or dangerous conditions of the rock wall and steps.~~

~~Minor Repair or In-Kind Replacement: A Certificate of Appropriateness shall not be required for minor repair of the rustic steps or the in-kind replacement of Serpentine rock at the retaining walls.~~

~~All Other Alterations: A Certificate of Appropriateness shall be required for all other alterations to the rustic steps, rock retaining walls, and area within the buffer zone.~~

Mills Act Contract

An Administrative Certificate of Appropriateness shall be required for work described in an approved Mill's Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and determined to meet the Secretary of the Interior's Standards.

Ordinary Maintenance and Repair

A Certificate of Appropriateness shall not be required if the proposed work consists of ordinary maintenance and repair, as defined in Section 1005(e)(3) of the Planning Code.

Repair or Replacement of Architectural Details

A Certificate of Appropriateness shall not be required for the repair of existing historic ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline, and eaves) regardless of visibility from the public right-of-way. See "Ordinary Maintenance and Repair." An Administrative Certificate of Appropriateness shall be required for the in-kind replacement at the primary façade of historic ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline, and eaves) that has been previously removed, provided that replacement ornament is determined to be compatible with documented designs and ornament found on the subject building or within the district.

Roof Replacement

A Certificate of Appropriateness shall not be required for roof replacement provided that the proposed work does not change the roof character, form or structure.

Rooftop Equipment (excluding cellular installations)

A Certificate of Appropriateness shall not be required for the installation of rooftop equipment provided that the rooftop equipment is not visible from a public right-of-way and that the rooftop equipment is installed in a manner that may be easily removed in the future without disturbing any historic fabric.

An Administrative Certificate of Appropriateness shall be required for the installation of visible *rooftop equipment (excluding solar panels and related structures) provided that:*

(a) Proposed rooftop equipment shall be installed in a manner that avoids harming any historic fabric of the building and that may be easily removed in the future without disturbing any historic fabric; and,

(b) Proposed rooftop equipment is set back a minimum of 20 feet from the primary street-facing façade; does not result in additional height of more than 5 feet as measured from the base of the equipment; does not cover more than 10% of the total roof area; and is set in from the perimeter walls of the building, and,

(c) Proposed skylights, if applicable, shall have a low, flat profile, are mounted flush with the slope of the roof, and are setback from the perimeter walls of the building. Skylight frames shall have a powder-coated or painted finish that matches the color of the roof material and the glazing shall be non-reflective.

Security Measures

Security Measures – Primary Façades: An Administrative Certificate of Appropriateness shall be required for installation or replacement of metal security doors, window grilles, or security gates on primary façades provided that the installation of these measures meet all other requirements of the

Planning Code and are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building.

Security Measures – All Other Façades: A Certificate of Appropriateness shall not be required for installation or replacement of metal security doors, window grilles, or security gates on rear façades regardless of visibility from the public right-of-way.

Seismic Work

A Certificate of Appropriateness shall not be required for seismic work that complies with Section 1006.2(a)(1) of the Planning Code. Seismic upgrades that minimize the alteration of character-defining features of a structure are encouraged.

Siding

An Administrative Certificate of Appropriateness shall be required for the replacement of non-historic siding with wood siding, provided that the replacement siding is determined to be compatible with documented historic siding (extant or not) found on the subject building or within the district.

Signs & Awnings

An Administrative Certificate of Appropriateness shall be required for new tenant signs and awnings that are compatible in terms of material, location, size, method of attachment, and method of illumination with the property and/or district and meet the following requirements:

(a) Proposal does not obscure or cover any exterior character-defining features; and,

(b) Proposal includes the removal of any abandoned conduit, outlets, attachment structures, and associated equipment.

(c) Proposals for awnings and canopies shall use traditional shapes, forms and materials, and the overall size, shape, and projection from the building shall be in proper proportion and scale to the building and be contained within the window or door opening. In most instances, the only acceptable

material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic reasons. Signs or lettering shall be kept to a minimum size.

Solar Panels

A Certificate of Appropriateness shall not be required for the installation of solar panels.

A Certificate of Appropriateness shall not be required for the installation of structures that support solar panels, regardless of visibility, provided that the installation would not require alterations to the building greater than normally required to install a solar energy system, such as:

(a) Set with a low profile, and

(b) Mounted parallel with the slope of the roof (if roof is sloped greater than 1/12), and

(c) Not visible from adjacent street sightlines if on a flat roof, and

(d) Set in from the perimeter walls of the building, including the building's primary facade

Windows

Window Repair: The repair and retention of historic windows is encouraged. A Certificate of Appropriateness shall not be required for work to repair or correct deterioration, decay, or damage to existing windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and other historic window components. See "Ordinary Maintenance and Repair."

Window Replacement – Primary Façade: A Certificate of Appropriateness shall not be required for window replacement on primary façades provided that the proposed windows match the historic (extant or not) windows in terms of opening size, configuration, material, and all exterior profiles and dimensions.

Window Replacement – Rear Façade: A Certificate of Appropriateness shall not be required for window replacement on non-visible rear façades within the existing openings. A Certificate of

Appropriateness shall not be required for window replacement on visible rear façades provided that the replacement windows are compatible in terms of material and configuration.

Window Openings – Non-Visible Rear Façade: A Certificate of Appropriateness shall not be required for the alteration of existing window openings, or the insertion of new window openings, at rear façades that are not visible from public rights-of-way.

Window Openings – Visible Rear Façade: A Certificate of Appropriateness shall not be required for the modification of existing openings provided that such openings are not enlarged more than 50% of the existing opening's size. An Administrative Certificate of Appropriateness shall be required for the insertion of new window openings at visible rear façades.

Exterior Alterations or New Construction

Excluding the exceptions defined in this Appendix, any exterior change to a contributory or non-contributory building or new construction within the Duboce Park Historic District shall require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit. The following standards shall guide the approval of exterior alterations and new construction:

(a) Character of the district. New construction shall complement and support the historic character of the district. Proposals for exterior alterations that result in greater conformity with the character of the district and are based on physical or documented evidence are encouraged.

(b) Historic Materials. Exterior alterations or new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Repair and retention of historic windows is encouraged.

(c) Compatibility. New construction shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to

protect the integrity of the property and its environment, and shall conform to the following provisions:

1. Style. New construction shall be compatible with the character-defining features of the district, yet is contemporary in design.

2. Scale and Proportion. New construction shall be compatible with the massing, size, and scale of the adjacent contributing buildings within the district.

3. Setbacks. New construction shall conform to existing setback patterns found in adjacent buildings and within the district.

4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting cornices are common within the district and new construction shall reference the massing and form of adjacent buildings.

5. Dormers and Additions. The enlargement or construction of dormers, penthouses and horizontal or vertical additions shall be designed in a manner that requires minimal change to the character-defining features of the subject building and the district in terms of materials, fenestration, cladding, massing and ornamentation.

6. Garages. The insertion of a garage shall minimize the physical and visual impacts on the character-defining features of the existing building and front yard setting. The design of garages and garage doors shall be unobtrusive and simple. Double-hinged doors with panels and multi-lights are in keeping with the character of the district and are encouraged.

7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the removal of landscaping and include permeable paving materials in order to minimize disruption to front yard setbacks and the character-defining features of the subject building and the district.

8. Details. Architectural details on new construction shall be contemporary, yet compatible with the character-defining features found on the contributing buildings within the district.

Demolition

With the exception of ancillary buildings as defined in this Appendix, the demolition of a contributory or non-contributory building within the district shall require a Certificate of Appropriateness.

Interior Block Park Entrances

The following scopes of work that may or may not require a building permit at the interior block Duboce Park entrances at Potomac Street, Pierce Street, and Carmelita Street shall be subject to the procedures, requirements, controls and standards of Article 10 of the Planning Code as outlined below.

The following standards shall guide the review of work to the interior block Duboce Park entrances:

(a) All work shall be compatible with the historic materials, features, size, scale and proportion to protect the integrity of these historic park entrances.

(b) Retention of historic rustic steps and Serpentine rock retaining walls is encouraged.

(c) Unobstructed views from the interior block Park entrances to the larger expanse of the park are encouraged.

(d) Alterations to return previously modified portions of the entrances to their historic rustic character are encouraged.

Ordinary Maintenance and Repair: A Certificate of Appropriateness shall not be required for ordinary maintenance and repair – defined as any work, the sole purpose and effect of which is to correct or repair deterioration, decay, or damage – of the rustic steps, Serpentine rock retaining walls, adjacent sidewalks, park pathways, or street rights-of-way.

Landscaping: A Certificate of Appropriateness shall not be required for new plantings, pruning, or changes to vegetation within the Park's interior block Park entrances' buffer zones. Nothing in this legislation shall be construed to regulate maintenance or changes to vegetation within Duboce Park.

Emergency Repair: A Certificate of Appropriateness shall not be required for emergency repair of unsafe or dangerous conditions of the rock wall and steps.

Minor Repair or In-Kind Replacement: A Certificate of Appropriateness shall not be required for minor repair of the rustic steps or the in-kind replacement of Serpentine rock at the retaining walls.

All Other Alterations: A Certificate of Appropriateness shall be required for all other alterations to the rustic steps, rock retaining walls, and area within the buffer zone.

SEC. 9. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

Each building within the Duboce Park Historic District is assigned to either of the two following categories.

Contributory. This category identifies buildings, which date from the Historic District's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the Historic District. The maximum suspension period allowable under Article 10 shall be imposed on applications for demolition of Contributory buildings.

The following buildings and interior block park entrances are deemed Contributory to the Historic District:

APN	*From St. #*	*To St. #*	*Street Name*	*Date Built*
0863-009	*49*	*49*	*Carmelita St.*	*1899*
0864-011	*50*	*52*	*Carmelita St.*	*1899*

APN	From St. #	To St. #	Street Name	Date Built
0863-008	53	53	Carmelita St.	1899
0863-007	57	57	Carmelita St.	1899
0864-013	58	58	Carmelita St.	1899
0864-014	60	62	Carmelita St.	1899
0863-006	61	61	Carmelita St.	1899
0863-005	65	65	Carmelita St.	1899
0864-015	66	66	Carmelita St.	1899
0863-004	69	69	Carmelita St.	1899
0864-016	70	70	Carmelita St.	1899
0863-003	73	73	Carmelita St.	1899
0863-002	77	77	Carmelita St.	1899
0864-018	78	78	Carmelita St.	1899
0865-011	46	48	Pierce St.	1899
0864-010	47	47	Pierce St.	1899
0864-009	49	51	Pierce St.	1899
0865-012	52	52	Pierce St.	1899
0864-008	55	55	Pierce St.	1899
0865-013	56	56	Pierce St.	1899
0864-007	59	59	Pierce St.	1899
0865-014	60	60	Pierce St.	1899
0864-006	63	65	Pierce St.	1899

APN	From St. #	To St. #	Street Name	Date Built
0865-015	64	64	Pierce St.	1899
0864-005	67	67	Pierce St.	1899
0865-016	68	68	Pierce St.	1899
0864-004	71	71	Pierce St.	1899
0865-017	72	72	Pierce St.	1899
0864-003	75	75	Pierce St.	1899
0865-018	76	76	Pierce St.	1901
0864-002	79	79	Pierce St.	c. 1901
0866-010	44	48	Potomac St.	c.1900
0865-026, 027, 028	47	51	Potomac St.	1901
0866-011	50	54	Potomac St.	1900
0865-009	53	57	Potomac St.	1901
0866-012	56	56	Potomac St.	1899
0865-008	59	59	Potomac St.	1900
0866-013	60	60	Potomac St.	1899
0865-006	63	63	Potomac St.	1899
0866-014	64	64	Potomac St.	1899
0865-005	65	65	Potomac St.	1899
0866-015	66	66	Potomac St.	1900

APN	From St. #	To St. #	Street Name	Date Built
0865-004	67	67	Potomac St.	1899
0866-016	68	68	Potomac St.	1900
0865-003	69	69	Potomac St.	c.1900
0866-017	70	70	Potomac St.	1901
0865-029	71	75	Potomac St.	1900
0866-018	72	76	Potomac St.	c. 1905 (visual)
0866-019	82	86	Potomac St.	1911
0866-009	101	105	Steiner St.	1903
0866-008	107	111	Steiner St.	1907
0866-007	115	115	Steiner St.	1902
0866-006	121	125	Steiner St.	1902
0866-005	127	131	Steiner St.	1903
0866-002	133	135	Steiner St.	c. 1899
0866-001	501	505	Waller St.	1901
0866-024	511	511	Waller St.	1902
0866-023	515	517	Waller St.	1902
0866-022	521	525	Waller St.	c.1900
0866-021	527	531	Waller St.	1902
0866-020A	533	537	Waller St.	1904

APN	From St. #	To St. #	Street Name	Date Built
0866-020	539	539	Waller St.	c.1905
0865-025	563	567	Waller St.	1900
0865-023	579	579	Waller St.	1900
0865-022	581	581	Waller St.	1900
0865-021	587	587	Waller St.	1900
0865-020	591	595	Waller St.	1902
0864-026	601	601	Waller St.	1900
0864-025	607	609	Waller St.	1900
0864-024	611	617	Waller St.	1899
0864-023	621	621	Waller St.	1900
0864-022	627	627	Waller St.	1899
0864-021	633	633	Waller St.	1899
0864-020	639	639	Waller St.	1900
0864-019	643	643	Waller St.	1900
0863-013, 014, 015	661	663	Waller St.	1902
0863-012	667	667	Waller St.	1900
0863-011	673	675	Waller St.	1900
0863-016	679	681	Waller St.	1900
Carmelita Street interior block park entrance				

APN	From St. #	To St. #	Street Name	Date Built
Pierce Street interior block park entrance				
Potomac Street interior block park entrance				
For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights of way and area within the park directly adjacent to the steps and rock walls.				

Noncontributory. This category identifies buildings which postdate the Historic District's period of significance and/or no longer retain sufficient integrity to convey significance. Demolition permit applications for these buildings will be processed without reference to the suspension provisions of Article 10. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to ensure that alterations and new construction would be compatible with the historic character of the District in terms of scale, massing, fenestration, materials and detail.

The remaining buildings shall be deemed to be Noncontributory within the Historic District:

APN	From St. #	To St. #	Street Name	Year Built
0864-012	54	54	Carmelita St.	1899
0864-017	74	74	Carmelita St.	c.1899
0865-019	80	80	Pierce St.	c.1899
0865-007	61	61	Potomac St.	1900
0866-003	137	137	Steiner St.	1902
0866-004	139	141	Steiner St.	2009

0865-033	*569*	*573*	*Waller St.*	*1900*
0865-001	*559*	*561*	*Waller St.*	*c.1905*

SEC. 10. PAINT COLOR.

Nothing in this legislation shall be construed to regulate paint colors within the District.

Section 3. This Section is uncodified. Notwithstanding the deadlines for applications for Mills Act contacts set forth in Section 71.3 of the Administrative Code, for calendar year 2013 only eligible properties within the District may submit applications for Mills Act contracts with the City until October 1, 2013.

Section ~~34~~. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section ~~45~~. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

///

///

///

///

///

///

///

///

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

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

n:\land\as2012\0900449\00847376.doc

FILE NO. 130070

LEGISLATIVE DIGEST

[Planning Code - Duboce Park Historic District]

Ordinance amending the Planning Code, by adding a new Appendix N to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Duboce Park Historic District; and making findings, including environmental findings, and findings of consistency with the General Plan, and Planning Code, Section 101.1(b).

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate individual structures or groups of structures that have special character or special historical, architectural or aesthetic interest or value as a City landmarks or historic districts. Once a structure or group of structures has been named a landmark or a district, any construction, alteration, removal or demolition for which a City permit is required and that may affect the character-defining features of the landmark or district necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark or historic district designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently 262 individual landmarks in the City and 11 historic districts under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendices to Article 10.)

Amendments to Current Law

This Ordinance amends the Planning Code, by adding a new historic district to Article 10: Appendix N, the Duboce Park Historic District. It sets forth the location of the district - in the Duboce Triangle Neighborhood in San Francisco - and its precise boundaries. The Ordinance also sets forth the historical significance of the district, specifically, its highly unusual development history and the resulting remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

As required by Section 1004, the ordinance lists in detail the particular features that shall be preserved, or replaced in-kind as determined necessary. It distinguishes which types of scopes of work or alterations would require no Certificate of Appropriateness at all, which would require an Administrative Certificate of Appropriateness from Planning Department staff, as authorized by Section 1006.2(b) of the Planning Code, and which would require a Certificate of Appropriateness from the Historic Preservation Commission ("HPC.")

Background Information

This historic district designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the designation of the Duboce Park Historic District on December 5, 2012. On December 19, 2012, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Report also prepared by Planning Department Staff, the HPC voted to recommend approval of the designation of the Duboce Park Historic District to the Board of Supervisors.

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

January 18, 2013

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: **Transmittal of Planning Department Case Number 2011.0683L:**
Duboce Park Landmark District Designation

BOS File No: 130070
Historic Preservation Commission Recommendation: *Approval*
Planning Commission Recommendation: *Approval*

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2013 JAN 18 PM 1:17

Dear Ms. Calvillo,

On December 5, 2012 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiating landmark designation of the 87 properties located in Assessor's Block 0863, 0864, 0865, and 0866 and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets as an Article 10 landmark district pursuant to Section 1004.2 of the Planning Code.

At the hearing, the HPC voted to **approve** Resolution No. 696 to initiate landmark district designation pursuant to Article 10 of the Planning Code.

On December 19, 2012 the HPC conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark district designation of the 87 properties located in Assessor's Block 0863, 0864, 0865, and 0866 and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets as an Article 10 landmark district pursuant to Section 1004.2 of the Planning Code.

At the hearing, the HPC voted to **approve** Resolution No. 699 to recommend landmark district designation pursuant to Article 10 of the Planning Code.

On January 17, 2013, the San Francisco Planning Commission (hereinafter "PC") conducted a duly noticed public hearing at a regularly scheduled meeting to provide comments that (i) address the consistency of the proposed designation with the policies embodied in the General Plan and the priority policies of Section 101.1 of the Planning Code, particularly the provision of housing to meet the City's Regional Housing Needs Allocation, and the provision of housing near transit corridors; (ii) identify any amendments to the General Plan necessary to facilitate adoption of the

proposed designation; and (iii) evaluate whether the district would conflict with the Sustainable Communities Strategy for the Bay Area.

At the hearing, the PC voted to **approve** Resolution No. 18781 to recommend landmark district designation pursuant to Article 10 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's and the PC's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

AnMarie Rodgers
Manager of Legislative Affairs

cc:
Supervisor Scott Wiener
Jason Elliott, Mayor's Office

Attachments (one copy of the following):
Proposed ordinance entitled "Planning Code – Duboce Park Historic District"
Legislative digest
Historic Preservation Commission Resolutions 696, 699
Planning Commission Resolution 18781
Historic Preservation Commission Case Reports: December 5th and 19th, 2012
Planning Commission Case Report: January 17, 2013
Landmark Designation Report

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

Historic Preservation Commission
Resolution No. 696

HEARING DATE: DECEMBER 5, 2012

RESOLUTION TO CONFIRM NOMINATION AND INITIATE ARTICLE 10 LANDMARK DESIGNATION OF THE DUBOCE PARK LANDMARK DISTRICT PURSUANT TO 1004.1 OF THE PLANNING CODE.

1. WHEREAS, in June 2011, the Historic Preservation Commission added the Duboce Park Landmark District to its Landmark Designation Work Program; and

2. WHEREAS, Planning Department staff Mary Brown, who meets the Secretary of Interior's Professional Qualification Standards, prepared the draft Landmark Designation Report, which was reviewed by the Department for accuracy and conformance with the purposes and standards of Article 10; and

3. WHEREAS, the Historic Preservation Commission, at its regular meeting of December 5, 2012, reviewed Department staff's analysis of the Duboce Park Landmark District's historical significance per Article 10 as part of the Landmark Designation Case Report dated December 5, 2012; and

4. WHEREAS, the Historic Preservation Commission finds that the Duboce Park Landmark District nomination is in the form prescribed by the Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Historic Preservation Commission finds that the Duboce Park Landmark District appears to meet the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

6. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the draft Landmark District Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the district's historical significance and retain historical integrity.

MOVED, that the Historic Preservation Commission hereby confirms the nomination and initiates landmark designation of the 87 buildings and three interior block park entrances that constitute the Duboce Park Landmark District (Assessor Blocks 0863, 0864, 0865, 0866) pursuant to Article 10 of the Planning Code.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The documentation of the proposed district meets the standards of Section 1004(b), and identifies the location and boundaries of the landmark district, a description of the characteristics of the landmark district that justify its designation, and a description of the particular features that should be preserved.
2. The Planning Department has documented that it has conducted a thorough outreach effort to property owners and tenants within the district.
3. The proposed designation will protect valuable historic resources, while broadening the available preservation incentives for the owners of designated property.
4. Further consideration by the Historic Preservation Commission, Planning Commission and the Board of Supervisors will occur at a future public hearing and will be noticed separately for a future date.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on December 5, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Johns, Martinez, and Wolfram

NAYS: None

ABSENT: Commissioner Matsuda

ADOPTED: December 5, 2012

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

Historic Preservation Commission
Resolution No. 699
HEARING DATE: DECEMBER 19, 2012

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF THE DUBOCE PARK LANDMARK DISTRICT, COMPRISED OF ALL LOTS IN ASSESSOR'S BLOCK 0863, 0864, 0865, AND 0866, PURSUANT TO 1004.2 OF THE PLANNING CODE.

1. WHEREAS, in June 2011, the Historic Preservation Commission added the Duboce Park Landmark District to its Landmark Designation Work Program; and

2. WHEREAS, on December 5, 2012, by Resolution No. 696, the Historic Preservation Commission reviewed Department staff's analysis of the Duboce Park Landmark District's historical significance per Article 10 as part of the Landmark Designation Case Report dated December 5, 2012; and

3. WHEREAS, since July 2011, the Department has conducted a robust outreach effort, which included a neighborhood history walking tour, two Ask-A-Planner nights, five community meetings and workshops, and presentations to the Duboce Park Neighborhood Association; and

4. WHEREAS, the Historic Preservation Commission finds that the Duboce Park Landmark District conveys its association with significant development patterns associated with the contested Public Reservation tract and is significant for its Victorian- and Edwardian-era architectural expression; and

5. WHEREAS, the Historic Preservation Commission finds that the Duboce Park Landmark District appears to meet the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

6. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the draft Landmark District Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the district's historical significance and retain historical integrity; and

7. WHEREAS, the levels of review for specific scopes of work identified in the draft designation ordinance were tailored, with community input, to provide appropriate review for the unique features of this district; and

8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the December 19, 2012 Case Report; and

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

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of the Duboce Park Landmark District pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Johns, Matsuda, and Wolfram

NAYS: None

ABSENT: Commissioner Martinez

ADOPTED: December 19, 2012

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 18781

HEARING DATE: January 17, 2013

Date:	January 10, 2013
Case No.:	**2011.0683L**
Project:	**Duboce Park Landmark District**
	Recommendation to Board of Supervisors
Staff Contact	Mary Brown - (415) 575-9074
	mary.brown@sfgov.org
Reviewed By	Tim Frye – (415) 558-6822
	tim.frye@sfgov.org

PROVIDING RECOMMENDATION AND COMMENT ON THE PROPOSED LANDMARK 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 1004.2(c) of San Francisco Planning Code mandates that the Planning Commission shall provide its review and comment on the proposed designation of a historic district to the Board of Supervisors; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on December 5, 2012, initiated the proposed Landmark District designation; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on December 19, 2012, recommended approval of the proposed landmark district designation; and

WHEREAS, the Planning Commission, at a duly noticed public hearing on January 17, 2013 and in accordance with Planning Code Section 1004(2)(c) reviewed and provided a recommendation on the proposed historic district pursuant to Article 10; 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 Market Octavia Area Plan, including the promotion of preservation incentives, designating identified historic districts, and ensuring that changes to the built environment respect the historic character; and

WHEREAS, the Department has determined that landmark 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 10 designation of the proposed Duboce Park Landmark District, incorporating the non-substantive modifications to the Designation Ordinance as detailed in the January 12, 2013 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 January 17, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:	Commissioners Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu
NOES:	None
ABSENT:	None
ADOPTED:	January 17, 2013

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

Article 10 Landmark District

Historic Preservation Commission Case Report
Nomination and Initiation

Hearing Date:	December 5, 2012
Case No.:	**2011.0683L**
Project:	**Duboce Park Landmark District**
Zoning:	RH-2 & RTO
Blocks:	0863, 0864, 0865, 0866
Staff Contact:	Mary Brown – (415) 575-9074 mary.brown@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration to initiate the Article 10 landmark designation process of the Duboce Park Landmark District pursuant to Section 1004.1 of the Planning Code.

PROPERTY DESCRIPTION & SURROUNDING LAND USE AND DEVELOPMENT

The Duboce Park Landmark District (district) is a three-block residential enclave in the Duboce Triangle neighborhood. The district is immediately adjacent to and shares a common development history with Duboce Park, a small civic park composed of open grassy areas, wandering paths, a playground and recreation center. The district is comprised of 87 residential buildings and the stone steps and rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and Potomac Streets.

Construction dates of contributing buildings within the district range from 1899 to 1911. Nearly two thirds of the buildings were constructed in 1899 and 1900. The district's buildings display similar massing, materials, and uniform front yard setbacks that provide a cohesive streetscape of Victorian- and Edwardian-era residences. Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets are single-family dwellings, while flats dominate the lots facing Waller and Steiner Streets. A few mixed-use properties are found in the district, such as the three-story flats-over-store building on the southwest corner of Waller and Steiner. Buildings in the district range from 1 ½ story-over-basement to four stories in height, with two and three stories predominating. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner Streets. These buildings are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, park-facing, and rear façades.

Properties in the district are assigned one of two zoning districts. Buildings zoned RH-2 are found on the interior block streets of Carmelita, Pierce, and Potomac Streets. Properties zoned RTO are located on Waller and Steiner Streets. All buildings in the district are located within a 40-X height and bulk zoning district. Buildings in the immediate vicinity of the district are zoned RH-3 (Scott Street, Waller Street, and Duboce Avenue), RM-1 (Waller Street), and RTO (Steiner Street and Duboce Avenue). Surrounding blocks likewise have a 40-X height and bulk limit with the exception of the California Pacific Medical Center, Davies Campus, to the southwest of Duboce Park, which has a split 65-D and 130-E height and bulk limit.

ENVIRONMENTAL REVIEW STATUS

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

BACKGROUND / PREVIOUS ACTIONS

The Historic Preservation Commission, at its regularly scheduled hearing on June 15, 2011, added the subject district to its Landmark Designation Work Program.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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

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

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

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

ARTICLE 10 LANDMARK CRITERIA

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

OUTREACH AND ENGAGEMENT

The following section provides an overview of the Department's outreach activities focused on the district. The Department engaged in extensive community outreach, produced informational materials, and hosted eight community events, as detailed below. Representatives from Supervisor Scott Wiener's office, the Recreation and Park Department, and the Duboce Triangle Neighborhood Association attended most of these events.

DTNA Meeting, April 2011

Department staff presented the Historic Preservation Commission's Landmark Designation Work Program (Work Program) at a regularly scheduled Duboce Triangle Neighborhood Association meeting. See attached.

Historic Preservation Commission Hearing, June 15, 2011

In advance of the June 15, 2011 HPC hearing to add the subject district to the Work Program, the Department produced promotional materials and conducted outreach to property owners, tenants, government officials, and community stakeholders. A letter and packet of information, which included a four-page FAQ related to the landmark designation process and potential benefits, an informational letter for property owners, and a brochure of existing landmark districts was mailed to tenants and owners of property located within the proposed landmark district. In addition, a hearing notification flyer was posted in the neighborhood. All materials are attached. At the June 15, 2011 HPC hearing, with the stated

support from property owners and the Duboce Triangle Neighborhood Association, the HPC unanimously added the subject district to its Work Program. Following the inclusion of the subject district to the Work Program, the Department developed a series of community events and outreach materials as described below.

Department Event No. 1: July 16, 2011 Neighborhood History Walking Tour
Department planners Moses Corrette, Mary Brown, and Tim Frye led three separate large groups on a neighborhood history walking tour of the subject district. Department planners shared the history of the neighborhood and provided information regarding the landmark district designation process including promotion of the Landmark Designation Kick-Off Meeting. Materials and outreach associated with this event include an events flyer which was mailed to all residents, owners, and stakeholders (see attached). In addition, the flyer was hand delivered to every building in the subject district and posted on poles and businesses in the neighborhood.

Department Event No. 2: July 18, 2011 Landmark Designation Kick-Off Community Meeting
Two days after the Neighborhood History Walking Tour, the Department hosted a Kick-Off Community Meeting at the Harvey Milk Recreation Center. This event was promoted in conjunction with the walking tour. The Department presented an overview of what Article 10 designation entails, how Article 10 designation differs from the historic resource survey evaluation, the potential benefits and drawbacks of designation, and the permit process for alterations to Article 10 landmark district buildings.

Department Event No. 3: August 16, 2011 Community Meeting
Preservation incentives and the process for review of future alterations were the focus of the second Duboce Park Community Meeting. See attached presentation. A flyer for this event was mailed to all residents, property owners, and stakeholders. The flyer was also posted in the neighborhood and hand delivered to all properties within the subject district.

Department Event No. 4: August 30, 2011 Ask-A-Planner Night
The Department hosted its first "Ask-A-Planner" event at the Duboce Park Café across the street from the subject district. This one-hour event was intended to supplement the larger community meeting process and to provide for casual one-on-one discussions related to the proposed landmark designation. Several stakeholders attended the event and engaged in discussion regarding potential future alterations to properties within the district. This event was promoted in conjunction with the August 16th Community Meeting.

Department Event No. 5: September 20, 2011 Community Workshop
This interactive workshop focused on community review of a draft designation ordinance for the subject district. New policies introduced by the Historic Preservation Commission, such as delegation of review to Department staff in the form of Administrative Certificates of Appropriateness, allowed for greater flexibility and engagement with the community in the tailoring of the designation and required levels of review.

Topics at the workshop included prioritizing preservation needs and levels of permit review. Working in small groups, workshop participants provided input on how to best protect neighborhood character through appropriate review of identified scopes of work. Participants prioritized scopes of work for three

separate levels of review: Certificate of Appropriateness, Administrative Certificate of Appropriateness, and No Certificate of Appropriateness. The goal of the workshop was to gain a better understanding – at an open, public forum – of the types of alterations that stakeholders prioritize for additional review. The feedback gathered at the workshop helped tailor a designation ordinance that aligns more closely with community needs, provides a clear and predictable review process for specific scopes of work, and protects the character of the neighborhood.

Department Event No. 6: September 27, 2011 Ask-A-Planner Night
A second "Ask-A-Planner" event was held at the Duboce Park Café a week following the community workshop focused on review of alterations. Department planners and Commissioner Alan Martinez engaged several property owners in detailed discussions regarding levels of review identified and prioritized at the workshop. It served as an additional forum to receive feedback and hear of concerns regarding the review of certain scopes of work. This event was promoted in conjunction with the August events and with the September 20th Community Workshop.

Department Event No. 7: December 7, 2011 Drop-In Event / Community Meeting
With Supervisor Scott Wiener and the Duboce Triangle Neighborhood Association, the Department hosted a Drop-In Event / Community Meeting to share revisions to the proposed levels of review. During the first half of this event, Department planners were on hand to discuss the revised review framework and to discuss the differences between the current California Environmental Quality Act (CEQA) review process and the proposed Article 10 review process. During the meeting's second half, the group convened for a larger question and answer session with Department staff, Supervisor Scott Wiener, and the Duboce Triangle Neighborhood Association. In addition, Executive Director of San Francisco Architectural Heritage, Mike Buhler, provided information at the meeting about the Facade Easement program.

Promotional materials for this event included a save-the-date postcard and a five-page mailing to residents, owners, and stakeholders outlining the revised levels of review for alterations. Large-scale posters included graphics outlining the proposed levels of review at the primary facade, visible rear façade, and non-visible rear facades.

DTNA Meeting, August 13, 2012
On August 13, 2012, the Department provided an information update regarding the subject district and amendments to the Mills Act program at the regularly scheduled Duboce Triangle Neighborhood Association meeting.

Department Event No. 8: November 1, 2012 Final Community Meeting
On November 1, 2012, the Department hosted its final community event focused on the subject district. At the meeting, participants visited three stations staffed by Department planners: Mills Act, Revised Levels of Review, and Designation Process / Timeline. In addition, Supervisor Scott Wiener provided an overview of the recently implemented amendments to the Mills Act program. Residents, stakeholders, and property owners were notified of this meeting via a postcard mailing.

Mills Act Amendments
At the December 7, 2011 Community Meeting, many property owners expressed interest in the property tax savings offered by the Mills Act and concern that the existing application process presented a barrier

to realizing those savings. At the request of property owners, Supervisor Scott Wiener sponsored legislation to amend San Francisco's Mills Act Program to make the application process quicker, cheaper, and more predictable. The Department coordinated with the San Francisco Assessor's office to set established periods for the submittal and review of Mills Act applications and reduced the application fee. The improved program became effective in October 2012.

Online Questionnaire

At the request of property owners and Supervisor Scott Wiener, the Department created an online questionnaire to solicit feedback regarding the proposed district. The online questionnaire was designed specifically for residents and owners of buildings located within the proposed district. It was available online from November 5, 2012 through November 26, 2012. Participation was limited to one questionnaire per owner household and one questionnaire per tenant household. Tenants and owners were provided the option to submit a paper questionnaire, though no household availed themselves of this option. The questionnaire and responses are included in the attached appendix.

The questionnaire was designed to gauge support and opposition to the proposed district as well as the underlying reasoning behind these opinions. In addition, the questionnaire examined the impact of expanded access to the Mills Act program on support or opposition to the survey and the level of interest of applying for the Mills Act.

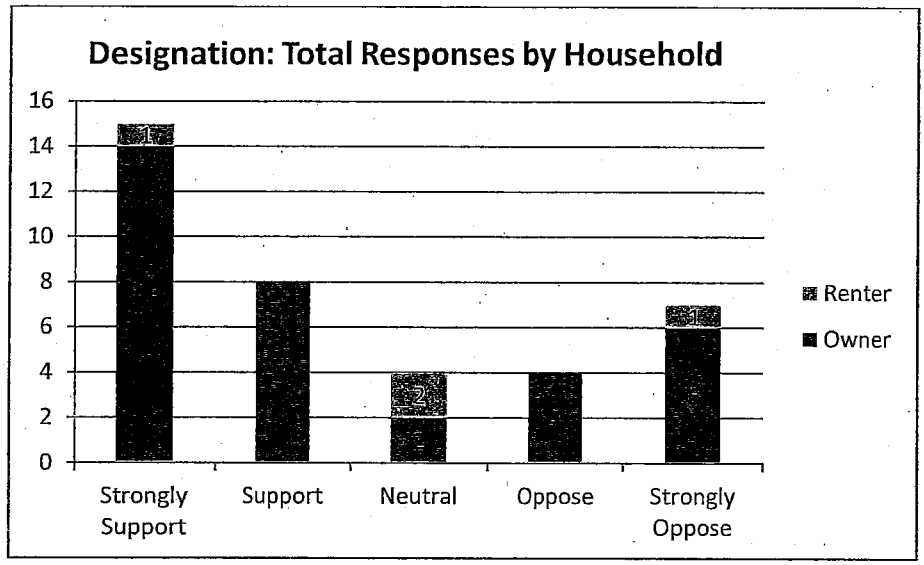
Participation in the online questionnaire was encouraged through several channels. All residents and property owners were mailed a postcard containing a link to the questionnaire on November 5, 2012. The online questionnaire was promoted at the Department's Community Meeting on November 1, 2012. Mention of the online questionnaire was added to an update on the project website. The Department emailed an announcement and web link for the questionnaire to the 65 people on its project mailing list on November 7, 2012 and a follow-up reminder email on November 21, 2012. Supervisor Scott Wiener emailed a web link for the questionnaire to the list of people who had previously contacted his office regarding the proposed designation.

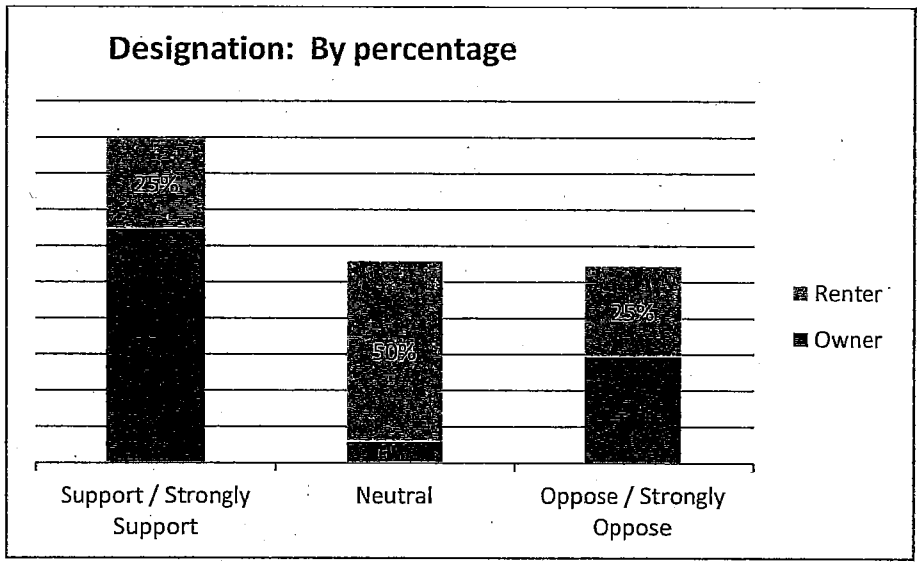
The online questionnaire produced a total of 38 valid household responses. Six of the 44 submitted questionnaires were eliminated from the final analysis for the following reasons: participant did not live or own property in the proposed district (1); more than one questionnaire was submitted for a single owner household (1); participant did not indicate support or opposition to the district (2); and participant did not provide a name and address, hence it was not possible to confirm residency or property ownership in the proposed district (2). Given short turnaround time between the closing of the survey and the submittal of this case report, the Department did not have sufficient time to analyze all questions and variables presented in the survey, such as length of residency and number of events attended. This extended analysis, including notable correlations will be provided at the second HPC hearing. The following analysis focuses primarily on the support or opposition to the designation and the underlying reasons for this support or opposition.

The vast majority of responses were provided by property owners. Just four renter households were included in the analysis.

Questionnaire Findings

Property owners supported the proposed landmark district designation by more than a two-to-one ratio. Of the 34 owner participants, 65% support or strongly support the designation, compared to 29% who oppose or are strongly opposed. Just four renters completed the questionnaire. One was in strong support, one in strong opposition, and two were neutral on the proposed designation. See charts below.





Impact of Mills Act

Half of the respondents indicated that the Mills Act program, particularly the recent amendments expanding access to the program, impacted their view of the proposed designation. Nearly 20 respondents indicated that they plan to apply for the Mills Act program if the district is formally designated.

Reasons for Support

Supporters of the district were asked to rank the reasons behind their support of the district. 96% of respondents indicated that protecting the visual and architectural character of buildings in the district was very important. Protecting the midblock park entrances was important or somewhat important to 87% of respondents. Providing "clear expectations and guidelines for myself and my neighbors in the review of future exterior alterations to the district" was very important to 70% of respondents and somewhat important to 30%. Bestowing neighborhood recognition was very important to 65%, somewhat important to 26%, and not important to 9% of participants. Improving property values or taking advantage of the Mills Act was very important to 39% and somewhat important to 52% of participants.

Participants supportive or strongly supportive of the district designation also provided the following additional qualitative responses for their support.

As new property owners this is somewhat confusing - however, a balanced approach to conservation makes sense given the unique aspects of the area. I hope this is what will be achieved by this proposal.
Forty-odd years ago, The Western addition was razed in the name of urban renewal. The area now being considered for landmark status was the next area scheduled for demolition. Hopefully, we have learned something about the need to preserve and protect San Francisco's historical areas.
TO PREVENT THE URBANIZATION AND MODERNIZATION OF THE NEIGHBORHOOD
To protect the character of the street given the more intensive zoning established by the Market-Octavia project.

Property owners supportive of designation additionally provided the following "final thoughts" on the online questionnaire.

I find the negative views extremely short-sighted; residents need to think beyond their "tenure" in the area and support preservation for future generations.
I have lived in this neighborhood for over 15 years -- first Walter Street, now Carmelita Street for the last 4+ years. We have a neighborhood worth protecting. As a former City Guide, I strongly support preserving the character of San Francisco's neighborhoods. I am deeply grateful to the Duboce Triangle Neighborhood Association for starting this process and to the Planning Department for carrying it forward. Thank you.
I'd love to have confirmed my current understanding that a new garage entrance would require extra review. If so, is it less likely to be able to do it?

I am concerned that the main park entry, at Pierce, is not ADA/wheelchair accessible. I believe this can be done sensitively, but am concerned that the landmark legislation not encumber that.

Reasons for Opposition

The top three ranked reasons for opposing the proposed designation were "opposition to any additional fees or review time for myself or my neighbors in the review of future exterior alterations" (93% of participants found this very important); "I have experienced or know of past negative experiences with the Dept. of Building Inspections or with the Planning Department" (85% of participants found this very important); and "I am opposed to government oversight of my property" (65% of participants found this very important, while 21% indicated it was somewhat important).

Participants opposed or strongly opposed to the district designation also provided the following qualitative responses for their opposition.

I believe we already have basic preservation laws on the books and that this process is redundant and makes it appear we had to, or have to do something special to be designated historic. The fact is, the houses themselves make it historic. What we homeowners have done to these homes is make them livable and done as best we can to maintain their original character. Now, if present zoning laws would allow someone to build a auto repair shop in an historic district THAT is something that needs to be dealt with. Otherwise, I think the City should bestow historic neighborhood status to our neighborhood because we already are historic and because the homeowners have kept it that way. Make it an award, not just another obligation for homeowners to abide by.
I have just gone through 18 months of dealing with Planning and the preservation department and I would not wish this process on anyone. In my opinion, this will only get worse if the Landmark District is approved.
My house is under more scrutiny than houses not in view of the park. I feel this could negatively impact the value of my property and add additional cost to remodeling due to a higher standard imposed by the Historic District. Besides the Mills Act, which does not apply to me, there is NO financial help with what could be additional costs for these improvements. I am retired and on a fixed income so these kinds of issues worry me greatly. There seems to be a lack of appreciation on behalf of people imposing this on us that we, the proposed Historic District Owners, have been responsible for improvement of this area and the over sight of properties that do not adhere to a certain standard. I know I moved into the area due to the love for my home and the desire to maintain its historic integrity. I know that the majority of neighbors are of like minds. We didn't need the government, which is already over the top, to do this. One of the most infuriating aspects of this plan is the fact we were not asked from the inception of the idea, which was evidently 8 years ago. how we felt about it or if we were interested in participating in this project. I know that a lot of time and MONEY has gone into this effort, something that might have been minimized had we been consulted at the out set. The first I heard of this proposal was about three years ago. The majority of the people who decided to move ahead with this proposal do not live in the area nor are they impacted by these proposed rules. These are only a few reasons that I oppose this plan. I will be going to the Mayor to tell him my point of view. I am certain that others in the area will join me.

Renovations to windows following historical designations can be costly. The cheapest way they can be fulfilled is through plexiglass substitutes which are not suitable for a high-traffic area like Duboce Park. I am not interested in living in a place like Alamo Square. We already have problems with people leading bike tours that are extremely disruptive to the neighborhood.

The historic district designation introduces additional overhead to a process that already takes into account, more than some would like, the character of the neighborhood. The new Mills Act process is unproven. I would like to see some successful applications before our neighborhood is even considered. The notion that home values would increase has never been shown with data from San Francisco despite the fact that there are many historic districts with enough data to make comparisons. The only assumption I can draw is that historic designation in a city like SF is irrelevant to property value, people know and seek out great neighborhoods regardless of any designations. *Maybe* the use of the Mills Act will change this in the future. It is sad that the only contribution to the neighborhood that the City will make is a handful of historic landmark designation signs and upkeep of the park entrances. At the very least the park entrances should be restored. Streets and sidewalks should be repaired. Historic lighting should be put in place. All empty tree basins should be replanted. As it stands the proposal could be titled the Duboce Park Landmark Facades Designation as that is what it is preserving and celebrating. The central component of a Historic District but by no means the only component. It is not a holistic designation for a District as evidenced by the lack of investment in the District. If we are going to declare it a landmark, let's celebrate the entire area, not just the facades contained within. A survey of this sort should have been one of the first orders of business. I believe there was an immense strategic error in the presentation of this effort to make this a historic district. Rather than people in the neighborhood rallying for this, it was perceived that outsiders were not merely suggesting it should happen, but dictating that it would happen. I think this process would be more effective as a grass roots effort from within the neighborhood rather than a top down effort coming mostly from outside the neighborhood in question. As it is, despite some very genuine, positive, and supportive efforts from the folks involved, especially the planning department, it leaves a bitter taste. It as absurd that the before being approved any of these conditions would be put in place, even if just for 6 months. I can understand if there are imminent tear downs that need to be protected but there is nothing imminent and tear down protection appears to be in place already. In general I have seen the neighbors that can afford to remodel their homes in ways that preserve the historic character independent of a mandate by the city. I also know that these efforts were to some degree dictated by the planning department simply based on the neighborhood character. The biggest issue for people is not the desire to make all of these homes beautiful, it is the cost of getting high quality work done on these homes, whether to remodel or simply upkeep. In that light this proposal is simply a burden to owners.

The planning and building departments are already a nightmare. Why would anyone want even more regulation? A review process is already in place to prevent unsightly remodeling projects.

The property owners in the designated area have done an excellent job of maintaining the historic character of their homes without the involvement of a preservation board. I don't think this is needed. I've owned my house for 34 years. I and my neighbors have been careful to preserve the historic character of our block. We have done this without historic district status. Conversely, I and my neighbors feel the permitting process in San Francisco is excessive and costly. It already takes a

minimum of one year to get permits for renovations, and for major renovations it's simply a nightmare. We wish a more efficient process, not another layer in the permitting process.
There are protections already in place that limit the scope of what people are able to do to their homes. I know this form recent first-hand experience. There is also the additional hurdle of neighborhood notification that allows neighbors to weigh in on alterations. If this was ELIMINATED from the process, in exchange for the higher scrutiny, I would be a strong supporter of this.
Too many processes / procedures already in place for construction permits.

Property owners opposed to designation additionally provided the following "final thoughts" comments on the online questionnaire.

Don't make maintaining and / or renovating an old house any harder to then it already is (I just completed a remodel so I know the process well after 1 1/2 years just to get our permits!).
I have owned and lived two separate properties within this proposed Landmark District and I don't know of any fellow property owner's who asked for this. It really feels like it's being forced on us with no clear benefit.
I live in a house that is 3 in from the park. Do not agree with restrictions for the rear or back area of the first 3 properties closest from the park. It is not fair to these home owners.
I want to commend the planners working on this process as well as Supervisor Weiner for their efforts and their responsiveness.
I will say, Supervisor Weiner and the Landmark Board has done a spectacular job in working with our community. While I remain opposed to the designation it is solely because I do not like additional government involvement in my homeownership. This City is VERY homeowner unfriendly and especially Landlord unfriendly and homeowners are already smothered in rules and regulations. My house is historic because it is over 100 years old and because I take care of it NOT because government regulators have protected it. If it's been OK for over 100 years why do we need government intervention now? I recognize that many want the historic designation so I will no longer openly oppose it. A lot of work has been done to make this more palatable so I have resigned myself that this will become the next historic neighborhood.
Not exactly clear on the benefits/ramifications
Please think of the neighbors who live here who would have to deal with the extra traffic that this designation would bring. It's a negative effect on the quality of life for those who live here.

The "cache" of living in a Landmark District is of no interest to me. What does interest me is less interference. We are already forced by law to donate thousands of dollars every year in the form of subsidized housing (rent controlled unit). This is not simply property we own. This is our home.

Coordination with City Officials and Agencies

At the June 15, 2011 HPC hearing regarding the Work Program, staff from the Recreation and Park Department voiced their concerns over inclusion of Duboce Park in the subject district. As background, the park was listed as a contributing element of the identified eligible National Register historic district during the Market and Octavia Area Plan Historic Resource Survey. The survey was endorsed by the Landmarks Preservation Advisory Board on December 19, 2007. For the purpose of CEQA the park is considered a historic resource and a contributing element of the identified eligible district. The Department recognizes that the park has undergone substantial renovation since its creation, including the construction of a recreation center, basketball courts, streetcar tunnel portal, and playground. The most significant character-defining features of the park, in relation to historic themes identified for the subject district, are the lack of separation between the park and adjacent residential buildings and the interior block park entrances. As a compromise, the Recreation and Park Department suggested that rather than including the entire park in the subject district, the park-portion of the district be limited to the historic stone steps and retaining walls at the three interior block park entrances. This boundary largely alleviates the Recreation and Parks Department's concerns regarding review of non-character-defining elements of the park. On November 2, 2011, the Department presented this boundary option to the Capital Committee of the Recreation and Park Commission.

The Recreation and Park Department prefers this option limiting inclusion of the park in the subject district to the three interior block park entrances and surrounding 10' buffer. Supervisor Scott Wiener is likewise supportive.

Website

In June 2011, the Department created a project webpage – http://dubocepark.sfplanning.org – which it updated frequently during the outreach and engagement process. This webpage includes the following materials: a searchable Google Maps component which provides direct access to previously documented building evaluations; a Duboce Park Fact Sheet; uploaded PDFs and calendar notification for meetings and events; uploaded five-page PDF mailer of proposed framework for review of alterations; updates related to preservation incentives and post-event progress reports; and recent studies focused on the impact of historical designation on property values.

Media

The Department produced updates for the Duboce Triangle Neighborhood Association's Fall 2011, Winter 2011, and Fall 2012 newsletter editions. The Department was interviewed by reporters from the *New York Times* and the *San Francisco Examiner*. The *New York Times* article, produced by the Bay Citizen, contained inaccuracies and misrepresentations regarding the impact of the proposed designation.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff based upon the attached draft Landmark District Designation Report as well as staff site visits, research, and photography. The draft Landmark District Designation Report was prepared by Mary Brown with research assistance provided by Department interns Alexandra Kirby, Maura Martin, and Susan Parks. The draft Landmark District Designation Report borrows heavily from the California Department of Parks and Recreation (DPR) 523-District form produced as part of the Market-Octavia Historic Resource Survey. Additional review was provided by Tim Frye, Department Preservation Coordinator. Department preservation planning staff meet the Secretary of the Interior's Professional Qualification Standards for Historic Preservation.

The Department has determined that the subject district meets the requirements for Article 10 eligibility as a landmark district. The justification for its inclusion is outlined below under the Significance and Integrity sections of this case report.

SIGNIFICANCE

The Period of Significance for the district dates from 1899 to 1911, inclusive of the known period of construction of all buildings within the district.

Association with significant events

The Duboce Park Landmark District is significant for the unusual development history of the contested tract of land upon which it was built and the way in which the contested nature of the tract impacted the District's physical appearance and connection to the adjacent park. The tract (formerly known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract, the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed the residential portion of the tract. The lots sold quickly and a handful of builders immediately began developing the parcels. Due to the delay in development caused by the litigation, construction dates for the vast majority of contributing resources within the district range from 1899 to approximately 1902. This short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

The contested nature of the tract, its history as a debris dump, and neighborhood activism and development of the adjacent civic park are key themes linked to the Duboce Park Landmark District. One important visible manifestation of this interrelated history is found at the park's northern border – specifically the lack of separation between the park and residential buildings. The district represents the best example of San Francisco's handful of municipal parks that directly abut residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the foundations of many district buildings.

Significant architecture:
The Duboce Park Landmark District is significant within the category of architecture, as a remarkably intact district of Victorian- and Edwardian-era residential buildings. The district expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with the Queen Anne style widely represented. Although the district displays a remarkable variety of ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks.

Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and built approximately one half of the district properties, including nearly all of the residences on Carmeltia and Pierce Streets. The district represents one of the earliest developments in his 77-year career and is an excellent representation of his effusive interpretation of the Queen Anne style. District features characteristic of Nelson's Victorian-era period include button boards, drips, and donuts; blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

The turn-of-the-century development of buildings within the district often resulted in a rare fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

The Department believes that the subject district is eligible as a landmark district due to its association with significant events and significant architecture.

INTEGRITY

The Duboce Park Landmark District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1899-1911 Period of Significance. Despite limited alterations to individual buildings, the district retains sufficient overall integrity to convey its significance.

The seven aspects of integrity are location, design, materials, workmanship, setting, feeling, and association. Alterations introduced after 1911 generally detract from integrity. The impact of these alterations is limited however, due to their low number, small-scale, and general conformity with the historic design. The district was largely spared the remodeling, recladding, and stripping of ornament that characterizes many Victorian-era neighborhoods. It clearly exhibits high physical integrity of materials, design, and workmanship, with most buildings still retaining historic double-hung wood windows, wood cladding, decorative shingles, millwork, and historic applied ornament. Likewise, the district's roof forms, front setbacks, massing, and entrances are largely intact. There are no significant intrusions in the district and just one building was constructed after the identified 1899-1911 Period of Significance.

Limited alterations are found within the district. Several buildings have been re-clad in stucco or asbestos shingle siding and some windows replaced with aluminum sliders or vinyl sash. Most buildings were remodeled to accommodate a garage opening, though for the most part such alterations do not diminish

the overall integrity of the district. A few buildings feature pop-out garage structures that fully envelop the front yard set-back. Nonetheless, despite the diminished integrity of certain individual buildings, the district when evaluated as a whole retains sufficient integrity with which to convey its significance.

The interior block park entrances at Carmelita, Pierce, and Potomac Streets likewise retain sufficient integrity with which to convey significance related to the contested nature of the Tract. Despite recent alterations at the Carmelita Street entrance, the historic stone steps and Serpentine rock walls at the three interior block entrances provide a direct and tangible connection to the intertwined development history of the park and residences and the contested Tract's historic use as a rubble debris dump.

Resources located within the Duboce Park Landmark District boundaries are identified as Contributory or Non-Contributory. Contributory resources were constructed during the district's period of significance and retain a sufficient level of integrity. Non-Contributory resources may have been constructed during the district's period of significance but have lost integrity such that significance is no longer conveyed. The district is comprised of 79 contributing buildings, three contributing interior block park entrances, and eight non-contributory buildings.

The Department believes that the district retains sufficient overall integrity to convey its significance.

CHARACTER-DEFINING FEATURES

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

The character-defining *interior* features of buildings in the district are identified as: None.

The character-defining *exterior* features of buildings in the district are identified as: All exterior elevations and rooflines.

The character-defining *landscape elements* of the district are identified as: The rustic interior block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone steps, Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

The following section describes in further detail the character-defining features of the district and of individual buildings and landscape elements contained therein. Landmark district designation is intended to protect and preserve these character-defining features.

1. Overall Form, Continuity, Scale and Proportion

Due to the brief period of construction – most buildings were constructed between 1899 and 1902 – and combined involvement of two primary builders, buildings within the district exhibit a remarkable consistency in term of massing, scale, style, detailing, front yard setback, and feeling.

District buildings are overwhelmingly residential, being composed primarily of single family dwellings and residential flats. A few multiple-family residences within the district (typically located on street corners) also include a commercial use at the street level.

Buildings in the district range from 1 ½ story-over -basement to four stories in height, with two and three stories predominating. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, Park-facing, and rear façades.

Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers. Buildings located along the interior blocks feature uniform front yard setbacks of approximately nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do not feature front yard setbacks, rather, they present a modulated massing of muscular bay windows and deeply recessed entry porticos.

The Queen Anne style buildings present in the district may be subdivided into two basic arrangements: 1 ½ story-over-raised-basement single family cottages, and 2 ½ story-over-raised-basement single family dwellings or flats. The buildings tend to conform to a basic plan of a projecting bay on the first floor, flanked by an open porch and entry to the side—with the porch entry often surmounted by spindle work or decorative porch brackets. Roof forms are hipped or steeply pitched front-facing gables. Slightly projecting second story overhangs are common.

Edwardian-era flats building are three stories-over-basement in height with wide projecting structural window bays, featuring angled- or bent-sash windows. The roofline of Edwardian-era flats buildings feature projecting cornices that follow the profiles of the primary facades. The buildings are typically topped with flat roofs, though several feature gable roof forms. Massing is symmetrical, except at the first story, where the two structural bays are occupied by a recessed entrance at one side and a projecting bay window at the other.

Original roof projections include turrets topped with witch's cap or conical roof forms and small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers. Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and fenestration of primary facades.

Although the roof forms – particularly at the non-visible rear façade – of a substantial number of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, or solar panels, these alterations were constructed outside of the Period of Significance and have not gained significance in their own right.

Similar roof forms, massing, and setbacks result in a cohesive streetscape of rooflines, entrances, continuous primary facades, and modulated bays. With no visual separation between buildings in the district, the block faces present an overall appearance of attached row-houses; however, with a few exceptions, it is unlikely that buildings feature shared structural walls.

2. Fenestration

Fenestration is remarkably consistent throughout the district, consisting of vertically oriented double-hung wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in wide angled bays with smaller windows set flush with the façade, often adjacent to the primary entry door. Windows surrounds are typically topped with cornices, occasionally featuring pediments, with ornamented details.

Smaller vertically oriented windows, set in a single, pair, or ganged configuration, are also often located in the tympanum of the Queen Anne style buildings. Tympanums typically have a higher solid-to-void ratio than the lower stories. Several buildings – typically Edwardian-era flats buildings – feature curved wood sash windows set in curved structural bays. Angled or curved bays typically contain three windows, though certain bays of corner buildings contain four windows. While rare, several buildings display two-sided angled bay windows at the primary facade.

Large corner buildings with greater surface area have a higher solid-to-void ratio than mid-block buildings. Window bays and window openings set flush with the façade are typically placed in the same location, presenting a stacked appearance, at each story of the three story corner buildings.

The vast majority of buildings within the district retain some or all historic double-hung wood sash windows with ogee lugs. Replacement windows made of aluminum or vinyl sash, casement windows, or windows with divided lights that were added to buildings after the Period of Significance have not gained significance in their own right.

3. Materials & Finishes

Buildings in the district are of wood frame construction and were historically clad in horizontal wood siding. Exterior surfaces finishes are painted. Channel drop wood siding is typical at the secondary and rear facades, while a combination of flush, lap, channel drop, and shingles are typically found at the primary facades of Victorian-era buildings. Flush wood siding is most common on the primary facades of Edwardian-era flats buildings. Most buildings retain their historic siding though a few were later clad in stucco, asbestos, or composite shingle siding. These replacement sidings have not gained significance in their own right.

Historically, the gabled roofs within the district were clad in unpainted wood shingles. These historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt or

composite shingles that match the color and tone of the historic wood roofing materials. Though generally compatible, this replacement roofing material has not gained significance in its own right.

4. Architectural Details

Common traits found throughout the district are bay windows, gable roofs, decorative cornices, ornamental shingles, and spindle work, as well as more classically influenced detailing such as dentils, pediments, columns, and applied plaster ornament. Ornamental details are typically larger and more robust in scale at the first story, with finer, more delicate features located at the upper floors.

Many of the district's buildings retain their original primary entrance doors. These paneled wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper portion and feature corniced hoods and incised or applied ornament. Occasionally, a single fixed window is located adjacent to the entry door of Queen Anne buildings and some doors, of both Queen Anne and Edwardian-era buildings, are topped with transom windows.

Queen Anne Design Elements

Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style most widely represented. Though Victorian-era architectural design displayed a remarkable variety of ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors.

Many of the Queen Anne style buildings on Potomac Street, designed by developer George Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs, and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and delicate architectural features, including spindle screens, turrets, and cut-outs.

Architectural details commonly found on Queen Anne buildings throughout the district include raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingling, turrets (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel posts, Tudor-inspired stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are rare but present within the district.

Historically, there were several types of stairs constructed in the district: longer flights of wood stairs that typically project out from Queen Anne style buildings and shorter flights typically found within the recessed entries of Edwardian-era flats buildings.

The Queen Anne buildings on interior block streets are typically accessed via a straight run flight of wood stairs. Due to the slope, stairs on the west side of these blocks are significantly longer than those on the east. Historically, wood stairs on these interior blocks were solid and uniform in appearance; featured

closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts; and had a painted finish. Some flights of stairs were later replaced with brick, concrete, tile, or terrazzo. These replacement stairs have not gained significance in their own right.

Edwardian-Era Design Elements
Edwardian-era buildings, referred to locally as Classical Revival, were constructed in San Francisco from approximately 1901 to 1910. The term Edwardian is used architecturally to describe a more vernacular interpretation of the Classical Revival style and is commonly applied to three-unit flats buildings – like those found within the district – with wide angled or round bay windows, flat roofs, bulky projecting cornices, and columned porch entries. Edwardian-era buildings within the district, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located largely within the building envelope and provide access to recessed entrance doors. Entrances of Edwardian-era flats in the district are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes.

Architectural ornament associated with the Edwardian-era is typically more restrained than those used during the Victorian-era. The turn-of-the-century development of buildings within the district, however, often resulted in a fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

5. Landscape Elements
Properties within the district typically feature uniform front yard setbacks on each block face. Setbacks on the west side of interior blocks are generally much deeper – typically 13′ to 17′ – than the east side, which, depending upon the block, range from approximately 5′ to 13′. Setbacks on the western portion of Waller Street are uniform on each block face, ranging from approximately 8′ to 12′. Despite the variability in front yard depth, each block face features similar setbacks and reads as uniform. Buildings located on the eastern portion of Waller and Steiner streets, typically Edwardian-era flats, are built out to the sidewalk, with no or minimal front yard setbacks.

Historically, front yards were bounded with low cast stone site walls and planted with vegetation. Site walls on Carmelita Street – and possibly other blocks – were originally topped with decorative iron fencing. Despite the west to east downward slope, the yards located within the front setback are level rather than terraced or sloped.

Several sections of site walls on Carmelita Street retain all or a portion of their original decorative iron fencing. Front yards setbacks and remnants of intact cast stone site walls are also located along Waller, Pierce, and Potomac Streets.

The addition of garages has altered the front yards of many district properties. None of the historic buildings within the district were originally constructed with an integrated or detached automobile garage. On most blocks, portions of site walls were removed and front yards partially paved in order to accommodate driveways for garages inserted in the basement of many buildings. Several properties

feature detached or semi-attached pop-out garages in the front yard. Garages structures, openings, and driveways are not considered significant in their own right.

6. Interior Block Park Entrances

The development history of residential properties within the Duboce Park Landmark District is closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the periphery of Duboce Park reflect this close association between residential and park development; notably, the lack of a physical separation between residential buildings and the park and rustic entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls built of Serpentine rock set in a random rubble pattern.

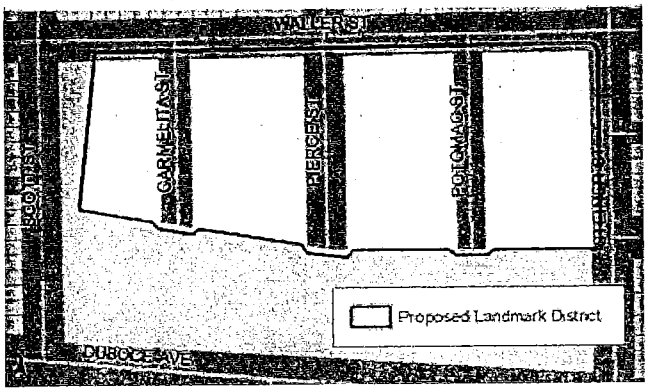
For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights-of-way and area within the park directly adjacent to the steps and rock walls.

BOUNDARY ANALYSIS

At the request of owners of property located just outside the subject district, the Department analyzed the feasibility of expanding the district boundary to include properties on Scott Street, Lloyd Street, Duboce Avenue, and both sides of Waller Street. Some of these properties were also constructed by builder Fernando Nelson and/or display similar design qualities; however, several large intrusions constructed after the identified Period of Significance also characterize the surrounding blocks, including the California Pacific Medical Center, Davies Campus and a 1980s-era residential development. After reviewing water connection records, buildings permits, and historic maps of the surrounding blocks, the Department confirmed the boundary as set forth in this case report. The identified boundary is focused on the intertwined development history of the contested tract of land formerly known as the Public Reservation, Hospital Lot, and Marion Tract. The limited dates of construction, shared development history, high degree of physical integrity, and lack of intrusions justify the constrained boundary.

BOUNDARIES OF THE LANDMARK SITE

The proposed landmark site encompasses all lots contained within Assessor's Block 0863, 0864, 0865, and 0866. The boundary commences 62' east of the southeast corner of Scott Street and Waller Street. The boundary then runs east along the south side of Waller Street, crossing Carmelita, Pierce, and Potomac Streets, until reaching the southwest corner of Waller and Steiner Streets. From there, the boundary then runs south to the northeast corner of Duboce Park, where it turns west and travels along the property line separating the residential properties and the adjacent park land. The boundary continues west, where it jogs slightly south at the interior block park entrances at Carmelita, Pierce, and Potomac Streets to accommodate a 10-foot buffer at each set of steps. The boundary continues west along the property line until it reaches the park edge 28' east of Scott Street. From here, the boundary continues north along the residential property line until it reaches the point of beginning. See map.



OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to confirm nomination and initiate designation of the subject properties as an Article 10 landmark district, a second HPC hearing will be scheduled for the Commission's recommendation of approval of the designation. At that hearing, the Department will present the designation ordinance, which outlines the proposed levels of review required for certain identified scopes of work. The ordinance was developed and refined based on feedback from the community and Department analysis.

If the HPC recommends approval of the landmark district designation ordinance, its recommendation will be forwarded to the Planning Commission, which shall have 45 days to review and comment on the proposed designation. Planning Commission comments will then be sent by the Department to the Board of Supervisors together with the HPC's recommendation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

PLANNING DEPARTMENT RECOMMENDATION

The case report and analysis under review was prepared by Department preservation staff based upon the attached draft Landmark District Designation Report as well as staff site visits, research, and photography. The Department has determined that the subject properties meet the requirements for Article 10 eligibility as a landmark district. The designation report provides the justification for its inclusion. The Department recommends that the HPC approve the proposed designation of the subject district as a San Francisco landmark district.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed initiation of the Duboce Park Landmark District as a San Francisco landmark district under Article 10 of the Planning Code.

ATTACHMENTS

A. Draft Landmark District Designation Report
B. Draft Resolution Initiating Designation
C. Outreach Materials
D. Online Questionnaire and Results

I:\Preservation\Survey Team\Landmark Designation Work Program\Landmark District\Duboce Park

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

Article 10 Landmark District

Historic Preservation Commission Case Report
Recommendation to the Board of Supervisors

Hearing Date:	December 19, 2012
Case No.:	**2011.0683L**
Project:	**Duboce Park Landmark District**
Zoning:	RH-2 & RTO
Blocks:	0863, 0864, 0865, 0866
Staff Contact:	Mary Brown – (415) 575-9074 mary.brown@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Historic Preservation Commission (HPC) is the consideration to recommend approval of the landmark designation of the Duboce Park Landmark District pursuant to Section 1004.2 of the Planning Code. Further consideration by the Planning Commission and the Board of Supervisors will occur at future public hearings and will be noticed separately for a future date.

ENVIRONMENTAL REVIEW STATUS

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

BACKGROUND / PREVIOUS ACTIONS

The Historic Preservation Commission, at its regularly scheduled hearing on June 15, 2011, added the subject district to its Landmark Designation Work Program.

On December 5, 2012, the HPC, by Resolution No. 696, formally initiated the Duboce Park Landmark District.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special

character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

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

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

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

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

ARTICLE 10 LANDMARK CRITERIA

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

OUTREACH AND ENGAGEMENT

The Department engaged in extensive community outreach, produced informational materials, and hosted eight community events focused on the proposed designation, as outlined below. Representatives

from Supervisor Scott Wiener's office, the Recreation and Park Department, and the Duboce Triangle Neighborhood Association (DTNA) attended most of these events. Events included a neighborhood history walking tour, two Ask-A-Planner nights, and five community meetings and workshops. In addition, the Department presented updates at DTNA meetings and provided updates for the association's newsletter. Details on the Department's outreach activities are documented in the December 5, 2012 Case Report.

The following section provides an overview of the Department's outreach activities focused on the designation ordinance, specifically the tailoring of appropriate level of review for identified scopes of work.

September 20, 2011 Community Workshop
This interactive workshop focused on community review of a draft designation ordinance. New policies introduced by the Historic Preservation Commission, such as delegation of review to Department staff in the form of Administrative Certificates of Appropriateness, allowed for greater flexibility and engagement with the community in the tailoring of the designation and the required levels of review.

Topics at the workshop included prioritizing preservation needs and levels of permit review. The Department produced large-scale posters outlining the initial proposed levels of review at the primary façade and secondary facades. Working in small groups, workshop participants provided input on how to best protect neighborhood character through appropriate review of identified scopes of work. Participants prioritized scopes of work for three separate levels of review: Certificate of Appropriateness, Administrative Certificate of Appropriateness, and No Certificate of Appropriateness. The goal of the workshop was to gain a better understanding – at an open, public forum – of the types of alterations that stakeholders prioritize for additional review. The feedback gathered at the workshop helped tailor a designation ordinance that aligns more closely with community needs, provides a clear and predictable review process for specific scopes of work, and protects the character of the neighborhood.

September 27, 2011 Ask-A-Planner Night
An "Ask-A-Planner" event focused on the review of future alterations was held at the Duboce Park Café a week following the community workshop. Department planners and Commissioner Alan Martinez engaged several property owners in detailed discussions regarding levels of review identified and prioritized at the workshop. It served as an additional forum to receive feedback and hear of concerns regarding the review of certain scopes of work.

December 7, 2011 Drop-In Event / Community Meeting
With Supervisor Scott Wiener and DTNA, the Department hosted a Drop-In Event / Community Meeting to share revisions to the proposed levels of review. During the first half of this event, Department planners were on hand to discuss the revised review framework and to discuss the differences between the current California Environmental Quality Act (CEQA) review process and the proposed Article 10 review process. During the meeting's second half, the group convened for a larger question and answer session with Department staff, Supervisor Scott Wiener, and DTNA. In addition, Executive Director of San Francisco Architectural Heritage, Mike Buhler, provided information at the meeting about the Facade Easement program.

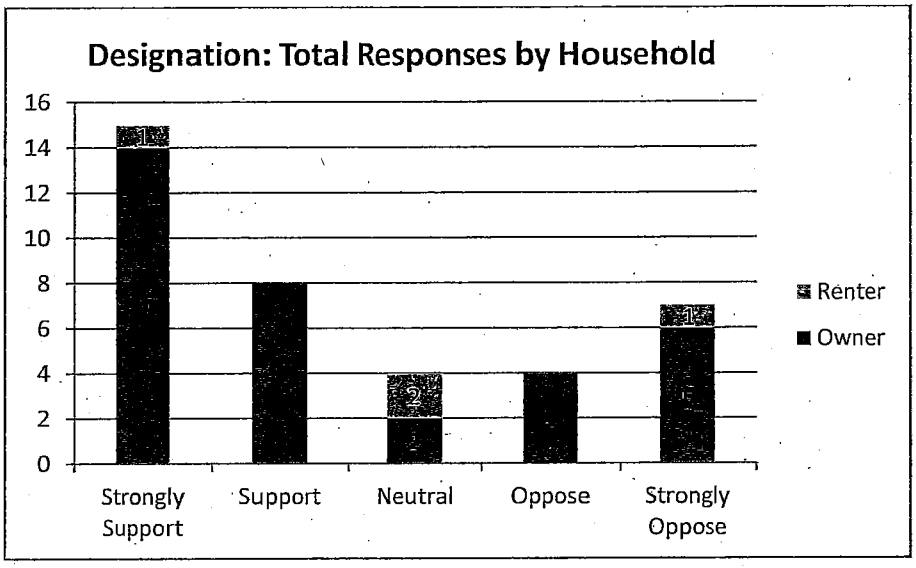
Promotional materials for this event included a save-the-date postcard and a five-page mailing to residents, owners, and stakeholders outlining the revised levels of review for future alterations to properties within the proposed district. Large-scale posters outlined the revised levels of review at the primary facade, visible rear façade, and non-visible rear facade. At the request of community members, the Department created a comparison chart that documented the existing review process as compared to the proposed review process.

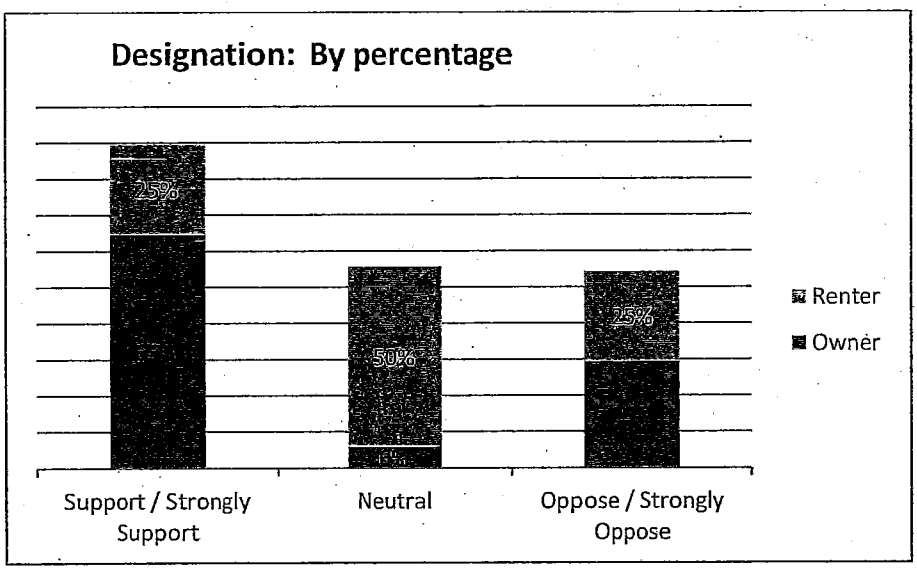
At this meeting, many property owners expressed interest in the property tax savings offered by the Mills Act program and concern that the existing application process presented a barrier to realizing those savings. At the request of property owners, Supervisor Scott Wiener sponsored legislation to amend San Francisco's Mills Act Program to make the application process quicker, cheaper, and more predictable. The Department coordinated with the San Francisco Assessor's office to set established periods for the submittal and review of Mills Act applications and reduced the application fee. The improved program became effective in October 2012.

Online Questionnaire

At the request of property owners and Supervisor Scott Wiener, the Department created an online questionnaire to solicit feedback regarding the proposed district. The online questionnaire was designed specifically for residents and owners of buildings located within the proposed district. It was available online from November 5, 2012 through November 26, 2012. Participation was limited to one questionnaire per household. The online questionnaire produced a total of 38 valid household responses. The vast majority of responses were provided by property owners. Just four renter households participated. The following section summarizes responses to the online questionnaire. Details regarding promotion of the online questionnaire, participation, and the full text of qualitative responses are included in the December 5, 2012 Case Report.

Property owners supported the proposed landmark district designation by more than a two-to-one ratio. Of the 34 owner participants, 65% support or strongly support the designation, compared to 29% who oppose or are strongly opposed.





STAFF ANALYSIS

As documented in the December 5, 2012 Case Report, the Department has determined that the subject district meets the requirements for Article 10 eligibility as a landmark district. The justification for its inclusion is outlined below under the Significance and Integrity sections of this case report. The district is comprised of 79 contributing buildings, three contributing interior block park entrances, and eight non-contributory buildings.

SIGNIFICANCE

The Period of Significance for the district dates from 1899 to 1911, inclusive of the known period of construction of all buildings within the district.

Association with significant events

The Duboce Park Landmark District is significant for the unusual development history of the contested tract of land upon which it was built and the way in which the contested nature of the tract impacted the District's physical appearance and connection to the adjacent park. The tract (formerly known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract, the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed the residential portion of the tract. The lots sold quickly and a handful of builders immediately began developing the parcels. Due to the delay in development caused by the litigation, construction dates for the vast majority of contributing resources within the district range from 1899 to approximately 1902. This short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

The contested nature of the tract, its history as a debris dump, and neighborhood activism and development of the adjacent civic park are key themes linked to the Duboce Park Landmark District. One important visible manifestation of this interrelated history is found at the park's northern border – specifically the lack of separation between the park and residential buildings. The district represents the best example of San Francisco's handful of municipal parks that directly abut residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the foundations of many district buildings.

Significant architecture:

The Duboce Park Landmark District is significant within the category of architecture, as a remarkably intact district of Victorian- and Edwardian-era residential buildings. The district expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with the Queen Anne style widely represented. Although the district displays a remarkable variety of ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks.

Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and built approximately one half of the district properties, including nearly all of the residences on Carmelita and Pierce Streets. The district represents one of the earliest developments in his 77-year career and is an excellent representation of his effusive interpretation of the Queen Anne style. District features characteristic of Nelson's Victorian-era period include button boards, drips, and donuts; blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

The turn-of-the-century development of buildings within the district often resulted in a rare fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

The Department believes that the subject district is eligible as a landmark district due to its association with significant events and significant architecture.

INTEGRITY

The Duboce Park Landmark District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1899-1911 Period of Significance. Despite limited alterations to individual buildings, the district retains sufficient overall integrity to convey its significance. The integrity analysis is found on pages 28-29 of the draft Landmark Designation Report. The Department believes that the district retains sufficient overall integrity to convey its significance.

CHARACTER-DEFINING FEATURES

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

The character-defining *interior* features of buildings in the district are identified as: None.

The character-defining *exterior* features of buildings in the district are identified as: All exterior elevations and rooflines as described below.

The character-defining *landscape elements* of the district are identified as: The rustic interior block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone steps, Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

The following section describes in further detail the character-defining features of the district and of individual buildings and landscape elements contained therein. Landmark district designation is intended to protect and preserve these character-defining features.

1. Overall Form, Continuity, Scale and Proportion

Due to the brief period of construction – most buildings were constructed between 1899 and 1902 – and combined involvement of two primary builders, buildings within the district exhibit a remarkable consistency in term of massing, scale, style, detailing, front yard setback, and feeling.

District buildings are overwhelmingly residential, being composed primarily of single family dwellings and residential flats. A few multiple-family residences within the district (typically located on street corners) also include a commercial use at the street level.

Buildings in the district range from 1 ½ story-over -basement to four stories in height, with two and three stories predominating. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, Park-facing, and rear façades.

Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers. Buildings located along the interior blocks feature uniform front yard setbacks of approximately nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do not feature front yard setbacks, rather, they present a modulated massing of muscular bay windows and deeply recessed entry porticos.

The Queen Anne style buildings present in the district may be subdivided into two basic arrangements: 1 ½ story-over-raised-basement single family cottages, and 2 ½ story-over-raised-basement single family dwellings or flats. The buildings tend to conform to a basic plan of a projecting bay on the first floor, flanked by an open porch and entry to the side—with the porch entry often surmounted by spindle work or decorative porch brackets. Roof forms are hipped or steeply pitched front-facing gables. Slightly projecting second story overhangs are common.

Edwardian-era flats building are three stories-over-basement in height with wide projecting structural window bays, featuring angled- or bent-sash windows. The roofline of Edwardian-era flats buildings feature projecting cornices that follow the profiles of the primary facades. The buildings are typically topped with flat roofs, though several feature gable roof forms. Massing is symmetrical, except at the first story, where the two structural bays are occupied by a recessed entrance at one side and a projecting bay window at the other.

Original roof projections include turrets topped with witch's cap or conical roof forms and small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers. Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and fenestration of primary facades.

Although the roof forms – particularly at the non-visible rear façade – of a substantial number of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, or solar panels,

these alterations were constructed outside of the Period of Significance and have not gained significance in their own right.

Similar roof forms, massing, and setbacks result in a cohesive streetscape of rooflines, entrances, continuous primary facades, and modulated bays. With no visual separation between buildings in the district, the block faces present an overall appearance of attached row-houses; however, with a few exceptions, it is unlikely that buildings feature shared structural walls.

2. Fenestration

Fenestration is remarkably consistent throughout the district, consisting of vertically oriented double-hung wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in wide angled bays with smaller windows set flush with the façade, often adjacent to the primary entry door. Windows surrounds are typically topped with cornices, occasionally featuring pediments, with ornamented details.

Smaller vertically oriented windows, set in a single, pair, or ganged configuration, are also often located in the tympanum of the Queen Anne style buildings. Tympanums typically have a higher solid-to-void ratio than the lower stories. Several buildings – typically Edwardian-era flats buildings – feature curved wood sash windows set in curved structural bays. Angled or curved bays typically contain three windows, though certain bays of corner buildings contain four windows. While rare, several buildings display two-sided angled bay windows at the primary facade.

Large corner buildings with greater surface area have a higher solid-to-void ratio than mid-block buildings. Window bays and window openings set flush with the façade are typically placed in the same location, presenting a stacked appearance, at each story of the three story corner buildings.

The vast majority of buildings within the district retain some or all historic double-hung wood sash windows with ogee lugs. Replacement windows made of aluminum or vinyl sash, casement windows, or windows with divided lights that were added to buildings after the Period of Significance have not gained significance in their own right.

3. Materials & Finishes

Buildings in the district are of wood frame construction and were historically clad in horizontal wood siding. Exterior surfaces finishes are painted. Channel drop wood siding is typical at the secondary and rear facades, while a combination of flush, lap, channel drop, and shingles are typically found at the primary facades of Victorian-era buildings. Flush wood siding is most common on the primary facades of Edwardian-era flats buildings. Most buildings retain their historic siding though a few were later clad in stucco, asbestos, or composite shingle siding. These replacement sidings have not gained significance in their own right.

Historically, the gabled roofs within the district were clad in unpainted wood shingles. These historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt or composite shingles that match the color and tone of the historic wood roofing materials. Though generally compatible, this replacement roofing material has not gained significance in its own right.

4. Architectural Details

Common traits found throughout the district are bay windows, gable roofs, decorative cornices, ornamental shingles, and spindle work, as well as more classically influenced detailing such as dentils, pediments, columns, and applied plaster ornament. Ornamental details are typically larger and more robust in scale at the first story, with finer, more delicate features located at the upper floors.

Many of the district's buildings retain their original primary entrance doors. These paneled wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper portion and feature corniced hoods and incised or applied ornament. Occasionally, a single fixed window is located adjacent to the entry door of Queen Anne buildings and some doors, of both Queen Anne and Edwardian-era buildings, are topped with transom windows.

Queen Anne Design Elements

Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style most widely represented. Though Victorian-era architectural design displayed a remarkable variety of ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors.

Many of the Queen Anne style buildings on Potomac Street, designed by developer George Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs, and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and delicate architectural features, including spindle screens, turrets, and cut-outs.

Architectural details commonly found on Queen Anne buildings throughout the district include raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingling, turrets (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel posts, Tudor-inspired stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are rare but present within the district.

Historically, there were several types of stairs constructed in the district: longer flights of wood stairs that typically project out from Queen Anne style buildings and shorter flights typically found within the recessed entries of Edwardian-era flats buildings.

The Queen Anne buildings on interior block streets are typically accessed via a straight run flight of wood stairs. Due to the slope, stairs on the west side of these blocks are significantly longer than those on the east. Historically, wood stairs on these interior blocks were solid and uniform in appearance; featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts; and had a painted finish. Some flights of stairs were later replaced with brick, concrete, tile, or terrazzo. These replacement stairs have not gained significance in their own right.

Edwardian-Era Design Elements

Edwardian-era buildings, referred to locally as Classical Revival, were constructed in San Francisco from approximately 1901 to 1910. The term Edwardian is used architecturally to describe a more vernacular interpretation of the Classical Revival style and is commonly applied to three-unit flats buildings – like those found within the district – with wide angled or round bay windows, flat roofs, bulky projecting cornices, and columned porch entries. Edwardian-era buildings within the district, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located largely within the building envelope and provide access to recessed entrance doors. Entrances of Edwardian-era flats in the district are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes.

Architectural ornament associated with the Edwardian-era is typically more restrained than those used during the Victorian-era. The turn-of-the-century development of buildings within the district, however, often resulted in a fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

5. Landscape Elements

Properties within the district typically feature uniform front yard setbacks on each block face. Setbacks on the west side of interior blocks are generally much deeper – typically 13′ to 17′ – than the east side, which, depending upon the block, range from approximately 5′ to 13′. Setbacks on the western portion of Waller Street are uniform on each block face, ranging from approximately 8′ to 12′. Despite the variability in front yard depth, each block face features similar setbacks and reads as uniform. Buildings located on the eastern portion of Waller and Steiner streets, typically Edwardian-era flats, are built out to the sidewalk, with no or minimal front yard setbacks.

Historically, front yards were bounded with low cast stone site walls and planted with vegetation. Site walls on Carmelita Street – and possibly other blocks – were originally topped with decorative iron fencing. Despite the west to east downward slope, the yards located within the front setback are level rather than terraced or sloped.

Several sections of site walls on Carmelita Street retain all or a portion of their original decorative iron fencing. Front yards setbacks and remnants of intact cast stone site walls are also located along Waller, Pierce, and Potomac Streets.

The addition of garages has altered the front yards of many district properties. None of the historic buildings within the district were originally constructed with an integrated or detached automobile garage. On most blocks, portions of site walls were removed and front yards partially paved in order to accommodate driveways for garages inserted in the basement of many buildings. Several properties feature detached or semi-attached pop-out garages in the front yard. Garages structures, openings, and driveways are not considered significant in their own right.

6. Interior Block Park Entrances

The development history of residential properties within the Duboce Park Landmark District is closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the periphery of Duboce Park reflect this close association between residential and park development; notably, the lack of a physical separation between residential buildings and the park and rustic entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls built of Serpentine rock set in a random rubble pattern.

For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights-of-way and area within the park directly adjacent to the steps and rock walls.

DESIGNATION ORDINANCE

As noted in the Outreach and Engagement section of this case report, the designation ordinance was crafted with community feedback regarding levels of review for future alterations to buildings and the three interior block park entrances within the district. Neighborhood feedback was used to guide discussions and revisions to the designation ordinance, which was further tailored to align more closely with expressed community needs while protecting the neighborhood's character-defining features. The Department significantly scaled back the level of review for scopes of work that meet certain conditions and minimized the proposed review of alterations at the rear of properties. The Department also clarified and simplified the definitions of specific terms and scopes of work. The revised designation ordinance provides clarity and predictability in the review of future alterations as sought by the community.

During the community input process, various scopes of work were assigned one of three levels of review: Certificate of Appropriateness, Administrative Certificate of Appropriateness, and No Certificate of Appropriateness. The following section describes these levels of review and the types of alterations that would typically apply for properties located in the Duboce Park Landmark District.

Certificate of Appropriateness

Existing Landmark Districts: A Certificate of Appropriateness (C of A) is the entitlement required for exterior alterations that require a building permit, demolition, and new construction within designated landmark districts. This level of review applies to contributing and non-contributing buildings. C's of A are heard at regularly scheduled and noticed hearings at the HPC and may occur concurrently with other required Department neighborhood notifications. A C of A is not required for any interior alterations. A sliding scale fee, based on construction cost, is charged for a C of A.

Proposed for the Duboce Park Landmark District: The C of A level of review for the proposed district primarily applies to large, visible alterations, such as vertical additions or garage insertions. The draft designation ordinance identifies many scopes of work that are specifically exempted from the HPC

hearing and notification process. These exempted scopes of work may require review in the form of an "Administrative Certificate of Appropriateness" or "No Certificate of Appropriateness."

Administrative Certificate of Appropriateness

Existing Landmark Districts: In May 2011, the HPC delegated the ability to approve, disapprove, or modify certain identified minor alterations to Department preservation staff. An Administrative Certificate of Appropriateness (Admin C of A) is approved administratively by Department preservation planners. An Admin C of A does not require neighborhood notification or a hearing at the HPC. A 20-day wait period is required for an Admin C of A. During this period, a member of the public may appeal approval of the Admin C of A, at which point the item would be heard at an HPC hearing. A small fee, based on staff time and materials, is charged for an Admin C of A.

The scopes of work that qualify for an Admin C of A in existing districts, as documented in Motion 181, Exhibit A, include, but are not limited to, ordinary maintenance and repair, window replacement, new signs and awnings, new rooftop equipment that is not visible from the adjacent public right-of-way, new solar panels and supporting structure, new skylights, new or replacement rear yard decks and stairways that are not visible from public rights-of-way, replacement and/or modification of non-historic storefronts, and removal of non-historic features.[1]

Proposed for the Duboce Park Landmark District: The Admin C of A level of review for the proposed district was crafted to accommodate more prominent alterations than are typically reviewed at this level in existing landmark districts. For example, the proposed designation ordinance qualifies the following scopes of work for Admin C of A review: vertical or horizontal additions (provided it is not visible from a public right-of-way) and new window or door openings on visible rear facades.

Moreover, many scopes of work that require an Admin C of A in existing landmark districts are exempted from the Admin C of A level of review in the proposed district if certain conditions are met. Examples of exempted scopes of work include, but are not limited to, ordinary maintenance and repair; in-kind window replacement; installation of non-visible rooftop equipment; the repair, replacement or new construction of non-visible rear stairways and decks; and enlarging window or door openings at non-visible rear facades.[2]

No Certificate of Appropriateness

Existing Landmark Districts: With the exception of seismic upgrades, exterior alterations that require a building permit in existing landmark districts also require a C of A or an Admin C of A.

Proposed for the Duboce Park Landmark District: The designation ordinance for the proposed district identifies many scopes of work that would not require a C of A or an Admin C of A if certain conditions

[1] Note that in order to qualify for an Administrative Certificate of Appropriateness, the proposed alteration typically must meet certain conditions. For example, replacement windows must match the historic windows in terms of material, configuration, and exterior profiles and dimensions.

[2] These scopes of work do not require an Admin C of A if certain conditions are met. See the draft designation ordinance to review the required conditions.

are met. Examples of exempted alterations at the primary façade include but are not limited to the installation of solar panels and supporting structures; in-kind roof replacement; repair of historic ornament; window repair and replacement; and garage door replacement. Most alterations at the non-visible rear façade do not require a C of A or Admin C of A, including exploratory work, window or door replacement, enlarged window or door openings, and new or replacement fences. Certain alterations at visible rear facades also do not require a C of A, such as installation of security gates or grilles, window replacement or the enlargement of window or door openings, the removal of non-historic ancillary structures, or construction of new ancillary structures.[3]

Revised Levels of Review

In response to community discussions and staff analysis, the Department revised the Duboce Park Landmark District Designation Ordinance several times in order to more closely align with levels of review appropriate for this particular neighborhood and dominant building type. The review of certain scopes of work, as originally presented, was perceived by some as overly burdensome to property owners. Because the district's buildings display remarkable cohesiveness in terms of massing, materials, fenestration, and cladding, it was possible to exempt many of the contentious scopes of work from C of A or Admin C of A level of review if certain conditions are met. Examples of revisions to the review of scopes of work discussed during the community input process include:

- Prioritized C's of A for larger, visible alterations at the primary façade such as visible additions, garage insertion, or other projects that might impact a building's character-defining features.
- Significantly scaled back the review of alterations at the non-visible rear façade, with most scopes of work exempted from C of A or Admin C of A review.
- Scaled back the review of alterations at the visible rear facades of the 17 properties closest to the park's northern boundary.
- Expanded the types of alterations that would not require a C of A or Admin C of A when certain conditions are met.

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.

> 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 proposed designation will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Residential in character, the district contains just two mixed-use properties, each of which feature retail or service-oriented businesses at the ground story storefront and*

[3] The designation ordinance details the conditions that need to be met in order for exterior alterations to be exempted from a C of A and Admin C of A.

dwelling units at the upper stories. Retention of historic fabric that contributes to this mixed-use character, and related use of these buildings would be encouraged within the district.

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

The proposed designation 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 1006 through 1010 of the Planning Code and Section 4.135 of the City Charter. Designation 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 proposed 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 proposed designation will not impede transit service or overburden our 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 proposed 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 proposed 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 10 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 and 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. In addition, the designation will require that the Historic Preservation Commission review major alterations at the historic interior block park entrances at Carmelita, Pierce, and Potomac Streets.

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

The proposed 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

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 proposed designation would preserve notable landmarks and 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. 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.

The **Market and Octavia Plan** of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 3.2: PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILIDNGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

POLICY 3.2.5 Preserve landmarks and other buildings of historic value as invaluable neighborhood assets.

POLICY 3.2.6 Encourage rehabilitation and adaptive reuse of historic buildings and resources.

POLICY 3.2.8 Protect and preserve groupings of cultural resources that have integrity, convey a period of significance, and are given recognition as groupings through the creation of historic or conservation districts.

POLICY 3.2.9 Preserve resources in identified historic districts.

POLICY 3.2.10 Support future preservation efforts, including the designation of historic landmarks and districts, should they exist, throughout the plan area.

POLICY 3.2.11 Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported.

POLICY 3.2.12 Encourage new building design that respects the character of nearby older development.

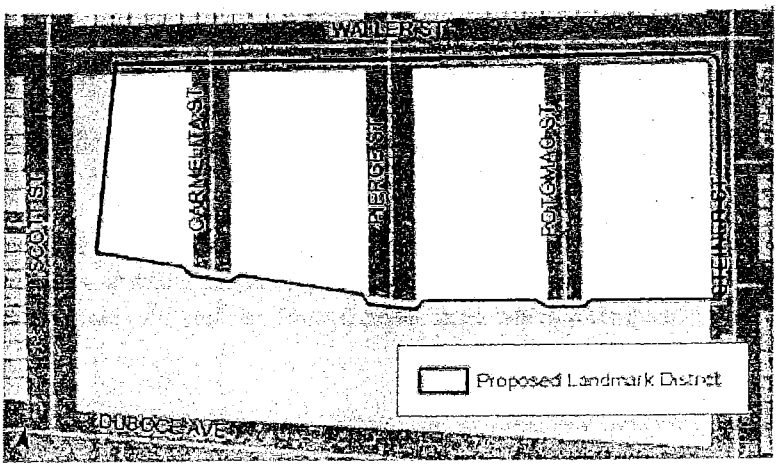
POLICY 3.2.15 Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for infill construction in Historic Districts and Conservation Districts (designated at the local, state, or national level) to assure compatibility with the character.

POLICY 3.2.16 Preserve the cultural and socio-economic diversity of the plan area through preservation of historic resources.

Designation of the Duboce Park Landmark District under Article 10 of the Planning Code will fulfill this objective by providing official designation and ensuring appropriate review of the character-defining features of this significant group of historic buildings. The designation will ensure the preservation and protection of the district for future generations. Designation will require that the Planning Department and/or the Historic Preservation Commission review proposed alterations, demolitions, or new construction that may have an impact on character-defining features of buildings within the district and/or at the interior block park entrances. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that appropriate, compatible alterations are made. Designation as an Article 10 landmark district will also qualify owners of contributory buildings to apply for the voluntary Mills Act program. Approved Mills Act contracts provide a property tax reduction to offset costs to rehabilitate, restore, or maintain historic properties.

BOUNDARIES OF THE LANDMARK SITE

The proposed landmark site encompasses all lots contained within Assessor's Blocks 0863, 0864, 0865, and 0866. The boundary commences 62' east of the southeast corner of Scott Street and Waller Street. The boundary then runs east along the south side of Waller Street, crossing Carmelita, Pierce, and Potomac Streets, until reaching the southwest corner of Waller and Steiner Streets. From there, the boundary runs south to the northeast corner of Duboce Park, where it turns west and travels along the property line separating the residential properties and the adjacent park land. The boundary continues west, where it jogs slightly south at the interior block park entrances at Carmelita, Pierce, and Potomac Streets to accommodate a 10-foot buffer at each set of steps. The boundary continues west along the property line until it reaches the park edge 28' east of Scott Street. From here, the boundary continues north along the residential property line until it reaches the point of beginning. See map.



OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to recommend approval of the landmark district designation, its recommendation will be forwarded to the Planning Commission, which shall have 45 days to review and comment on the proposed designation. Planning Commission comments will then be sent by the Department to the Board of Supervisors together with the HPC's recommendation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

PLANNING DEPARTMENT RECOMMENDATION

The Department recommends approval of the proposed landmark district designation.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the recommendation of designation of the Duboce Park Landmark District as a San Francisco landmark district under Article 10 of the Planning Code.

ATTACHMENTS

A. Draft Resolution of Recommendation
B. Draft Designation Ordinance
C. December 5, 2012 Case Report
D. Draft Landmark District Designation Report

I:\Preservation\Survey Team\Landmark Designation Work Program\Landmark District\Duboce Park

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

Article 10 Landmark District

Planning Commission Case Report

Recommendation to the Board of Supervisors

HEARING DATE: January 17, 2013

Date:	January 10, 2013
Case No.:	**2011.0683L**
Project:	**Duboce Park Landmark District**
Staff Contact	Mary Brown (415) 575-9074 mary.brown@sfgov.org
Reviewed By	Tim Frye – (415) 558-6822 tim.frye@sfgov.org

PROJECT DESCRIPTION

The proposed project is the designation of the Duboce Park Landmark District consisting of the 87 properties located in Assessor's Block 0863, 0864, 0865, and 0866 and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets as an Article 10 Historic (Landmark) District pursuant to Section 1004.2(c) of the Planning Code. Further consideration by the Board of Supervisors will occur at a future public hearing and will be noticed separately for a future date.

ENVIRONMENTAL REVIEW STATUS

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

REQUIRED COMMISSION ACTIONS

The item before the Planning Commission is to provide recommendation to the Board of Supervisors on the proposed landmark district consisting of 87 properties and three interior block park entrances as the Duboce Park Landmark District. Pursuant to Section 1004.2(c) of the Planning Code, the Planning Commission is requested to provide review and comment on the proposed landmark district to:

1) 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;

2) identify any amendments to the General Plan necessary to facilitate adoption of the proposed designation; and

3) evaluate whether the district would conflict with the Sustainable Communities Strategy for the Bay Area.

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

At its June 15, 2011 hearing, the Historic Preservation Commission added the subject district to its Landmark Designation Work Program.

At its December 5, 2012 hearing, the Historic Preservation Commission, by Resolution 696, confirmed nomination and initiated the Duboce Park Landmark District.

At its December 19, 2012 hearing, the Historic Preservation Commission, by Resolution 699, recommended approval of the landmark designation.

At the January 17, 2013 hearing, the Planning Commission will provide its recommendation and any comments on the proposed landmark district.

Final actions on the proposed Duboce Park Landmark District will be undertaken by the Board of Supervisors.

APPLICABLE PRESERVATION STANDARDS

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

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

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

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

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

PROPERTY DESCRIPTION & SURROUNDING LAND USE AND DEVELOPMENT

The Duboce Park Landmark District (district) is a three-block residential enclave in the Duboce Triangle neighborhood. The district is immediately adjacent to and shares a common development history with Duboce Park, a small civic park composed of open grassy areas, wandering paths, a playground, and recreation center. The district is comprised of 87 residential buildings and the stone steps and rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and Potomac Streets.

Construction dates of contributing buildings within the district range from 1899 to 1911. Nearly two thirds of the buildings were constructed in 1899 and 1900. The district's buildings display similar massing, materials, and uniform front yard setbacks that provide a cohesive streetscape of Victorian- and Edwardian-era residences. Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets are single-family dwellings, while flats dominate the lots facing Waller and Steiner Streets. A few mixed-use properties are found in the district, such as the three-story flats-over-store building on the southwest corner of Waller and Steiner. Buildings in the district range from 1 ½ story-over-basement to four stories in height, with two and three stories predominating. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner Streets. These buildings are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, park-facing, and rear façades.

Properties in the district are assigned one of two zoning districts. Buildings zoned RH-2 are found on the interior block streets of Carmelita, Pierce, and Potomac Streets. Properties zoned RTO are located on Waller and Steiner Streets. All buildings in the district are located within a 40-X height and bulk zoning district. Buildings in the immediate vicinity of the district are zoned RH-3 (Scott Street, Waller Street, and Duboce Avenue), RM-1 (Waller Street), and RTO (Steiner Street and Duboce Avenue). Surrounding blocks likewise have a 40-X height and bulk limit with the exception of the California Pacific Medical Center, Davies Campus, to the southwest of Duboce Park, which has a split 65-D and 130-E height and bulk limit.

DISTRICT SIGNIFICANCE

The Period of Significance for the district dates from 1899 to 1911, inclusive of the known period of construction of all buildings within the district.

Association with significant events

The Duboce Park Landmark District is significant for the unusual development history of the contested tract of land upon which it was built and the way in which the contested nature of the tract impacted the District's physical appearance and connection to the adjacent park. The tract (formerly known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract, the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed the residential portion of the tract. The lots sold quickly and a handful of builders immediately began developing the parcels. Due to the delay in development caused by the litigation, construction dates for the vast majority of contributing resources within the district range from 1899 to approximately 1902. This short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

The contested nature of the tract, its history as a debris dump, and neighborhood activism and development of the adjacent civic park are key themes linked to the Duboce Park Landmark District. One important visible manifestation of this interrelated history is found at the park's northern border – specifically the lack of separation between the park and residential buildings. The district represents the best example of San Francisco's handful of municipal parks that directly abut residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the foundations of many district buildings.

Significant architecture:

The Duboce Park Landmark District is significant within the category of architecture, as a remarkably intact district of Victorian- and Edwardian-era residential buildings. The district expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with the Queen Anne style widely represented. Although the district displays a remarkable variety of ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks.

Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and built approximately one half of the district properties, including nearly all of the residences on Carmelita and Pierce Streets. The district represents one of the earliest developments in his 77-year career and is an excellent representation of his effusive interpretation of the Queen Anne style. District features characteristic of Nelson's Victorian-era period include button boards, drips, and donuts; blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

The turn-of-the-century development of buildings within the district often resulted in a rare fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

The Department and the Historic Preservation Commission believe that the subject district is eligible as a landmark district due to its association with significant events and significant architecture and retains sufficient integrity with which to convey this significance. A detailed integrity analysis and documentation of the district's character-defining features are found on pages 28-29 and 33-37 of the Duboce Park Landmark District Designation Report. The Historic Preservation Commission's resolutions initiating and recommending designation of the district are also attached.

OUTREACH AND ENGAGEMENT

The following section provides an overview of the Department's outreach activities focused on the district. The Department engaged in extensive community outreach, produced informational materials, and hosted eight community events, as detailed below. Representatives from Supervisor Scott Wiener's office, the Recreation and Park Department, and the Duboce Triangle Neighborhood Association attended most of these events.

EVENTS

DTNA Meeting, April 2011

Department staff presented the Historic Preservation Commission's Landmark Designation Work Program (Work Program) at a regularly scheduled Duboce Triangle Neighborhood Association meeting. See attached.

Historic Preservation Commission Hearing, June 15, 2011

In advance of the June 15, 2011 HPC hearing to add the subject district to the Work Program, the Department produced promotional materials and conducted outreach to property owners, tenants, government officials, and community stakeholders. A letter and packet of information, which included a four-page FAQ related to the landmark designation process and potential benefits, an informational letter for property owners, and a brochure of existing landmark districts was mailed to tenants and owners of property located within the proposed landmark district. In addition, a hearing notification flyer was posted in the neighborhood. All materials are attached. At the June 15, 2011 HPC hearing, with the stated support from property owners and the Duboce Triangle Neighborhood Association, the HPC unanimously added the subject district to its Work Program. Following the inclusion of the subject district to the Work Program, the Department developed a series of community events and outreach materials as described below.

Department Event No. 1: July 16, 2011 Neighborhood History Walking Tour

Department planners Moses Corrette, Mary Brown, and Tim Frye led three separate large groups on a neighborhood history walking tour of the subject district. Department planners shared the history of the neighborhood and provided information regarding the landmark district designation process including promotion of the Landmark Designation Kick-Off Meeting. Materials and outreach associated with this

event include an events flyer which was mailed to all residents, owners, and stakeholders (see attached). In addition, the flyer was hand delivered to every building in the subject district and posted on poles and businesses in the neighborhood.

Department Event No. 2: July 18, 2011 Landmark Designation Kick-Off Community Meeting
Two days after the Neighborhood History Walking Tour, the Department hosted a Kick-Off Community Meeting at the Harvey Milk Recreation Center. This event was promoted in conjunction with the walking tour. The Department presented an overview of what Article 10 designation entails, how Article 10 designation differs from the historic resource survey evaluation, the potential benefits and drawbacks of designation, and the permit process for alterations to Article 10 landmark district buildings.

Department Event No. 3: August 16, 2011 Community Meeting
Preservation incentives and the process for review of future alterations were the focus of the second Duboce Park Community Meeting. See attached presentation. A flyer for this event was mailed to all residents, property owners, and stakeholders. The flyer was also posted in the neighborhood and hand delivered to all properties within the subject district.

Department Event No. 4: August 30, 2011 Ask-A-Planner Night
The Department hosted its first "Ask-A-Planner" event at the Duboce Park Café across the street from the subject district. This one-hour event was intended to supplement the larger community meeting process and to provide for casual one-on-one discussions related to the proposed landmark designation. Several stakeholders attended the event and engaged in discussion regarding potential future alterations to properties within the district. This event was promoted in conjunction with the August 16th Community Meeting.

Department Event No. 5: September 20, 2011 Community Workshop
This interactive workshop focused on community review of a draft designation ordinance for the subject district. New policies introduced by the Historic Preservation Commission, such as delegation of review to Department staff in the form of Administrative Certificates of Appropriateness, allowed for greater flexibility and engagement with the community in the tailoring of the designation and required levels of review.

Topics at the workshop included prioritizing preservation needs and levels of permit review. Working in small groups, workshop participants provided input on how to best protect neighborhood character through appropriate review of identified scopes of work. Participants prioritized scopes of work for three separate levels of review: Certificate of Appropriateness, Administrative Certificate of Appropriateness, and No Certificate of Appropriateness. The goal of the workshop was to gain a better understanding – at an open, public forum – of the types of alterations that stakeholders prioritize for additional review. The feedback gathered at the workshop helped tailor a designation ordinance that aligns more closely with community needs, provides a clear and predictable review process for specific scopes of work, and protects the character of the neighborhood.

Department Event No. 6: September 27, 2011 Ask-A-Planner Night
A second "Ask-A-Planner" event was held at the Duboce Park Café a week following the community workshop focused on review of alterations. Department planners and Commissioner Alan Martinez engaged several property owners in detailed discussions regarding levels of review identified and

prioritized at the workshop. It served as an additional forum to receive feedback and hear of concerns regarding the review of certain scopes of work. This event was promoted in conjunction with the August events and with the September 20th Community Workshop.

Department Event No. 7: December 7, 2011 Drop-In Event / Community Meeting
With Supervisor Scott Wiener and the Duboce Triangle Neighborhood Association, the Department hosted a Drop-In Event / Community Meeting to share revisions to the proposed levels of review. During the first half of this event, Department planners were on hand to discuss the revised review framework and to discuss the differences between the current California Environmental Quality Act (CEQA) review process and the proposed Article 10 review process. During the meeting's second half, the group convened for a larger question and answer session with Department staff, Supervisor Scott Wiener, and the Duboce Triangle Neighborhood Association. In addition, Executive Director of San Francisco Architectural Heritage, Mike Buhler, provided information at the meeting about the Facade Easement program.

Promotional materials for this event included a save-the-date postcard and a five-page mailing to residents, owners, and stakeholders outlining the revised levels of review for alterations. Large-scale posters included graphics outlining the proposed levels of review at the primary facade, visible rear façade, and non-visible rear facades.

DTNA Meeting, August 13, 2012
On August 13, 2012, the Department provided an information update regarding the subject district and amendments to the Mills Act program at the regularly scheduled Duboce Triangle Neighborhood Association meeting.

Department Event No. 8: November 1, 2012 Final Community Meeting
On November 1, 2012, the Department hosted its final community event focused on the subject district. At the meeting, participants visited three stations staffed by Department planners: Mills Act, Revised Levels of Review, and Designation Process / Timeline. In addition, Supervisor Scott Wiener provided an overview of the recently implemented amendments to the Mills Act program. Residents, stakeholders, and property owners were notified of this meeting via a postcard mailing.

ONLINE QUESTIONNAIRE
At the request of property owners and Supervisor Scott Wiener, the Department created an online questionnaire to solicit feedback regarding the proposed district. The online questionnaire was designed specifically for residents and owners of buildings located within the proposed district. It was available online from November 5, 2012 through November 26, 2012. Participation was limited to one questionnaire per owner household and one questionnaire per tenant household. Tenants and owners were provided the option to submit a paper questionnaire, though no household availed themselves of this option. The questionnaire and responses are included in the attached appendix.

The questionnaire was designed to gauge support and opposition to the proposed district as well as the underlying reasoning behind these opinions. In addition, the questionnaire examined the impact of expanded access to the Mills Act program on support or opposition to the survey and the level of interest of applying for the Mills Act.

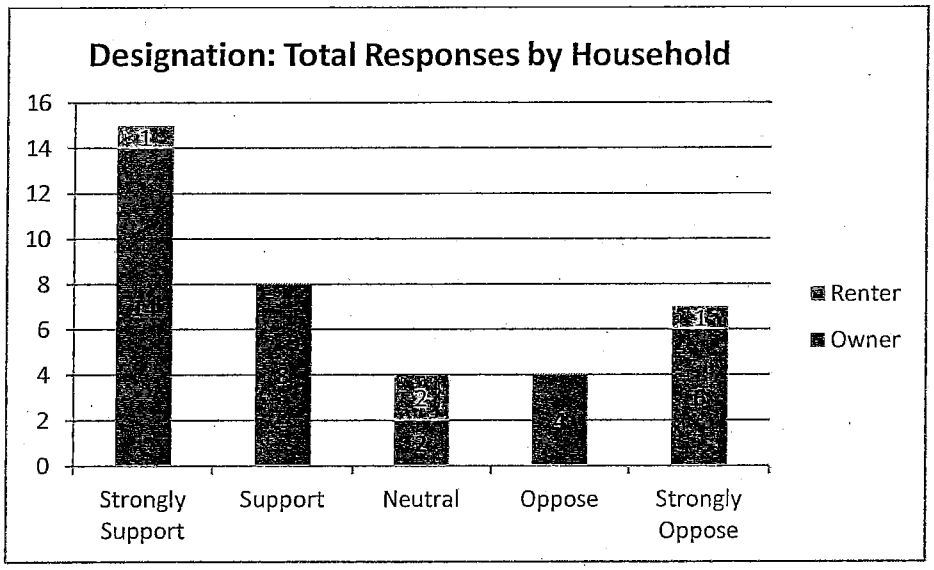
Participation in the online questionnaire was encouraged through several channels. All residents and property owners were mailed a postcard containing a link to the questionnaire on November 5, 2012. The online questionnaire was promoted at the Department's Community Meeting on November 1, 2012. Mention of the online questionnaire was added to an update on the project website. The Department emailed an announcement and web link for the questionnaire to the 65 people on its project mailing list on November 7, 2012 and a follow-up reminder email on November 21, 2012. Supervisor Scott Wiener emailed a web link for the questionnaire to the list of people who had previously contacted his office regarding the proposed designation.

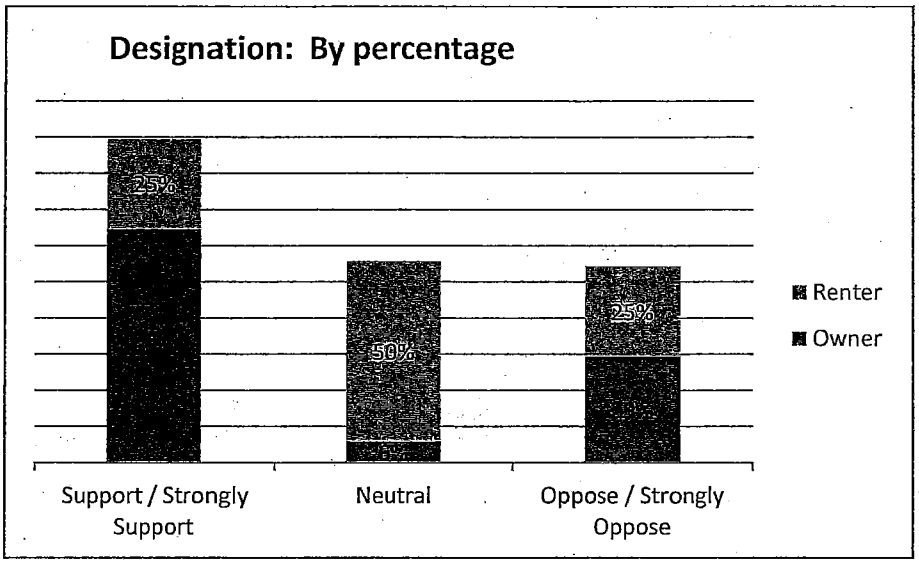
The online questionnaire produced a total of 38 valid household responses. Six of the 44 submitted questionnaires were eliminated from the final analysis for the following reasons: participant did not live or own property in the proposed district (1); more than one questionnaire was submitted for a single owner household (1); participant did not indicate support or opposition to the district (2); and participant did not provide a name and address, hence it was not possible to confirm residency or property ownership in the proposed district (2). The following analysis focuses primarily on the support or opposition to the designation and the underlying reasons for this support or opposition.

The vast majority of responses were provided by property owners. Just four renter households were included in the analysis.

QUESTIONNAIRE FINDINGS

Property owners supported the proposed landmark district designation by more than a two-to-one ratio. Of the 34 owner participants, 65% support or strongly support the designation, compared to 29% who oppose or are strongly opposed. Just four renters completed the questionnaire. One was in strong support, one in strong opposition, and two were neutral on the proposed designation. See charts below.





Impact of Mills Act

Half of the respondents indicated that the Mills Act program, particularly the recent amendments expanding access to the program, impacted their view of the proposed designation. Nearly 20 respondents indicated that they plan to apply for the Mills Act program if the district is formally designated.

Reasons for Support

Supporters of the district were asked to rank the reasons behind their support of the district. 96% of respondents indicated that protecting the visual and architectural character of buildings in the district was very important. Protecting the midblock park entrances was important or somewhat important to 87% of respondents. Providing "clear expectations and guidelines for myself and my neighbors in the review of future exterior alterations to the district" was very important to 70% of respondents and somewhat important to 30%. Bestowing neighborhood recognition was very important to 65%, somewhat important to 26%, and not important to 9% of participants. Improving property values or taking advantage of the Mills Act was very important to 39% and somewhat important to 52% of participants. Participants also provided additional qualitative responses for their support of the designation which are included as an attachment to this case report.

Reasons for Opposition

The top three ranked reasons for opposing the proposed designation were "opposition to any additional fees or review time for myself or my neighbors in the review of future exterior alterations" (93% of participants found this very important); "I have experienced or know of past negative experiences with the Dept. of Building Inspections or with the Planning Department" (85% of participants found this very important); and "I am opposed to government oversight of my property" (65% of participants found this very important, while 21% indicated it was somewhat important). Participants also provided additional qualitative responses for their opposition of the designation which are included as an attachment to this case report.

COORDINATION WITH CITY OFFICIALS AND AGENCIES

At the June 15, 2011 HPC hearing regarding the Work Program, staff from the Recreation and Park Department voiced their concerns over inclusion of Duboce Park in the subject district. As background, the park was listed as a contributing element of the identified eligible National Register historic district during the Market and Octavia Area Plan Historic Resource Survey. The survey was endorsed by the Landmarks Preservation Advisory Board on December 19, 2007. For the purpose of CEQA the park is considered a historic resource and a contributing element of the identified eligible district. The Department recognizes that the park has undergone substantial renovation since its creation, including the construction of a recreation center, basketball courts, streetcar tunnel portal, and playground. The most significant character-defining features of the park, in relation to historic themes identified for the subject district, are the lack of separation between the park and adjacent residential buildings and the interior block park entrances. As a compromise, the Recreation and Park Department suggested that rather than including the entire park in the subject district, the park-portion of the district be limited to the historic stone steps and retaining walls at the three interior block park entrances. This boundary largely alleviates the Recreation and Parks Department's concerns regarding review of non-character-defining elements of the park. On November 2, 2011, the Department presented this boundary option to the Capital Committee of the Recreation and Park Commission.

The Recreation and Park Department prefers this option limiting inclusion of the park in the subject district to the three interior block park entrances and surrounding 10' buffer. Supervisor Scott Wiener is likewise supportive.

WEBSITE

In June 2011, the Department created a project webpage – http://dubocepark.sfplanning.org – which it updated frequently during the outreach and engagement process. This webpage includes the following materials: a searchable Google Maps component which provides direct access to previously documented building evaluations; a Duboce Park Fact Sheet; uploaded PDFs and calendar notification for meetings and events; uploaded five-page PDF mailer of proposed framework for review of alterations; updates related to preservation incentives and post-event progress reports; and recent studies focused on the impact of historical designation on property values.

MEDIA

The Department produced updates for the Duboce Triangle Neighborhood Association's Fall 2011, Winter 2011, and Fall 2012 newsletter editions. The Department was interviewed by reporters from the *New York Times* and the *San Francisco Examiner*. The *New York Times* article, produced by the Bay Citizen, contained inaccuracies and misrepresentations regarding the impact of the proposed designation.

OTHER ISSUES AND CONSIDERATIONS

Mills Act Amendments

At the December 7, 2011 Community Meeting, many property owners expressed interest in the property tax savings offered by the Mills Act and concern that the existing application process presented a barrier to realizing those savings. At the request of property owners, Supervisor Scott Wiener sponsored legislation to amend San Francisco's Mills Act Program to make the application process quicker, cheaper, and more predictable. The Department coordinated with the San Francisco Assessor's office to set

established periods for the submittal and review of Mills Act applications and reduced the application fee. The improved program became effective in October 2012.

RECOMMENDATION

The HPC has recommended to the Board of Supervisors approval of the Duboce Park Landmark District to include 87 buildings and the three interior block park entrances. The Planning Department has determined that the proposed historic district 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.

The Department recommends approval of the proposed designation with the following non-substantive changes to the Designation Ordinance:

1. Correct a typo on page 22, line 13 by inserting the word "visible" in front of "rooftop equipment."
2. Bold the heading "Repair or Replacement of Architectural Details" on page 21, line 18.
3. Reorganize the order of Section 8, "Standards for Review of Applications," to create separate subsections for the review of alterations to the interior block park entrances and the review of exterior alterations and new construction.

BASIS FOR RECOMMENDATION

The proposed landmark district is consistent with the objectives and policies embodied in the General Plan, Priority Policies of Section 101.1, the Market and Octavia 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 proposed designation will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Residential in character, the district contains just two mixed-use properties, each of which feature retail or service-oriented businesses at the ground story storefront and dwelling units at the upper stories. Retention of historic fabric that contributes to this mixed-use character, and related use of these buildings would be encouraged within the district.

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

The proposed designation 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 1006 through 1010 of the Planning Code. Designation 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 proposed 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 proposed 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 proposed 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 proposed 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 10 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 proposed 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 proposed designation would preserve notable landmarks and 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. 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.

MARKET AND OCTAVIA PLAN

The Market and Octavia Plan of the San Francisco General Plan contains the following relevant objective and policies:

OBJECTIVE 1.2 ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

POLICY 1.2.1 Relate the prevailing height of buildings to street widths throughout the plan area.

POLICY 1.2.4 Encourage buildings of the same height along each side of major streets.

The proposed Duboce Park Landmark District exemplifies the urban form promoted by this objective. Designation will help maintain the existing comfortable, human-scaled interior blocks and relationship between building height, street width, and front yard setback.

OBJECTIVE 2.3 PRESERVE AND ENHANCE EXISTING SOUND HOUSING STOCK.

POLICY 2.3.1 Prohibit residential demolitions unless they would result in sufficient replacement of existing housing units. Even when replacement housing is

provided, demolitions should further be restricted to ensure affordable housing and historic resources are maintained.

Designation of the Duboce Park Landmark District under Article 10 of the Planning Code will fulfill this objective by requiring the Historic Preservation Commission's review and entitlement, in the form of a Certificate of Appropriateness, of proposals to demolish buildings within the district. Such review would allow time for the exploration of feasible alternatives to the demolition of historic buildings.

OBJECTIVE 3.1 OBJECTIVE 3.1 ENCOURAGE NEW BUILDINGS THAT CONTRIBUTE TO THE BEAUTY OF THE BUILT ENVIRONMENT AND THE QUALITY OF STREETS AS PUBLIC SPACE.

POLICY 3.1.1 Ensure that new development adheres to principles of good urban design.

Designation of the Duboce Park Landmark District under Article 10 of the Planning Code will fulfill this objective by requiring the Historic Preservation Commission's review of proposed new construction. The Standards for Review of alterations to district buildings, as outlined in the Duboce Park Landmark District Designation Ordinance, complement and enhance the Market and Octavia Plan's Fundamental Design Principles.

OBJECTIVE 3.2: PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILIDNGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

POLICY 3.2.1 Preserve landmarks and other buildings of historic value as invaluable neighborhood assets.

POLICY 3.2.2 Encourage rehabilitation and adaptive reuse of historic buildings and resources.

POLICY 3.2.4 Protect and preserve groupings of cultural resources that have integrity, convey a period of significance, and are given recognition as groupings through the creation of historic or conservation districts.

POLICY 3.2.5 Preserve resources in identified historic districts.

POLICY 3.2.6 Pursue future preservation efforts, including the designation of historic landmarks and districts, should they exist, throughout the plan area

POLICY 3.2.7 Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported.

POLICY 3.2.8 Encourage new building design that respects the character of nearby older development.

POLICY 3.2.9 Promote preservation incentives that encourage reusing older buildings.

POLICY 3.2.11 Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for infill construction in Historic Districts and Conservation Districts (designated at the local, state, or national level) to assure compatibility with the character.

POLICY 3.2.12 Preserve the cultural and socio-economic diversity of the plan area through preservation of historic resources.

Designation of the Duboce Park Landmark District under Article 10 of the Planning Code will fulfill this objective by providing official designation and ensuring appropriate review of the character-defining features of this significant group of historic buildings. The designation will ensure the preservation and protection of the district for future generations. Designation will require that the Planning Department and/or the Historic Preservation Commission review proposed alterations, demolitions, or new construction that may have an impact on character-defining features of buildings within the district and/or at the interior block park entrances. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that appropriate, compatible alterations are made. Designation as an Article 10 landmark district will also qualify owners of contributory buildings to apply for the voluntary Mills Act program. Approved Mills Act contracts provide a property tax reduction to offset costs to rehabilitate, restore, or maintain historic properties.

OBJECTIVE 4.1 PROVIDE SAFE AND COMFORTABLE PUBLIC RIGHTS-OF-WAY FOR PEDESTRIAN USE AND IMPROVE THE PUBLIC LIFE OF THE NEIGHBORHOOD.

POLICY 4.1.3 Establish and maintain a seamless pedestrian rights-of-way throughout the plan area.

Designation of the Duboce Park Landmark District under Article 10 of the Planning Code will fulfill this objective by maintaining the historic interior block park entrances at Carmelita, Pierce, and Potomac Streets. Maintaining this connection between residential buildings and the park provides a tangible connection to the historic relationship between the park and neighboring buildings and helps create a unique sense of public life within the neighborhood.

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 Market and Octavia Area Plan 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 Market and Octavia Plan.

Balancing the new construction envisioned in the Market and Octavia Area 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.

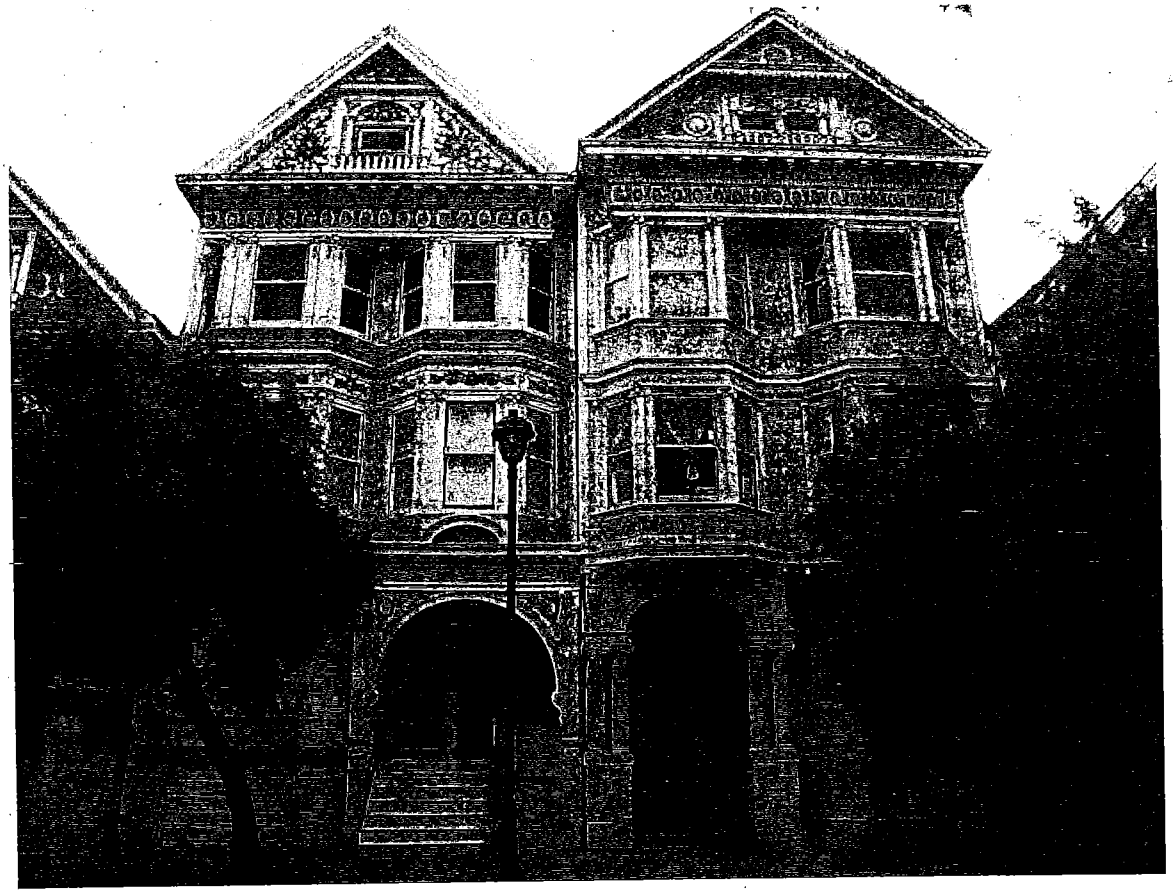
ATTACHMENTS

Draft Resolution
Duboce Park Landmark District Designation Ordinance
Duboce Park Landmark District Legislative Digest
Duboce Park Landmark Designation Report
Historic Preservation Commission Resolution 696
Historic Preservation Commission Resolution 699
Outreach Materials
Online Questionnaire and Analysis

SAN FRANCISCO PLANNING

DRAFT

DUBOCE PARK LANDMARK DISTRICT Designation Report









Prepared for the Historic Preservation Commission

December 5, 2012

1895

TABLE OF CONTENTS

	page
OVERVIEW	3
DEVELOPMENT HISTORY	4
RESIDENTIAL DEVELOPMENT	17
BUILDERS	18
FERNANDO NELSON	18
OLINGER & MOORE	20
VICTORIAN-ERA STYLES	22
EDWARDIAN-ERA STYLES	23
POSTSCRIPT	25
ARTICLE 10 LANDMARK DISTRICT DESIGNATION	27
STATEMENT OF SIGNIFICANCE	27
PERIOD OF SIGNIFICANCE	28
INTEGRITY ANALYSIS	28
BOUNDARIES OF LANDMARK DISTRICT	29
CHARACTER-DEFINING FEATURES	33
SELECTED BIBLIOGRAPHY	38
ACKNOWLEDGEMENTS	40

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

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

Duboce Park Landmark District

87 Buildings, 3 Interior Block Park Entrances

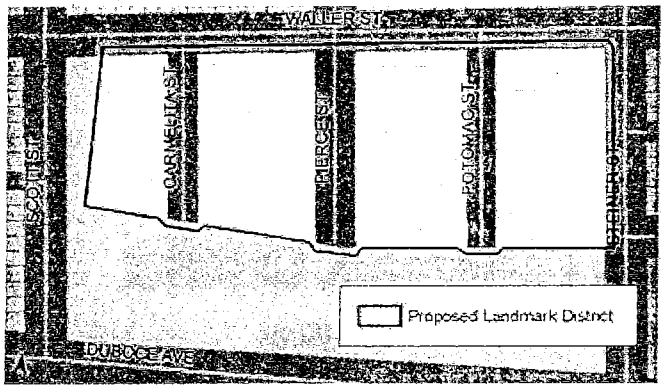
Built: c.1895-1907
Builders: Fernando Nelson, George Moore, Charles Olinger

Overview

The Duboce Park Landmark District (district) is a three-block residential enclave in the Duboce Triangle neighborhood. The district is immediately adjacent to and shares a common development history with Duboce Park, a small civic park composed of open grassy areas, meandering paths, a playground, and recreation center. The district is significant for the unusual and contested history, and the litigation that resulted in the subdivision of interior block streets and the adjacent civic park. The district is comprised of 87 residential buildings and the stone steps and Serpentine rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and Potomac Streets. The district and adjacent park are sited on a contested plot of land formerly known as the Public Reservation, Hospital Lot, and Marion Tract. Through a decades-long series of court battles, the tract was split nearly in half, with the City retaining title to what is now Duboce Park and the German Savings and Loan Association acquiring title to the adjacent land, which is what now encompasses the district. In the late 1890s, the German Savings and Loan subdivided the land and sold lots to builders who developed the residential portion of the former Marion Tract. The nearly 40-years of contested claims and litigation, the resultant delayed development of the residential buildings, and creation of the civic park are inextricably intertwined. One visible manifestation of this interrelated history is found in the lack of separation between the park and residential buildings – it is the best example in San Francisco of a civic of park that immediately abuts residential buildings, without any separation of a street or sidewalk.

The district is also significant as an excellent example of mass-produced Victorian-era architecture designed for middle-class turn-of-the-century San Franciscans. Construction dates of contributing buildings within the district range from 1899 to 1911. Nearly two thirds of the buildings were constructed in 1899 and 1900. Most buildings in the

district were constructed by two key builders: the prolific Victorian-era master builder Fernando Nelson, known for his lavishly applied ornamentation, and the smaller-scale partnership of George Moore and Charles Olinger. The short period of construction combined with the limited number of builders resulted in a remarkably uniform streetscape of houses and flats dominated by Victorian-era design influences, which include exuberant Queen Anne decorative elements, a profusion of shingled cladding, angled bay windows, and gabled or hipped roof forms. Likewise, the buildings' similar massing, materials, and uniform front yard setbacks provide a cohesive streetscape of one and a half- to four-story residential buildings.



Duboce Park Landmark District boundary.

Development History

Buildings within the district were constructed on land originally set aside as a public park. Known variously as the Public Reservation, Hospital Lot, and Marion Tract, the highly contested public land – bounded by the streets now known as Duboce Avenue, Scott Street, Waller Street, and Steiner Streets – was subject to decades of litigation and contested ownership. As noted in the *San Francisco Chronicle* in 1900, "The tract of land has long been a bone of contention, and, cut down one-half of its original size through litigation."[1] Court rulings in the mid-1890s resulted in the partial subdivision of the original Public Reservation into a civic park (to the south) and smaller, builder developed parcels (to the north). The creation of Duboce Park and the adjacent residential development are historically and physically intertwined, linked by the rubble that once covered the entire tract.

The following section details the historical development of this contested tract, from early Consolidation Acts, prolonged litigation, the role of neighborhood improvement clubs, the creation of Duboce Park, and the connection between the park and adjacent residential development.

Early History

Consolidation Acts

The first inclusion of the Duboce Park area within San Francisco's city limits occurred in 1851, when one of three Consolidation Acts passed by the San Francisco City Council extended the city limits south to Twenty-Second Street and west to Castro Street. At the time, expansion of the street grid to the west and south had been hampered by the existence of squatters on Pueblo Lands (territory of the City of San Francisco inherited from the Mexican

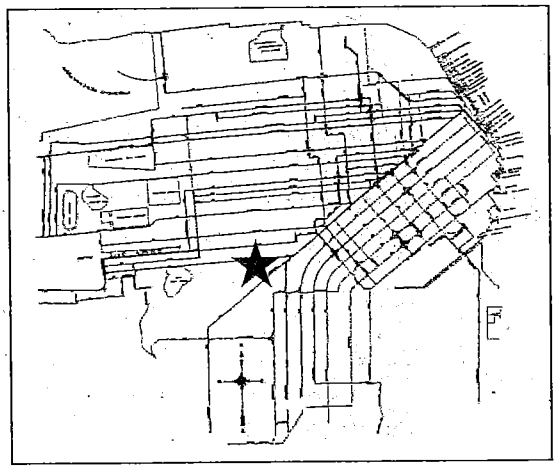
[1] *San Francisco Chronicle*. Dedication of Duboce Park, September 10, 1900, 9.

government) and by the efforts of large private landholders such as the Noe, Bernal and De Haro families, to maintain their properties intact.

These conflicting claims were largely resolved by the Van Ness Ordinance of 1855. Named for then-councilman (and later mayor), James Van Ness, the Van Ness Ordinance clarified land titles in the outlying areas. The ordinance settled land claims largely in favor of squatters by granting titles to those in actual possession of land on or before January 1, 1855. The City's claims to the Pueblo Lands were formally recognized by the U.S. Land Commission in the 1860s.

Shortly after the expansion of the city limits, street grids began to be plotted in the area, though in reality streets remained ungraded, unpaved and lacked any infrastructure. A small subdivision, known as the Mission Dolores tract (now portions of the Mission District, Eureka Valley and Duboce Triangle neighborhoods) was established by the platting of those streets. It was bounded by Castro Street to the west, Duboce Avenue to the north, Valencia Street to the east, and Eighteenth Street to the south. To the north lay the vast Western Addition neighborhood, comprising most of the city limits west of Larkin Street and north of Market Street.

Development was slow, hampered by the lack of reliable transportation. The area presently known as Duboce Triangle did not become readily accessible until Market Street was graded west of Dolores Street during the 1870s. However, it was still considered difficult to reach due to its distance from downtown San Francisco. The construction of the first cable car by Andrew Hallidie in 1873 revolutionized mass transit in San Francisco. The 1880s witnessed a proliferation of cable car lines running to the Western Addition and Upper Market areas, such as the Market and Haight (Red Line) which opened in 1883; the Market and Castro Line in 1887; and the Market and Hayes (Green Line) opening in 1889.[2] These transit lines made commuting to jobs downtown and in the South of Market Area feasible, and residential construction began to proliferate in the Duboce Triangle area.



Map of streetcar lines in San Francisco, circa 1895. Source: Anne Moudon, "Built for Change: Neighborhood Architecture in San Francisco" (Cambridge: MIT Press, 1986), 24.

Public Reservation and Contested Ownership

Duboce Park had been designated as a "public reservation" as early as 1856 in the Van Ness Ordinance. It was one of several block-square reservations set aside as public parkland in the Western Addition, such as Alamo Square,

[2] Joe Thompson, Market Street Cable Railway, http://www.cable-car-guy.com/html/ccsfmsr.html.

Jefferson Square, and Lafayette Square. Although these reservations were relatively small in relation to the overall area of the Western Addition, the fact that any land was set aside for the public good was at the time an unprecedented event in San Francisco.

Unlike the other park reservations, which were typically square or rectangular, the Public Reservation in the Duboce Park area had an odd wedge shape due to the awkward intersection between the Western Addition and Mission Dolores surveys. In fact, its creation was likely the result of trying to rectify the intersection between the differing street grids. In addition, the topography of the site was different from the other parks, which were usually centered on hilltops and, other than Jefferson Square, not as steeply sloped.

For San Francisco's early park reservations, though, mere designation as open space was usually not enough. City authorities often had to confront squatters and other competing interests to preserve the open reservations. Duboce Park is a notable example of this phenomenon. As early as 1861, a city map labeled the park as a "hospital site" for a proposed city hospital. Why it was re-designated from parkland to a hospital site is unknown, but it remained as such on city maps throughout the latter half of the nineteenth century. In the meantime, the open land was still the subject of squatters' claims related to the earlier land title disputes. In May 1869, a portion of the northern half of the City reservation was awarded by the District Court of San Francisco to Mary Polack. Four years later, in January 1873, a group of court-appointed referees awarded another portion of the City reservation to Dan Rogers.[3] The City, however, continued to dispute their ownership.

In the 1880s, the Public Reservation (site of the district and Duboce Park) was leased to the San Francisco Female Hospital at the rate of $1.00 per year, although the hospital was never built. In 1896, the City finally relinquished its claims to the northern half of the Public Reservation, which by then was often referred to as the Hospital Lot. By that time, the German Savings and Loan Association had assumed ownership of the land, and in July 1897, the bank asked the City to accept deeds for the extension of Pierce Street south of Waller Street, as well as deeds for two new dead-end streets called Primrose and Daisy Streets (now known as Carmelita and Potomac).[4] The bank then sold the remaining land to private developers who began constructing houses. It is these properties north of the existing park that now make up the Duboce Park Landmark District.

The loss of formerly public land to private owners was long a sore spot for City leaders. A *San Francisco Chronicle* article in 1902 laments: "The site of Duboce Park was a bone of contention for four decades, and the litigation which lost to San Francisco a piece of land as large again as the present park shows what can happen to municipal holdings when citizens are apathetic."[5]

Hospital Lot Improvement Club

By 1896, the Hospital Lot / Marion Tract was occupied by Buckman's Camp, a ramshackle collection of stables and temporary boarding houses that served as a lodging place for laborers. The camp, named after its owner, the contractor A.E. Buckman, raised the ire of nearby residents and property owners, who in August 1896 organized a committee to rid the park of the squatters and demand a settlement of land ownership issues. The newly formed "Hospital Lot Improvement Club" petitioned the Department of Health to close the camp as a public health

[3] City of San Francisco. "Real estate owned by the City and County of San Francisco and Historical Data Relating to Same, with citations from decisions of the Superior, Supreme and Federal Courts." San Francisco: Board of Supervisors. 1910, 91.

[4] Ibid., 9.

[5] *San Francisco Chronicle*, The Story of Duboce Park, April 27, 1902, A10.

nuisance.[6] Residents of the camp were reportedly infected with typhoid fever. Within weeks, several hundred residents had joined the club which increased its demand for City action and decried Buckman's refusal to close the camp as "an infamous outrage on a long-suffering community that has borne this nuisance patiently for about two years....[7]" By late August, Buckman had agreed to remove his camp from City property and the club set its sight on improving the public land for neighborhood use.[8]

Although the Hospital Lot Improvement Club was successful in ridding the area of the laborers' camp, the tract remained a rubble-strewn mess and the "dumping of garbage could not be stopped."[9] It was still filled with rock rubble from the 14th Street excavation project, often mounded in massive piles many feet high. This former staging area was decried as "blight upon the neighborhood,"[10] and the lot continued to be a bone of contention with nearby residents, who stewed over the City's continued inaction. The City, for its part, indicated a lack of urgency in undertaking the monumental and expensive task of converting the debris-strewn area into a civic park, and the area remained a dumping ground for many years following the settlement of land claims.

A 1902 article in the *San Francisco Chronicle* summarized the contested nature of the site and factors which caused it to lay largely fallow for decades:

> "More than forty years ago, this site, and as much more land adjoining, was set apart by the municipality for hospital uses. No one knows just how, but complications concerning titles and taxes accumulated and the city fought out the issue with the German Savings Bank and the Sharp estate, with the result that one-half of the property was awarded to the bank. That settled, no one bothered about what should be done with it and in turn this property was a dumping ground, a vegetable garden and finally was covered with stables and all the unsightly appurtenances of a contractor's camp. The era of the vegetable garden was picturesque at least and lasted until 1895, when a local firm secured the construct to cut through Fourteenth Street. It supplemented this by getting from the German Bank permission to dump rock on these blocks. This was done and the building of temporary boarding houses and stables made this section one of the most undesirable in the city. The unsanitary conditions of this camp developed typhoid fever, and matters went from bad to worse until the people who managed to remain in the vicinity decided to get what was their due."[11]

---

[6] *San Francisco Chronicle*, Buckman's Camp Nuisance, August 9, 1896, 32.

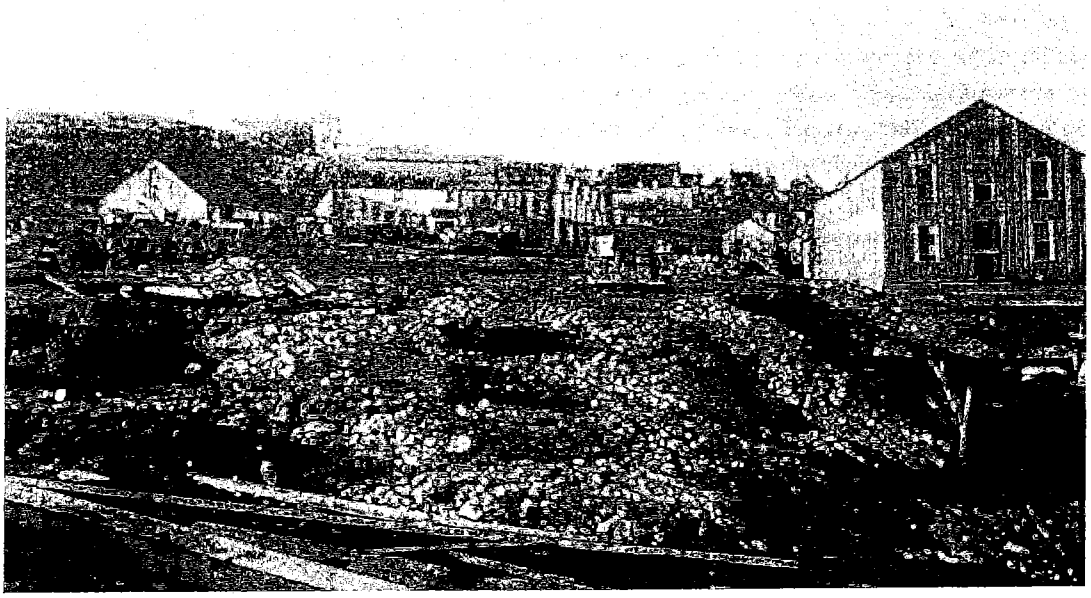
[7] *San Francisco Chronicle*, Organized to Protest, August 17, 1896, 10.

[8] *San Francisco Chronicle*, Buckman's Camp to Go, August 29, 1896, 7.

[9] *San Francisco Chronicle*, The Story of Duboce Park, April 27, 1902, A10.

[10] *Ibid.*

[11] *Ibid.*



Buckman's Camp (presumably), site of present day district and adjacent Duboce Park. No date.
Source: San Francisco History Center, San Francisco Public Library

New Park Improvement Club

With construction of residential buildings on the privately owned portion of the Marion Tract, came renewed efforts to clean up the abandoned lot. These new residents, who included builders George Moore and Charles Olinger, the politically connected Supervisor James Gallagher, and developer E.W. Hinkle, revived and reconstituted the old Hospital Lot Improvement Club into a new association – the New Park Improvement Club – to pressure the City into cleaning up the abandoned lot and developing a park.

In June of 1900, the New Park Improvement Club was formed to promote the development of the vacant lot into a civic park. As noted in the *San Francisco Chronicle*, "People living in the vicinity of the hospital lot [Marion Tract], bounded by Steiner, Scott, Ridley [Duboce Avenue], and Waller streets, are showing much interest in the project of converting the lot into a park, and are raising money to supplement the appropriation made for this purpose by the Board of Supervisors."[12] The revived club lobbied the Board of Supervisors to set aside the land for its intended use – a civic park – and quickly raised $1,000 to assist the Park Commission in the lot's clean-up. The proactive role of the New Park Improvement Club in lobbying and raising funds for creation of the long-planned civic park provided the crucial momentum for the park's creation. As noted in an April 1902 *San Francisco Chronicle* report on the park's development history:

> "What these citizens of Duboce Park district have done for their locality any other improvement club can repeat. Some civic pride, a little sacrifice, some time and a bit of money is the recipe the Duboce Club is glad to give to all who want to know how they made their part of town one of the most homelike and inviting spots in the seven by seven miles of this municipality. Too often citizens grumble and fuss and then ask for what is well nay impossible: they make plans for stupendous improvements and get nothing. If each district, each neighborhood would work to improve itself, the city would wake up some day and find itself beautiful.[13]

[12] *San Francisco Chronicle*, New Park Improvement Club, Raising Money to Beautify Hospital Lot, June 26, 1900, 5.

[13] *San Francisco Chronicle*, The Story of Duboce Park, April 27, 1902, A10.

Park Dedication and Development

The new park was dedicated around the same time that Colonel Victor Duboce, a returning hero of the Spanish-American War, returned to San Francisco from his post in the Philippines. He was in poor health and in a vote of sympathy for the ailing Colonel Duboce, the Board of Supervisors passed a resolution extolling his "high character, loyalty, and amiable disposition" and renamed Ridley Street (also known as 13th Street for a time) to Duboce Avenue in his honor. The Board also voted to convert the undeveloped portion of the old hospital lot into a park to be named Duboce Park.

Duboce Park was dedicated on September 9, 1900. At that time, the park was neither cleared, graded, nor landscaped – it was the vision of a future park that was celebrated, not the reality of the still vacant, rubble-strewn landscape. At the dedication ceremony, Mayor James Phelan described the future park's condition: "It looks as if it had been the scene of a battle among the gods in which they threw huge rocks at one another."[14] A reported 1,500 people attended the dedication ceremony, which was in part a celebration of the future park and a memorial to the recently passed Colonel Duboce. At the dedication, a flag was raised on the new flagstaff, purchased by the New Park Improvement Club, placed in the center of the park.

At the dedication ceremony, Mayor Phelan lamented the loss of City property through litigation: "For some reason the city has lost one-half the piece of land that it originally had, but is fortunate in getting the other half. It is better as a park than as a hospital, for which it was originally intended, for the one conduces to health of the community, while the most the other can do is to restore it. The people have been wise enough at this time to set apart for a park this piece of land."[15]

Development of the new park's paths, lawns, and rubble-mounded flower beds was underway in 1901, and within a year, the park was cleared and landscaped. A 1902 Parks Commission report detailed the considerable work undertaken to transform the rubble dump into a picturesque park. Several tons of dumped rock – mounded in some places six or seven feet above grade – was redistributed on the land, some "to fill in hollows and others to build rockeries."[16] The rock debris was then covered with soil, mulched with manure, plowed, raked, and sown with grass and plantings.[17] The land's transformation was triumphantly described in the Parks Commission annual report, "Three years ago a more uninviting spot for a square could hardly be imagined; to-day a green lawn, rockeries and flowering shrubs form a pleasant, inviting picture to the eye."[18]

Constructed during the long tenure of Park Superintendent John McLaren, Duboce Park was designed as a large expanse of lawn, crossed by meandering walking paths, with groupings of trees, shrubs, and flowering beds. The rockeries (rock gardens) were formed by mounding Serpentine rock rubble into large beds planted with a range of flowering plants. Nearly 4,000 flowering plants and bulbs were planted, along with 14 species of flowering and evergreen shrubs, hedges, and trees including Magnolia, Lemonwood, Spindle tree, Mexican orange shrub, Bottle Brush, and a handful of Cordyline Palms.[19] Constructed during the period when "pleasure gardens" were a popular aspect in urban planning (c.1850-1900s), Duboce Park embraced the conventions of that school of park design. The concept of the pleasure garden referenced pastoral landscapes with few man-made elements. They presented a

[14] *San Francisco Chronicle*, The Dedication of Duboce Park, September 10, 1900, 9.

[15] *Ibid.*

[16] Annual Report of the Board of Parks Commissioners of San Francisco, 1902.

[17] Ibid.

[18] Ibid.

[19] Ibid.

counterpoint to the city around them by providing a "wilderness" setting and circulation paths that broke the strict grid of the city streets. They represent an effort to provide relief to city workers at a time when the urban environment was reducing the availability of open land.



View from 1904 of the Duboce Park rock gardens. In the background are district houses on Carmelita Street.

Source: San Francisco History Center, San Francisco Public Library

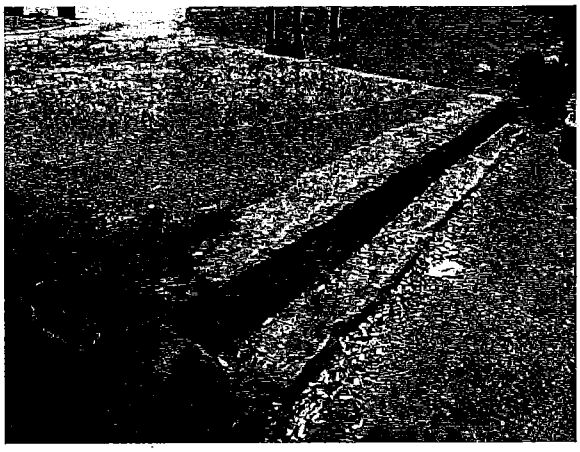
Street Platting and Connection to the Park

Historically, San Francisco parks were platted as floating blocks, separated from street-facing buildings by streets and sidewalks. The construction of residential buildings adjacent to park land, with no physical separation such as a street or sidewalk is highly unusual. In order to maximize the development potential for its half of the land, the German Savings and Loan Association, however, opted to carve three interior block streets perpendicular to the park, rather than parallel. This decision resulted in the unusual development pattern of buildings placed directly adjacent to the park, with prominent side and rear facades. As noted in the following section, builders in Duboce Park responded to this unusual site placement by extending the street-facing design along the buildings' side and rear profiles.

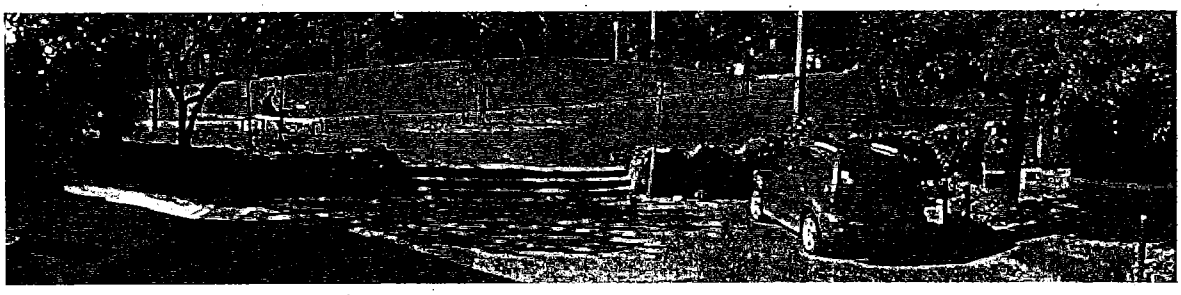
In addition to the open connection between Duboce Park and the nearby residences, elements on the periphery of the park reflect this close and unusual association between residential and park development, most notably, the rustic interior block park entrances. Located at the foot of Carmelita, Pierce, and Potomac Streets, these entrances feature rustic stone steps flanked by low retaining walls built of Serpentine rock set in a random rubble pattern. The onsite presence of Serpentine rock was a result of the 1890s dumping of rubble excavated during the extension of Duboce Avenue near Market Street. Its later use in the rock retaining walls provides a direct, visible connection to the history of park and residential development. Just as the dumped Serpentine rock was incorporated into rockeries and interior block park entrance, the dumped rock was also used in the construction of the new residential buildings. The Serpentine rock was incorporated into the foundations for many of the new houses in the adjacent district. Although foundations are typically not visible from the street, a portion of Serpentine foundation is visible on at least one building directly abutting the park.




Left: View from Duboce Park looking east toward the highly ornamented park-facing façade at 50-52 Carmelita Street. Right: View from Duboce Park looking north toward the visible Serpentine rock foundation of 44 Potomac Street.



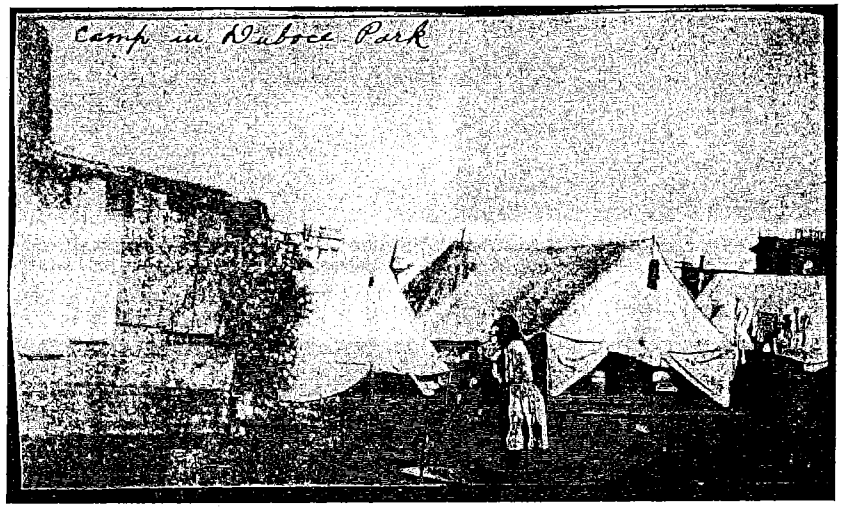

Left: Stone steps at the Potomac Street interior block park entrance. Right: Detail of rubble rock retaining wall at the Pierce Street interior block park entrance. Below: Pierce Street interior block park entrance (Source: Google Earth).



Duboce Park Refugee Camp

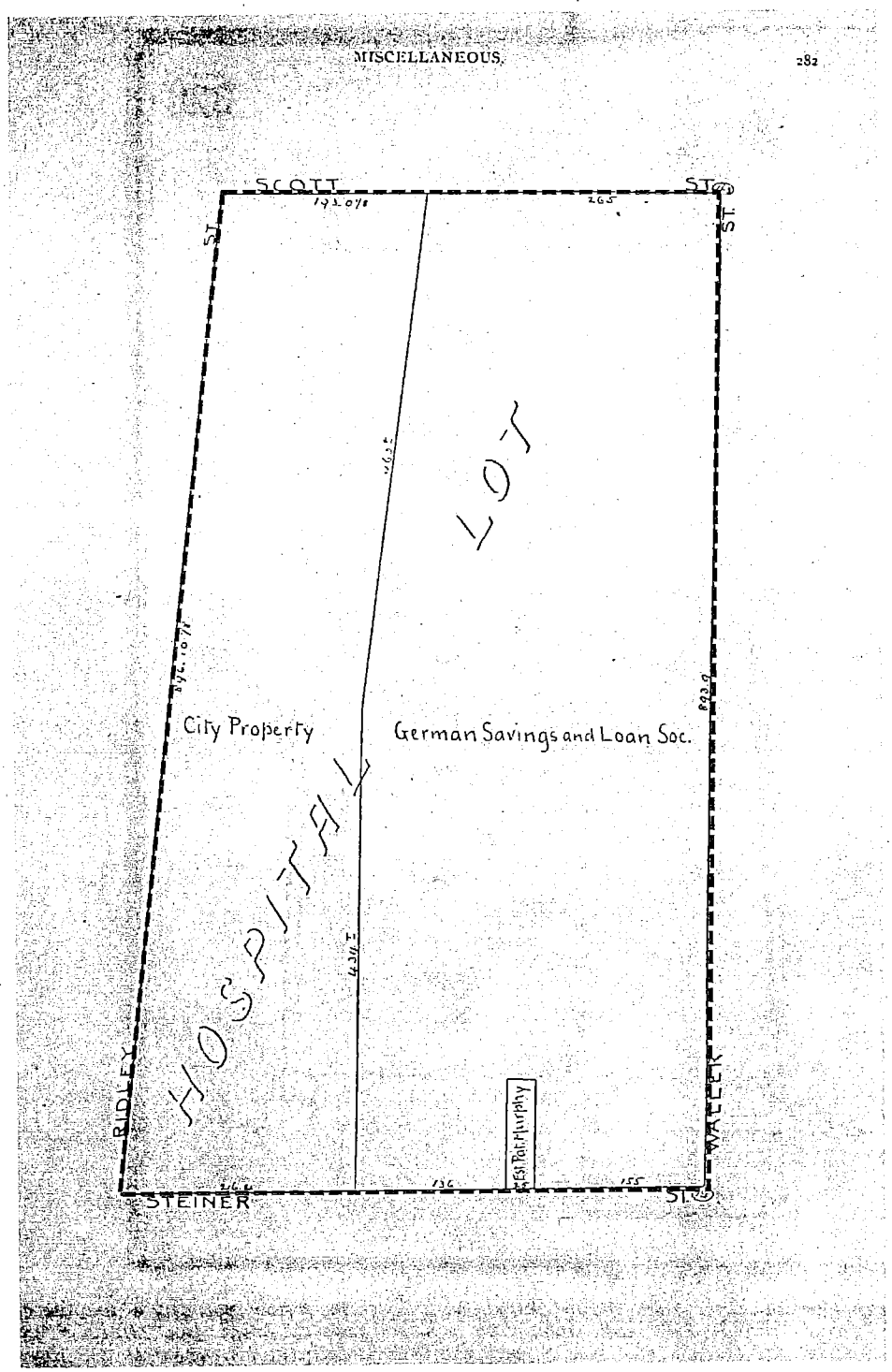
The 1906 Earthquake and Fire devastated much of San Francisco. Unlike eastern portions of the Western Addition, the Duboce Park area was relatively undamaged aside from cracked foundations and toppled chimneys. Immediately following the disaster, refugees from nearby areas streamed into Duboce Park to camp. By July 1906, Duboce Park was officially organized as Relief Camp No. 19 with 300 residents living in tents. Although the San Francisco Relief Corporation placed redwood "refugee shacks" in parks throughout the City, Camp No. 19 remained

a tent camp until it was disbanded on February 8, 1907.[20] As San Francisco rebuilt itself, Duboce Park was restored to its pre-quake appearance.

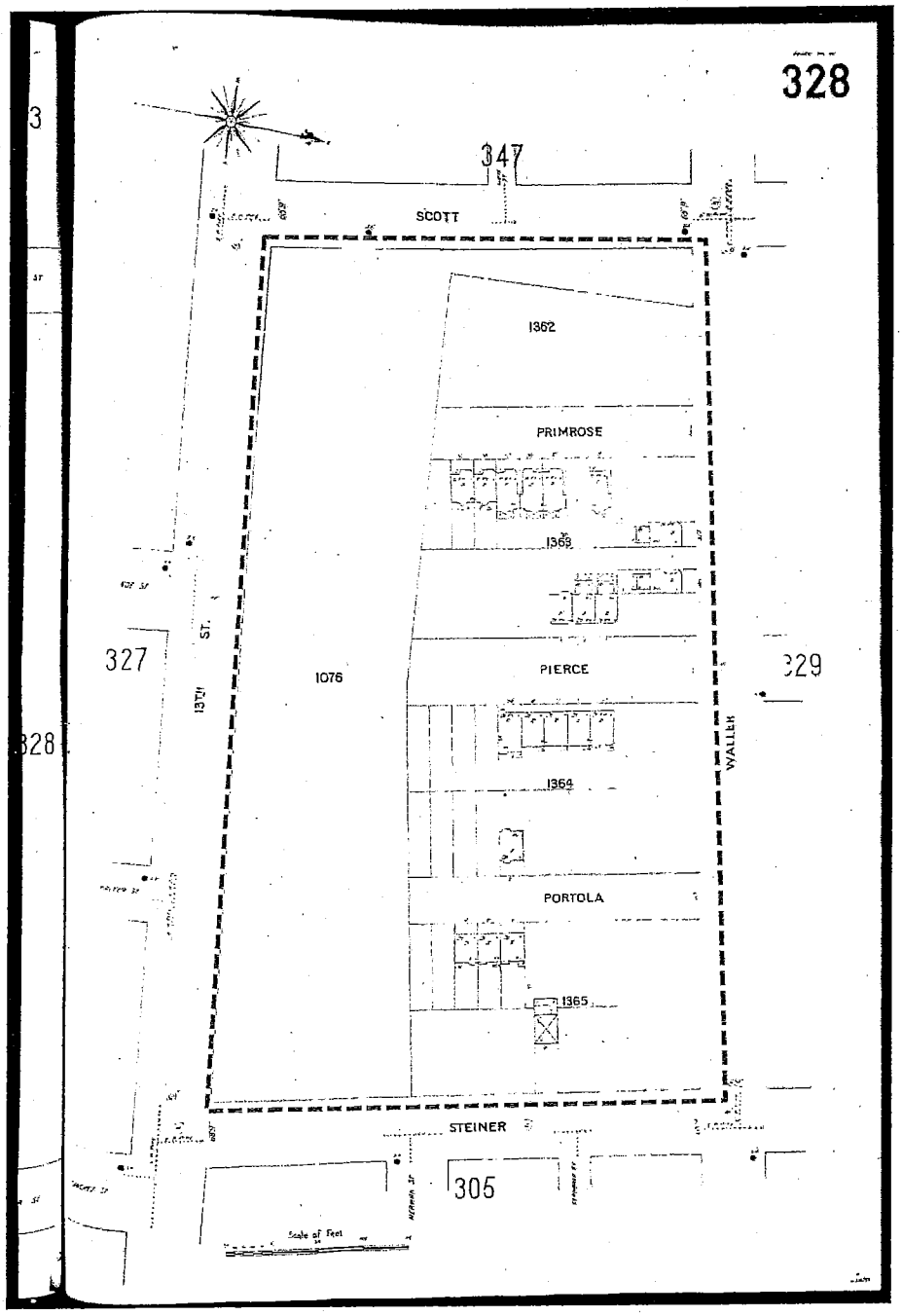


1906 Earthquake Refugee camp in Duboce Park. Source: California Historical Society.

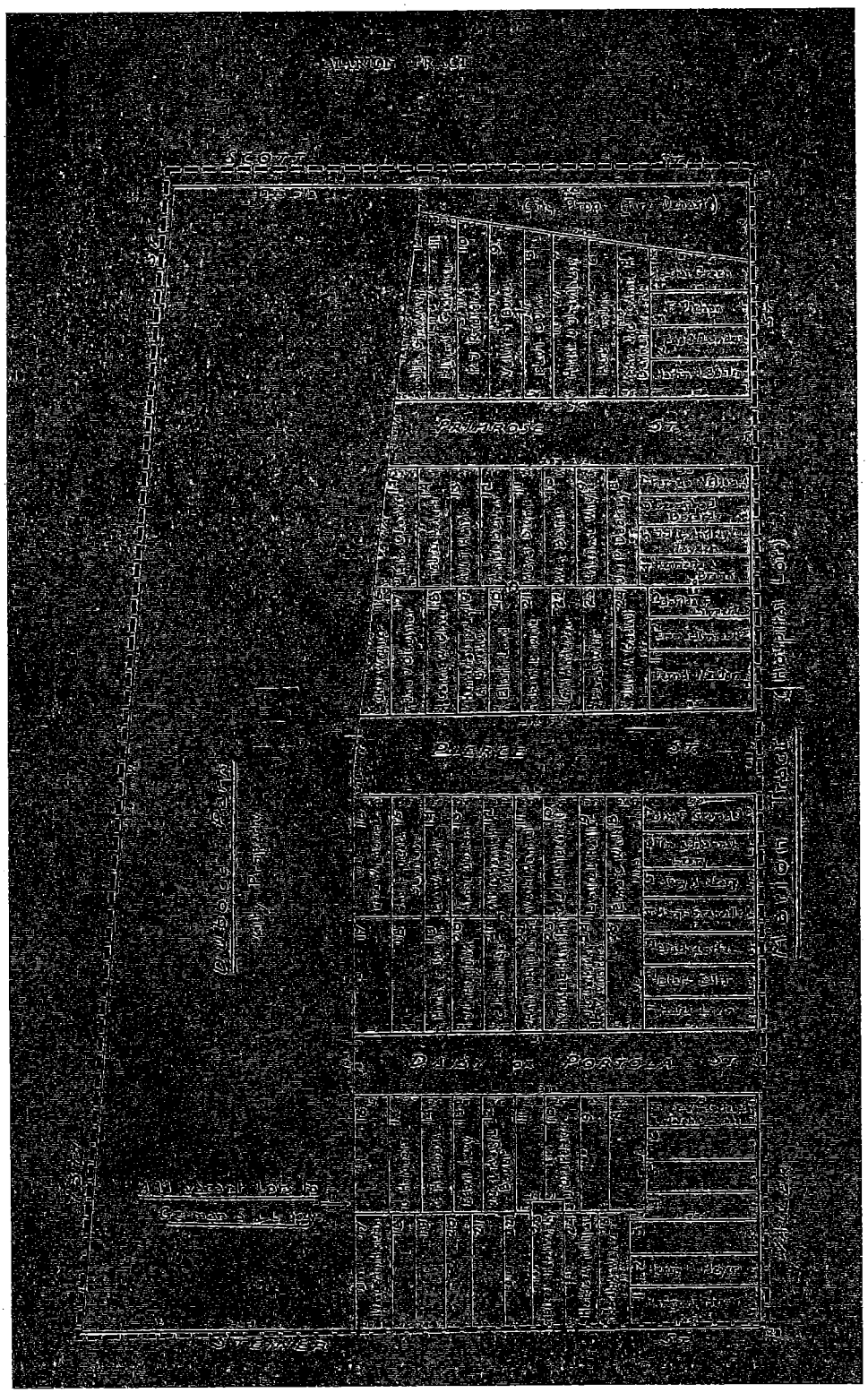
20 San Francisco Relief Corporation, Department Reports of the San Francisco Relief and Red Cross Funds (San Francisco: annual report of the San Francisco Relief Corporation, March 19, 1907), 18.



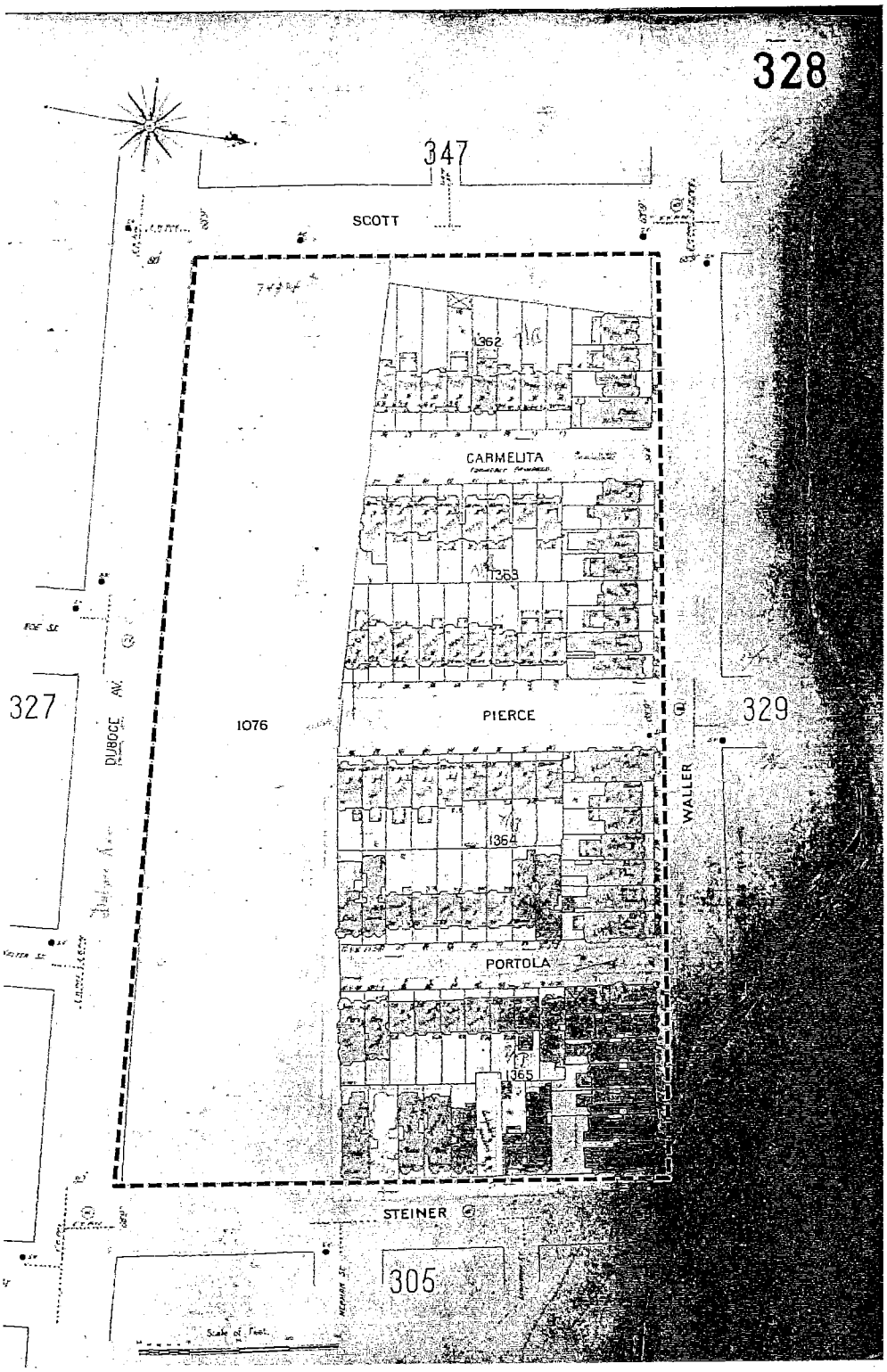
1894 Block Book. *By 1894, the old Hospital Lot had been split nearly in half, though continued court battles prevented the subdivision and development of the German Savings and Loan Association's holdings. Notably, the bank relinquished its claim to the northwest portion of the tract, an oddly shaped lot near the corner of Scott and Waller Streets, which the City later acquired (see following map). A single lot was carved from the bank's tract, a 25' x 100' lot owned by Patrick Murphy, which had a depth greater than that of adjacent parcels when the land was subdivided. This oversized lot dimension persists to this day.*



1899 Sanborn Fire Insurance Map. *The red dotted line indicates the historic boundary of the Public Reservation / Hospital Lot / Marion Tract. By 1889, early development is shown along the interior block streets of Portola (Potomac Street), Pierce Street, and Primrose (Carmelita Street). The 1893 Sanborn Fire Insurance map (not shown due to poor reproduction quality), surveyed prior to the start of residential construction, showed the tract to be vacant with the exception of a large stable or shed structure located near Scott and Waller Streets. Source: Sanborn Fire Insurance Maps, 1899, Volume 3, Sheet 328.*



1901 San Francisco Block Book. *The red dotted line indicates the historic boundary of the Public Reservation /Hospital Lot / Marion Tract. By 1901, the German Savings and Loan Association had sold all but 16 of the subdivided lots. The northern portion of the park was noted as City Property controlled by the Fire Department, though the Department never built a station and the land has remained part of the city park.*



1905 San Francisco Fire Insurance Map. *The red dotted line indicates the historic boundary of the Public Reservation / Hospital Lot / Marion Tract. By 1905, all but two of the lots had been built out. Note the unusual depth of the undeveloped mid-block lot on Steiner Street, the former Patrick Murphy lot. Source: Sanborn Fire Insurance Maps, 1905, Volume 3, Sheet 328.*

Residential Development

Residential development of the northern half of the former Public Reservation / Hospital Lot / Marion Tract came soon after the settlement of land claims in the late 1890s. By that time, the German Savings and Loan Association had assumed ownership of the land, and in July 1897 the bank began to carve out interior block streets and subdivide the large lot into smaller, 25' x 90-95' parcels.[21] The bank then sold the remaining privately held land of the former Public Reservation to developers who began constructing houses.

According to a review of water connection permits, the first house in the district – 78 Carmelita Street – was connected to the water system on April 21, 1899.[22] Master builder Fernando Nelson designed the 980-square-foot turreted Queen Anne house as a small-scale replica of his personal residence at 709 Castro Street. The 1899 Sanborn maps indicate that Carmelita, Pierce, and Potomac Streets had been platted into the northern portion of the Tract and some buildings were already constructed. Residential construction was rapid, particularly on Carmelita and Pierce Streets. These included clusters of single-family dwellings along the east sides of Carmelita and Pierce Streets, as well as three single-family dwellings along the east side of Potomac. The lots facing Waller and Steiner Streets were nearly completely vacant, save for two single family dwellings on Waller Street between Carmelita and Pierce. By the end of 1899, 40 houses and flats – nearly half of the entire 87-property district – were constructed.

The frenzied pace of building activity continued into 1900, with the construction of an additional 19 houses and flats, primarily on Waller and Potomac Streets. Steiner Street was the last block segment to develop, with a row of three-story flats constructed in the early 1900s. Generally speaking, the buildings fronting Carmelita, Pierce, and Potomac Streets were single-family dwellings, while flats dominated the lots facing Waller and Steiner Streets. A few mixed use properties were built, such as the prominent three-story residential-over-commercial building on the southwest corner of Waller and Steiner (501 – 505 Waller Street), which was John Nolan's saloon for many years. On Steiner Street, a butcher lived above his butcher shop.

Early district residents were solidly middle-class. As noted earlier, many of the new residents were active in the New Park Improvement Club's efforts to lobby for creation of the adjacent park. Residents of the first constructed block in the district – the smaller one- to two-story Queen Anne cottages on Carmelita Street – included Angus Beaton, a shipwright, and Rutherford Beaton, a clerk, who resided at 62 Carmelita Street; Miss Helen Bush, who resided across the street at 61 Carmelita Street; James Dockery, an insurance agent, resided at 78 Carmelita; Albert T. Halck, a foreman, at 58 Carmelita; Alexander Gardner, clerk, at 65 Carmelita Street; and tailor Tobias Roberts and Miss Rose Siminoff, a cloak maker, at 54 Carmelita Street.[23]

---

21 Ibid., 9.

22 Due to the loss of building permits and Assessor's sales records during the 1906 earthquake and fire, the exact construction dates for the district's contributing resources are unknown. Dates of construction were extrapolated from water connection records, notices in the *San Francisco Chronicle*, and documentation on Sanborn Fire Insurance Maps.

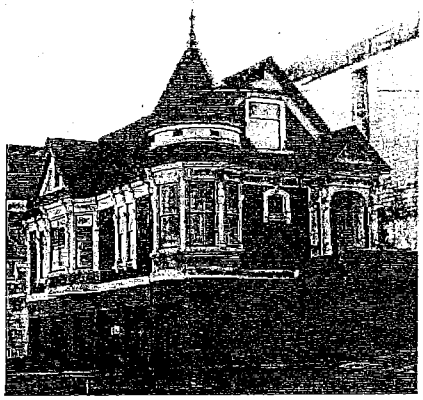
23 1900 San Francisco City Directory



Left: 78 Carmelita Street, built 1899. Fernando Nelson's first building in the district was modeled on his personal residence on Castro Street (pictured below).

Below: 709 Castro Street was later raised to accommodate garage openings and moved to a corner lot.

Source: 1976 Department of City Planning Architectural Survey



Builders

After settlement of land claims, the German Savings and Loan Bank moved to subdivide the land, deed the new interior block streets to the City, and sell the lots to private developers. The lots sold quickly. In April 1899, the *San Francisco Chronicle* reported that in a matter of weeks, over 60 of the vacant 85 lots had been sold to builders for prices ranging from $1,250 to $3,750.[25] Many were purchased by master builder Fernando Nelson. Builders, rather than trained architects, are credited with the exuberant and richly detailed design of the district's buildings.

Fernando Nelson

Fernando Nelson was a master San Francisco carpenter and builder who, during the course of his 77-year career, constructed over 4,000 houses in emerging neighborhoods throughout San Francisco.[26] An extraordinarily prolific builder, Nelson is credited with building at least 43 of the district's 87 buildings, in what was then one of his earliest and largest developments.[27]

Born in New York in 1860, Nelson moved west to San Francisco in 1876. As a teenager, he was employed as a carpenter by builders in the Mission District and Noe Valley. Young, ambitious and entrepreneurial, Nelson completed his first solo commission, an $800 house in 1880. He built the house on the side, working on evenings and Sundays after his regular work shift. The house at 407 30th Street in Noe Valley (extant) was designed in the flat front Italianate style. A few years later, in 1883, Nelson expanded his role from employed carpenter to builder-developer, constructing a group of 20 houses on the slopes of Bernal Heights.[28] The modest houses were, according to Nelson,

25 *San Francisco Chronicle*, Real Estate News, April 29, 1899.

[26] *San Francisco Chronicle*, 1952.

[27] Based on analysis of Spring Valley Water Works, date of supply application records.

[28] *San Francisco Chronicle*, S.F. Veteran Builder Here Half Century, April 19, 1930.

"like barns" compared to his more extravagant buildings in Mount Davidson later in his career.[29] In 1889, he partnered with his brother-in-law, William Hamerton, with whom he built two- and three-unit flats in the Haight-Ashbury neighborhood. The partnership dissolved within a few years as the two had differing business objectives. Hamerton preferred the rental income generated by building flats, while Nelson wanted to sell single-family, private homes.[30] In the late 1890s, Nelson purchased a tract of land at the southeast corner of 20th and Castro Streets in the Eureka Valley neighborhood. He sited this, and future developments, close to newly expanded public transportation cable car and streetcar lines. In an interview with historian Judith Waldhorn, Nelson's son, George, recalled, "He thought that people should pay for their houses according to how far they were from the nearest [train] line, he said that after a certain distance; they should just give them the houses."[31]

Nelson based his business model on direct sales of houses designed in a limited number of interior plan layouts. He typically built a personal residence for himself or a family member at a corner lot, used an adjacent lot for his shop and lumber storage, and sold the remainder of the lots to interested homeowners with a contract for construction.[32] Buyers chose a design from Nelson's calling card, which illustrated Plan A on one side and Plan B on the other, and their ornamentation from his mill-supplied pattern books.[33] However, most buyers left the decorative decisions to Nelson. Nelson's son described the design process, "Dad was always proud that you could tell a Nelson-built home, and they did stand out. One reason, I guess was that in the early days he had two plans – one on one side of the card and the other on the reverse side. To cut costs, he limited his buildings to those two basic plans."[34]

Despite the similar plan layout, Nelson provided a range of ornamentation, resulting in similar, yet unified designs. Typical house plans included long corridors running front-to-back with rooms distributed to either side; "public" rooms (such as living rooms) were located at the fronts of houses and "private" rooms (such as bedrooms) were positioned at the rear. These Victorian-era houses were, as one historian notes, "Usually set on a custom-made base that responded to the irregularities of the topography. The Victorian house was basically a predesigned 'box' onto which many additions and adornments could be grafted to suit individual needs and tastes."[36] This allowed for great flexibility on the parts of home builders in determining final appearances. Nelson often decided on details after houses were already built. According to his son, Nelson would "get an idea, scrawl it on an envelope or paper bag and take it down to the Townley Brothers mill. The details would be produced in great quantities, and Nelson would then have them hauled out to the construction site and nailed onto the houses."[37]

Some of Nelson's signature elements include applied panels with rounded ends called "button boards," pendant-like applied ornaments called "drips," and bands of cut-out circles referred to as "donuts."[38] One of the district houses, 49 Carmelita Street, appears to include a line of Nelson "donuts" above the entry porch. Another distinctive Nelson design element – a blocky geometric cut-out design located above the entry porch – is found on several buildings on Carmelita and Waller Streets. Other Nelson design elements found in the district include an unusual two-sided bay

---

[29] Ibid.

[30] Judith Waldhorn, "Draft Notes, Interview with George Nelson," October 8, 1974 (Notes on file at San Francisco Architectural Heritage, Fernando Nelson file).

[31] Ibid.

[32] John Freeman, "Fernando Nelson: Master Builder," San Francisco Architectural Heritage, Heritage News, September/October 2003, 6.

[33] Waldhorn, "Draft Notes."

[34] *San Francisco News*, Fernando Nelson Came Here in '76, January 3, 1952.

[36] Moudon, *Built for Change*, 56.

[37] Waldhorn & Woodbridge, *Victoria's Legacy*, 137.

[38] Ibid.

window; a half-circle row of dentils located in gable ends; and wavy, stylized quarter-sunburst detailing at the arched entry.

After developing the tracts in the former Marion Tract, Nelson shifted his attention to the Richmond District, where he bought the old Bay District Race Track. In addition to his earlier developments in Bernal Heights, Noe Valley, and Eureka Valley, Nelson's firm developed tracts in many new neighborhoods throughout the City, including the Inner Richmond, Sunset Terrace, Parkwood Heights, West Portal Park, Merced Manor, Mt. Davidson Manor, Twin Peaks, and Silver Terrace. He died in 1953 at the age of 93.

Fernando Nelson houses



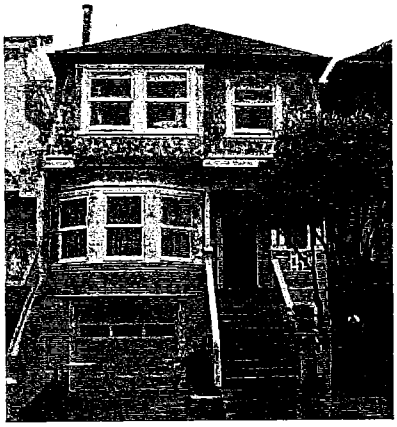
Clockwise from top left: A pair of small-scale mirrored cottages on Carmelita Street; detail view of the direct connection between a house on Waller Street and Duboce Park; a row of Nelson's 2½ story over raised basement Queen Anne buildings on the west side of Pierce Street; and a row of Nelson's houses on Pierce Street, several of which feature applied stick work reminiscent of the Tudor style.

George H. Moore & Charles Olinger

Other important, though lesser-known, district builders include the partnership of George H. Moore and Charles Olinger. Most houses along Potomac Street (formerly known as Portola Street) were developed by Olinger, a lumber dealer, and Moore, a carpenter. The men lived across the street from each other: Olinger at 63 Potomac Street and Moore at 56 Potomac Street. Moore and Olinger had a financial stake in the neighborhood's desirability and

successful development, and as noted earlier, both men were active in the New Park Improvement Club. Olinger and his family were longtime residents of Potomac Street. He lived there from 1899 until 1917 and members of the Olinger family remained at 63 Potomac Street into the 1930s. Moore resided just a few years on Potomac Street, moving to Oakland in 1903 and later to Sausalito.

Olinger and Moore purchased multiple lots on Potomac Street in July 1899 with the intention of selling empty lots with contracts for houses built to order.[39] The pair also offered completed houses for sale. Real estate ads from that period trace their progress. On February 3, 1900 the pair offered lots at the corner of Steiner and Waller Streets for sale for $1,550 each with "houses built to suit purchaser."[40] It is unclear if the lots sold, as a few months later the pair offered three "Modern Houses just completed of 6, 7, and 8 large rooms: sun all day" at the same corner.[41] Moore's residence at 56 Potomac is listed in newspaper advertisements as the informal sales office.





Far Left: 63 Potomac Street. Builder Charles H. Olinger lived here with his wife Caroline and four children from 1899 until 1917.

Left: 56 Potomac Street. Builder George H. Moore lived with his wife, child, servant, and boarder at this house from 1899 to 1903. The house also served as his sales office and was listed frequently in the real estate section of the San Francisco Chronicle.

The Moore and Olinger houses on Potomac Street are readily distinguishable from Fernando Nelson's flamboyantly ornate designs. The buildings are more muscular with hipped or gambrel roof forms and display notably less applied ornament. The buildings feel solid, robust, with angled and shallow bays, and flared eaves. Most feature a wide angled bay at the first story, adjacent to an open entry porch. The upper levels are more likely to feature squared bays that project slightly over the first story. Many of Moore and Olinger's houses are quite small, occupying approximately one third of the lot, though their flats buildings are much larger, occupying most of the lot.[42] Moore and Olinger also built flats that expressed the Classically-inspired elements associated with Edwardian-era design. These flats feature pedimented hoods, Corinthian columns, garlands, swags, muscular window bays, and denticulated cornice detailing.

Other builders in the district include brothers Edmund H. and August Reinhold Denke, who designed and built a two-story flats building at 69 Potomac Street for property owner John C. Lustufka. The Alameda-based architects designed the building in a Queen Anne style reminiscent of their work in the city of Alameda.[43] Architect Isaac

[39] *San Francisco Chronicle*, Real Estate News, July 22nd, 1899, 5.

[40] *San Francisco Chronicle*, February 3, 1900, 10.

[41] *San Francisco Chronicle*, May 25, 1900, 8.

[42] Spring Valley Water Works records list the building footprint at just 730 square feet.

[43] *San Francisco Chronicle*, Real Estate News, March 24, 1900, 7.; Census Records for 1900 & 1910; and *Victoria's Legacy*.

Anderson is credited with building two single-family houses (68 and 72 Pierce Street) in 1899 and two flats buildings (115-119 and 121-125 Steiner Street) in 1902. Builder G.L. Sweeney constructed a handful of flats buildings from 1901 to 1907 including 501, 533-537, 661-663 Waller Street and 107-111 Steiner Street.



A row of Olinger/Moore houses on the east side of Potomac Street. Built 1899-1900.
Source: Bing.com

Victorian-Era

The 1890s marked the Victorian-era of construction at its most varied and exuberant. Building trade catalogs of the era boasted an almost unlimited array of ornament and supplies, from milled geometric trim pieces to a galaxy of different doors, windows, and porches.[44] This ready supply of millwork is reflected in the buildings of the era, which display an astonishing array of applied ornament, inventive shapes, and textured cladding. Notable design features include the near ubiquitous use of broad, angled bay windows. Likewise, the use of brackets and raked eaves and decorative shingles in the tympanum are extremely common. Large-scale builders, such as Fernando Nelson, often left signature ornament on their buildings. Judith Waldhorn, author of *Victoria's Legacy*, the seminal text on San Francisco architecture of this period, describes the shift toward non-Classical ornament embraced by Victorian-era design:

> "The promise of redwood was fulfilled as local millwrights pushed the material to its limits, turning, sawing, carving, pressing and incising...No longer was wood used to mimic stone details or to faithfully reproduce Classical embellishment such as quoins or Corinthian columns. Breaking away from more traditional residential adornments, architects, contractors, and owners could choose from a bewitching assortment of such details as geometric strips, waffles, leaves, drips, holes and sunbursts."[45]

By 1895, the Queen Anne style was approaching its zenith, most often in the form of multi-story flats or single-family cottages. In both cases, buildings typically featured a front facing gable roof, often with decorative wood shingles and applied ornament near the gable peak. Queen Anne residences also typically featured a bay window on one side of the building, flanked by a covered porch on the other. Here, the upper portion of the porch was often decorated with turned spindlework, while above, the upper floors were highlighted with molded or shingled best courses. The most elaborate residences, flats and houses, might also feature rounded towers at the corner.[46] Though Victorian-era architectural design displayed a remarkable variety of ornament, unifying features in the district include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors.

---

[44] Based on a draft, unpublished architectural history produced for the San Francisco Planning Department, 2009.

[45] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 14-19.

[46] Ibid.

The Queen Anne style is the district's most widely represented style. Architectural details commonly found on Queen Anne buildings throughout the district include raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingles, turrets (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel posts, Tudor-inspired stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are rare but present within the district. Queen Anne buildings in the district typically feature longer flights of wood stairs that project forward from the building.

Many of the Queen Anne influenced buildings on Potomac Street, built Olinger and Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs, and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and delicate architectural features, including spindle screens, turrets, and cut-outs.

While most 1890s buildings are a riot of millwork and ornament, the last few years of the decade also witnessed the initial appearance of a more restrained type of building, often embellished with the sparse use of Classical architectural details – particularly swags, garlands, and modillions.[47] In the coming decade, these buildings, often referred to as "Edwardian-era," would dominate the architecture of the neighborhood.



Left: A generously ornamented Victorian-era corner building at Waller and Potomac Streets. Right: Detail of Queen Anne detailing of flats on Waller Street.

Edwardian-Era

Like the Victorian-era, the Edwardian-era refers to a period of the British Monarchy, marked by the reign of King Edward from 1901 to 1910. Architecturally, however, it is more often used in San Francisco to describe a popular

[47] Based on a draft, unpublished architectural history produced for the San Francisco Planning Department, 2009.

vernacular interpretation of the Classical Revival style used from about 1900 to 1915. Compared to the exuberant millwork and "gingerbread" of the previous decades, Edwardian-era buildings are typically more restrained in their applied ornament, most often employing a subtle use of Classical details.[48] The Edwardian-era "style" was commonly applied to three-unit flats buildings – like those found within the district – with wide angled or round bay windows, flat roofs, bulky projecting cornices, and columned porch entries. Such buildings were already becoming common prior to the 1906 Earthquake and Fire, but in the wake of the disaster, they became the design of choice for reconstruction.

The turn-of-the-century development of buildings within the district, however, often resulted in a fusion of Edwardian-era massing with Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

Although one key hallmark of the Edwardian-era is the relative restraint in ornamentation, the most readily recognizable aspect of development during this era is the siting of buildings. Whereas previously, most properties featured a pronounced setback from the street, Edwardian-era buildings typically made maximum use of the building lot and were constructed to the edge of the sidewalk.[49] Entrances of Edwardian-era flats in the district are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes. Such buildings, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located largely within the building envelope and provide access to recessed entrance doors.



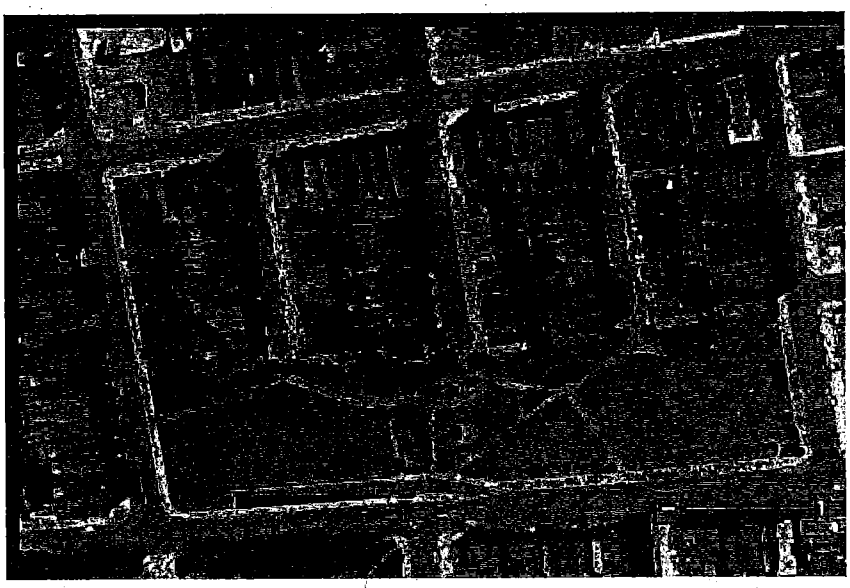
Left: Edwardian-era flats on Steiner Street. The gable-capped flats represent a transition between Queen Anne and Classical Revival forms and massing. Right: A typical Classical Revival flats entryway.

[48] Ibid.

[49] Ibid.

Postscript

The last district contributor was constructed in 1911, an in-fill project at 82 Potomac Street consisting of a three-story flats building that replaced an earlier stable found at the rear of the corner lot at Waller and Potomac Streets. Since that time there has been remarkably little change in the historic fabric of the district buildings, although the adjacent park has seen substantial changes since 1902. The first major intrusion in the park was construction of the Municipal Railway's Sunset Tunnel portal in 1926. The Sunset Tunnel opened on October 11, 1928 as a primary route to the Sunset district for the N-Judah streetcar line. The tracks cut into the southwestern portion of the park from Duboce Avenue midway between Walter and Noe Streets, running nearly to the park's western edge at Scott Street and Duboce Avenue. A playground and basketball courts were added. In 1957, a recreation center was built toward the western edge of the park and its footprint was expanded during a 2009 remodel. In the late 1970s, the rock gardens were removed and the original park paths rerouted and paved. Recently, the neighborhood invested in a decorative lighting system and created a labyrinth. Despite these changes, the park plays the same role for the community as it initially did and boasts similar sprawling lawns with meandering paths and groupings of trees along the perimeter. It likewise retains its connection to the adjacent district via the historic Serpentine rock interior block park entrances at Carmelita, Pierce, and Potomac Streets.



View from 1937 showing the park's circulation, vegetation, and connection to the interior blocks. Source: David Rumsey Historical Map Collection

The district has, however, experienced substantial social, economic, and ethnic shifts. During World War II, the influx of defense workers from the South resulted in a large number of African Americans moving to the nearby Western Addition neighborhood. In the 1960s, many African American families moved to the Duboce Triangle neighborhood, as the San Francisco Redevelopment Agency projects forced thousands from their homes in the nearby Western Addition neighborhood.

For a time, into the 1970s, the district was a predominately African American neighborhood. One of the early Black Panther Party rallies was held in the mid-1960s on the steps of 75 Potomac Street, eventually spilling over into the

park.[50] Hippies moved to the district as did several houses of prostitution.[51] H. Arlo Nimmo, a Professor Emeritus of Anthropology at California State University East Bay and longtime resident on Potomac Street, documented the social and ethnic change of his block in *Good and Bad Times in a San Francisco Neighborhood*. He writes of the shift in the mid-1980s population:

> "Another elderly Black man, Mr. Crenshaw, also died. He and his wife lived in the top flat above the grocery store at the corner of Potomac and Waller. They owned the building and for many years Mrs. Crenshaw and her sister operated the small grocery store called "Two Sisters" on the ground floor. They sold delicious barbecued chickens as well as cigarettes by the "stick." I suppose they will be replaced by the ever increasing mainstream Whites who are moving into the neighborhood."[52] (May 21, 1987)

By the late 1970s, white residents – many of them gay or lesbian – returned to the district. At that time, nearby Castro Street was emerging as the center of the gay, primarily male, community. The new gay residents are credited with sprucing up the exterior of the then unfashionable Victorian-era houses and painting the exteriors in a riot of colors. As Alexander Bodi argued in his 1983 study of the neighborhood, "Gentrification always is accompanied by displacement; in the Duboce Triangle as elsewhere, it was the people with lower incomes – including ethnic minorities—who are squeezed out. As the poorer people were displaced, more gays moved in. Today, at least half of the population of the Triangle – 3,012 by the 1980 census – is believed to be gay."[53]

Today, the neighborhood composition continues to change as new residents are attracted to the area. Subcultures of the district are evolving, as noted by Nimmo, and newer "subcultures will eventually be altered and perhaps absorbed by the inevitable wave of change that arrives in the neighborhood." [54]



View from 2012. Source: Google Earth

[50] H. Arlo Nimmo. *Good and Bad Times in a San Francisco Neighborhood: A History of Potomac Street and Duboce Park*, (San Francisco: October Properties, 2007), 26.

[51] Alexander S. Bodi, "Duboce Triangle of San Francisco: A study of Community," Master's Thesis, Anthropology, San Francisco State University, May 1983.

[52] Nimmo, *Good Times and Bad*, 74.

[53] Bodi. "Duboce Triangle of San Francisco," 84.

[54] Nimmo, *Good Times and Bad*, 40.

Article 10 Landmark District Designation

CRITERIA FOR DESIGNATION

Criteria

Check all criteria applicable to the significance of the district that are documented in the report. The criteria checked is (are) the basic justification for why the resource is important.

X Association with events that have made a significant contribution to the broad patterns of our history.

__ Association with the lives of persons significant in our past.

X Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.

__ Has yielded or may be likely to yield information in history or prehistory.

Statement of Significance

Characteristics of the Landmark that justify its designation:

Association with significant events

The Duboce Park Landmark District is significant for the unusual development history of the contested tract of land upon which it was built and the way in which the contested nature of the tract impacted the district's physical appearance and connection to the adjacent park. The tract (formerly known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract, the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed the residential portion of the tract. The lots sold quickly and a handful of builders immediately began developing the parcels. Due to the delay in development caused by the litigation, construction dates for the vast majority of contributing resources within the district range from 1899 to approximately 1902. This short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

The contested nature of the tract, its history as a debris dump, and neighborhood activism and development of the adjacent civic park are key themes linked to the Duboce Park Landmark District. One important visible manifestation of this interrelated history is found at the park's northern border – specifically the lack of separation between the park and residential buildings. The district represents the best example of San Francisco's handful of municipal parks that directly abut residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the foundations of many district buildings.

Significant architecture:
The Duboce Park Landmark District is significant within the category of architecture, as a remarkably intact district of Victorian- and Edwardian-era residential buildings. The district expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with the Queen Anne style widely represented. Although the district displays a remarkable variety of ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks.

Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and built approximately one half of the district properties, including nearly all of the residences on Carmelita and Pierce Streets. The district represents one of the earliest developments in his 77-year career and is an excellent representation of his effusive interpretation of the Queen Anne style. District features characteristic of Nelson's Victorian-era period include button boards, drips, and donuts; blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

The turn-of-the-century development of buildings within the district often resulted in a rare fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

Period of Significance

The period of significance for the district dates from 1899 to 1911, inclusive of the known period of construction of all buildings within the district.

Integrity

The Duboce Park Landmark District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1899-1911 Period of Significance. Despite limited alterations to individual buildings, the district retains sufficient overall integrity to convey its significance.

The seven aspects of integrity are location, design, materials, workmanship, setting, feeling, and association. Alterations introduced after 1911 generally detract from integrity. The impact of these alterations is limited however, due to their low number, small-scale, and general conformity with the historic design. The district was largely spared the remodeling, recladding, and stripping of ornament that characterizes many Victorian-era neighborhoods. It clearly exhibits high physical integrity of materials, design, and workmanship, with most buildings still retaining historic double-hung wood windows, wood cladding, decorative shingles, millwork, and historic applied ornament. Likewise, the district's roof forms, front setbacks, massing, and entrances are largely intact. There are no significant intrusions in the district and just one building was constructed after the identified 1899-1911 Period of Significance.

Limited alterations are found within the district. Several buildings have been re-clad in stucco or asbestos shingle siding and some windows replaced with aluminum sliders or vinyl sash. Most buildings were remodeled to accommodate a garage opening, though for the most part such alterations do not diminish the overall integrity of the district. A few buildings feature pop-out garage structures that fully envelop the front yard set-back. Nonetheless,

despite the diminished integrity of certain individual buildings, the district when evaluated as a whole retains sufficient integrity with which to convey its significance.

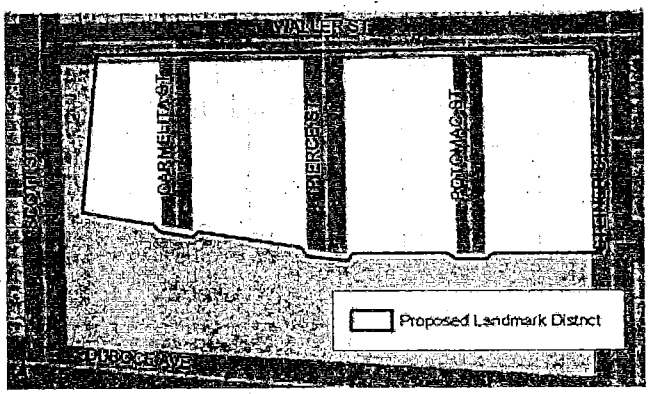
The interior block park entrances at Carmelita, Pierce, and Potomac Streets likewise retain sufficient integrity with which to convey significance related to the contested nature of the Tract. Despite recent alterations at the Carmelita Street entrance, the historic stone steps and Serpentine rock walls at the three interior block entrances provide a direct and tangible connection to the intertwined development history of the park and residences and the contested Tract's historic use as a rubble debris dump.

Resources located within the Duboce Park Landmark District boundaries are identified as Contributory or Non-Contributory. Contributory resources were constructed during the district's period of significance and retain a sufficient level of integrity. Non-Contributory resources may have been constructed during the district's period of significance but have lost integrity such that significance is no longer conveyed. The district is comprised of 79 contributing buildings, three contributing interior block park entrances, and eight non-contributory buildings.

Article 10 Requirements Section 1004 (b)

Boundaries of the Landmark District

The boundary of the Duboce Park Landmark District commences 62' east of the southeast corner of Scott Street and Waller Street. The boundary then runs east along the south side of Waller Street, crossing Carmelita, Pierce, and Potomac Streets, until reaching the southwest corner of Waller and Steiner Streets. From there, the boundary then runs south to the northeast corner of Duboce Park, where it turns west and travels along the property line separating the residential properties and the adjacent park land. The boundary continues west, where it jogs slightly south at the interior block park entrances at Carmelita, Pierce, and Potomac Streets to accommodate a 10-foot buffer at each set of steps. The boundary continues west along the property line until it reaches the park edge 28' east of Scott Street. From here, the boundary continues north along the residential property line until it reaches the point of beginning. The district encompasses all lots contained within Assessor's Block 0863, 0865, 0865 and 0866. See map.



Contributing Properties

The following properties are contributors to the Article 10 landmark district:

APN	From St. #	To St. #	Street Name	Date Built
0863-009	49	49	Carmelita St.	1899
0864-011	50	52	Carmelita St.	1899
0863-008	53	53	Carmelita St.	1899
0863-007	57	57	Carmelita St.	1899
0864-013	58	58	Carmelita St.	1899
0864-014	60	62	Carmelita St.	1899
0863-006	61	61	Carmelita St.	1899
0863-005	65	65	Carmelita St.	1899
0864-015	66	66	Carmelita St.	1899
0863-004	69	69	Carmelita St.	1899
0864-016	70	70	Carmelita St.	1899
0863-003	73	73	Carmelita St.	1899
0863-002	77	77	Carmelita St.	1899
0864-018	78	78	Carmelita St.	1899
0865-011	46	48	Pierce St.	1899
0864-010	47	47	Pierce St.	1899
0864-009	49	51	Pierce St.	1899
0865-012	52	52	Pierce St.	1899
0864-008	55	55	Pierce St.	1899
0865-013	56	56	Pierce St.	1899
0864-007	59	59	Pierce St.	1899
0865-014	60	60	Pierce St.	1899
0864-006	63	65	Pierce St.	1899
0865-015	64	64	Pierce St.	1899
0864-005	67	67	Pierce St.	1899
0865-016	68	68	Pierce St.	1899
0864-004	71	71	Pierce St.	1899
0865-017	72	72	Pierce St.	1899
0864-003	75	75	Pierce St.	1899
0865-018	76	76	Pierce St.	1901
0864-002	79	79	Pierce St.	c. 1901
0866-010	44	48	Potomac St.	c.1900
0865-026, 027, 028	47	51	Potomac St.	1901
0866-011	50	54	Potomac St.	1900

APN	From St. #	To St. #	Street Name	Date Built
0865-009	53	57	Potomac St.	1901
0866-012	56	56	Potomac St.	1899
0865-008	59	59	Potomac St.	1900
0866-013	60	60	Potomac St.	1899
0865-006	63	63	Potomac St.	1899
0866-014	64	64	Potomac St.	1899
0865-005	65	65	Potomac St.	1899
0866-015	66	66	Potomac St.	1900
0865-004	67	67	Potomac St.	1899
0866-016	68	68	Potomac St.	1900
0865-003	69	69	Potomac St.	c.1900
0866-017	70	70	Potomac St.	1901
0865-029	71	75	Potomac St.	1900
0866-018	72	76	Potomac St.	c. 1905 (visual)
0866-019	82	86	Potomac St.	1911
0866-009	101	105	Steiner St.	1903
0866-008	107	111	Steiner St.	1907
0866-007	115	115	Steiner St.	1902
0866-006	121	125	Steiner St.	1902
0866-005	127	131	Steiner St.	1903
0866-002	133	135	Steiner St.	c. 1899
0866-001	501	505	Waller St.	1901
0866-024	511	511	Waller St.	1902
0866-023	515	517	Waller St.	1902
0866-022	521	525	Waller St.	c.1900
0866-021	527	531	Waller St.	1902
0866-020A	533	537	Waller St.	1904
0866-020	539	539	Waller St.	c.1905
0865-025	563	567	Waller St.	1900
0865-023	579	579	Waller St.	1900
0865-022	581	581	Waller St.	1900
0865-021	587	587	Waller St.	1900
0865-020	591	595	Waller St.	1902
0864-026	601	601	Waller St.	1900
0864-025	607	609	Waller St.	1900
0864-024	611	617	Waller St.	1899
0864-023	621	621	Waller St.	1900
0864-022	627	627	Waller St.	1899
0864-021	633	633	Waller St.	1899

APN	From St. #	To St. #	Street Name	Date Built
0864-020	639	639	Waller St.	1900
0864-019	643	643	Waller St.	1900
0863-013, 014, 015	661	663	Waller St.	1902
0863-012	667	667	Waller St.	1900
0863-011	673	675	Waller St.	1900
0863-016	679	681	Waller St.	1900
Carmelita Street interior block park entrance				
Pierce Street interior block park entrance				
Potomac Street interior block park entrance				
For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights of way and area within the park directly adjacent to the steps and rock walls.				

Non-Contributing Properties

The following properties are located within the district boundaries, but are considered non-contributing elements. The majority were constructed within the period of significance, but do not contribute due to subsequent alterations that have significantly altered their integrity such that they can no longer readily convey their significance.

APN	From St. #	To St. #	Street Name	Year Built
0864-012	54	54	Carmelita St.	1899
0864-017	74	74	Carmelita St.	c.1899
0865-019	80	80	Pierce St.	c.1899
0865-007	61	61	Potomac St.	1900
0866-003	137	137	Steiner St.	1902
0866-004	139	141	Steiner St.	2009
0865-033	569	573	Waller St.	1900
0865-001	559	561	Waller St.	c.1905

Character-Defining Features

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

The character-defining *interior* features of buildings in the district are identified as: None.

The character-defining *exterior* features of buildings in the district are identified as: All exterior elevations and rooflines.

The character-defining *landscape elements* of the district are identified as: The rustic interior block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone steps, Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

The following section describes in further detail the character-defining features of the district and of individual buildings and landscape elements contained therein. Landmark district designation is intended to protect and preserve these character-defining features.

1. Overall Form, Continuity, Scale and Proportion

Due to the brief period of construction – most buildings were constructed between 1899 and 1902 – and combined involvement of two primary builders, buildings within the district exhibit a remarkable consistency in terms of massing, scale, style, detailing, front yard setback, and feeling.

District buildings are overwhelmingly residential, being composed primarily of single-family dwellings and residential flats. A few multiple-family residences within the district (typically located on street corners) also include a commercial use at the street level.

Buildings in the district range from 1 ½ story-over-basement to four stories in height, with two and three stories predominating. The district's largest single-family residences and flats were built on corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height and feature consistent detailing on the primary, Park-facing, and rear façades.

Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers. Buildings located along the interior blocks feature uniform front yard setbacks of approximately nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do not feature front yard setbacks; rather, they present a modulated massing of muscular bay windows and deeply recessed entry porticos.

The Queen Anne style buildings present in the district may be subdivided into two basic arrangements: 1 ½ story-over-raised-basement single-family cottages, and 2 ½ story-over-raised-basement single family dwellings or flats. The buildings tend to conform to a basic plan of a projecting bay on the first floor, flanked by an open porch and entry to the side—with the porch entry often surmounted by spindle work or decorative porch brackets. Roof forms are hipped or steeply pitched front-facing gables. Slightly projecting second story overhangs are common.

Edwardian-era flats building are three stories-over-basement in height with wide projecting structural window bays, featuring angled- or bent-sash windows. The roofline of Edwardian-era flats buildings feature projecting cornices that follow the profiles of the primary facades. The buildings are typically topped with flat roofs, though several feature gable roof forms. Massing is symmetrical, except at the first story, where the two structural bays are occupied by a recessed entrance at one side and a projecting bay window at the other.

Original roof projections include turrets topped with witch's cap or conical roof forms and small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers. Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and fenestration of primary facades.

Although the roof forms – particularly at the non-visible rear façade – of a substantial number of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, or solar panels, these alterations were constructed outside of the Period of Significance and have not gained significance in their own right.

Similar roof forms, massing, and setbacks result in a cohesive streetscape of rooflines, entrances, continuous primary facades, and modulated bays. With no visual separation between buildings in the district, the block faces present an overall appearance of attached row-houses; however, with a few exceptions, it is unlikely that buildings feature shared structural walls.

2. Fenestration

Fenestration is remarkably consistent throughout the district, consisting of vertically oriented double-hung wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in wide angled bays with smaller windows set flush with the façade, often adjacent to the primary entry door. Windows surround are typically topped with cornices, occasionally featuring pediments, with ornamented details.

Smaller vertically oriented windows, set in a single, pair, or ganged configuration, are also often located in the tympanum of the Queen Anne style buildings. Tympanums typically have a higher solid-to-void ratio than the lower stories. Several buildings – typically Edwardian-era flats buildings – feature curved wood sash windows set in curved structural bays. Angled or curved bays typically contain three windows, though certain bays of corner buildings contain four windows. While rare, several buildings display two-sided angled bay windows at the primary facade.

Large corner buildings with greater surface area have a higher solid-to-void ratio than mid-block buildings. Window bays and window openings set flush with the façade are typically placed in the same location, presenting a stacked appearance, at each story of the three story corner buildings.

The vast majority of buildings within the district retain some or all historic double-hung wood sash windows with ogee lugs. Replacement windows made of aluminum or vinyl sash, casement windows, or windows with divided lights that were added to buildings after the Period of Significance have not gained significance in their own right.

3. Materials & Finishes

Buildings in the district are of wood frame construction and were historically clad in horizontal wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the secondary and rear facades, while a combination of flush, lap, channel drop, and shingles are typically found at the primary facades of Victorian-era buildings. Flush wood siding is most common on the primary facades of Edwardian-era flats buildings. Most buildings retain their historic siding though a few were later clad in stucco, asbestos, or composite shingle siding. These replacement sidings have not gained significance in their own right.

Historically, the gabled roofs within the district were clad in unpainted wood shingles. These historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt or composite shingles that match the color and tone of the historic wood roofing materials. Though generally compatible, this replacement roofing material has not gained significance in its own right.

4. Architectural Details

Common traits found throughout the district are bay windows, gable roofs, decorative cornices, ornamental shingles, and spindle work, as well as more classically influenced detailing such as dentils, pediments, columns, and applied plaster ornament. Ornamental details are typically larger and more robust in scale at the first story, with finer, more delicate features located at the upper floors.

Many of the district's buildings retain their original primary entrance doors. These paneled wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper portion and feature corniced hoods and incised or applied ornament. Occasionally, a single fixed window is located adjacent to the entry door of Queen Anne buildings and some doors, of both Queen Anne and Edwardian-era buildings, are topped with transom windows.

Queen Anne Design Elements

Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style most widely represented. Though Victorian-era architectural design displayed a remarkable variety of ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors.

Many of the Queen Anne style buildings on Potomac Street, designed by developer George Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs, and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and delicate architectural features, including spindle screens, turrets, and cut-outs.

Architectural details commonly found on Queen Anne buildings throughout the district include raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingling, turrets (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel

posts, Tudor-inspired stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are rare but present within the district.

Historically, there were several types of stairs constructed in the district: longer flights of wood stairs that typically project out from Queen Anne style buildings and shorter flights typically found within the recessed entries of Edwardian-era flats buildings.

The Queen Anne buildings on interior block streets are typically accessed via a straight run flight of wood stairs. Due to the slope, stairs on the west side of these blocks are significantly longer than those on the east. Historically, wood stairs on these interior blocks were solid and uniform in appearance; featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts; and had a painted finish. Some flights of stairs were later replaced with brick, concrete, tile, or terrazzo. These replacement stairs have not gained significance in their own right.

Edwardian-Era Design Elements

Edwardian-era buildings, referred to locally as Classical Revival, were constructed in San Francisco from approximately 1901 to 1910. The term Edwardian is used architecturally to describe a more vernacular interpretation of the Classical Revival style and is commonly applied to three-unit flats buildings – like those found within the district – with wide angled or round bay windows, flat roofs, bulky projecting cornices, and columned porch entries. Edwardian-era buildings within the district, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located largely within the building envelope and provide access to recessed entrance doors. Entrances of Edwardian-era flats in the district are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes.

Architectural ornament associated with the Edwardian-era is typically more restrained than those used during the Victorian-era. The turn-of-the-century development of buildings within the district, however, often resulted in a fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and several are capped with the gable roof form more commonly associated with Queen Anne style buildings.

5. Landscape Elements

Properties within the district typically feature uniform front yard setbacks on each block face. Setbacks on the west side of interior blocks are generally much deeper – typically 13' to 17' – than the east side, which, depending upon the block, range from approximately 5' to 13'. Setbacks on the western portion of Waller Street are uniform on each block face, ranging from approximately 8' to 12'. Despite the variability in front yard depth, each block face features similar setbacks and reads as uniform. Buildings located on the eastern portion of Waller and Steiner streets, typically Edwardian-era flats, are built out to the sidewalk, with no or minimal front yard setbacks.

Historically, front yards were bounded with low cast stone site walls and planted with vegetation. Site walls on Carmelita Street – and possibly other blocks – were originally topped with decorative iron fencing. Despite the west to east downward slope, the yards located within the front setback are level rather than terraced or sloped.

Several sections of site walls on Carmelita Street retain all or a portion of their original decorative iron fencing. Front yard setbacks and remnants of intact cast stone site walls are also located along Waller, Pierce, and Potomac Streets.

The addition of garages has altered the front yards of many district properties. None of the historic buildings within the district were originally constructed with an integrated or detached automobile garage. On most blocks, portions of site walls were removed and front yards partially paved in order to accommodate driveways for garages inserted in the basement of many buildings. Several properties feature detached or semi-attached pop-out garages in the front yard. Garage structures, openings, and driveways are not considered significant in their own right.

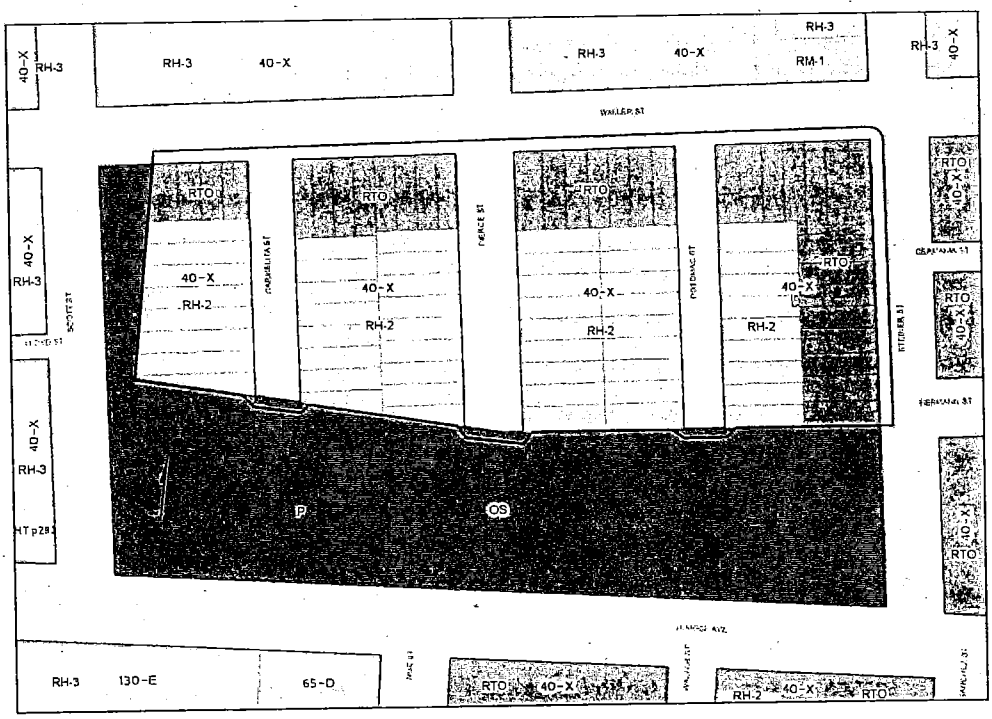
6. Interior Block Park Entrances

The development history of residential properties within the Duboce Park Landmark District is closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the periphery of Duboce Park reflect this close association between residential and park development; notably, the lack of a physical separation between residential buildings and the park and rustic entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls built of Serpentine rock set in a random rubble pattern.

For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights-of-way and area within the park directly adjacent to the steps and rock walls.

Zoning

Properties in the Duboce Park Landmark District are zoned Residential (RH-2) and Residential Transit Oriented (RTO) as indicated on the map below. All buildings in the district are located within a 40-X height and bulk zoning district.



The red outline indicates the Duboce Park Landmark District boundary.

Selected Bibliography

Beutner, Bill. Personal communication with Jonathan Lammers regarding builder Fernando Nelson. January 7, 2008.

Board of Parks Commissioners of San Francisco. *Annual Report of the Board of Parks Commissioners of San Francisco.* San Francisco: 1902.

Bodi, Alexander S. *The Duboce Triangle of San Francisco: A Study of a Community.* Master's Thesis, San Francisco State University, 1983.

City of San Francisco Block Book Map. 1894.

City of San Francisco Block Book Map. 1901.

City of San Francisco. *Real Estate Owned by the City and County of San Francisco and Historical Data Relating to Same, with citations from decisions of the Superior, Supreme and Federal Courts.* San Francisco Board of Supervisors. 1910.

Cranz, Galen. *Changing Roles of Urban Parks: From Pleasure Gardens to Open Space.* Accessed Nov. 21, 2006. http://www.spur.org/documents/000601_article_01.shtm.

David Rumsey Historical Map Collection. 1937-1938 Aerial Views, San Francisco.

Delehanty, Randolph Stephen. *San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City,* Vol. 1 and II. Unpublished PhD dissertation, Harvard University, 1992.

Department of City Planning, *1976 Architectural Survey,* Field Survey Forms, San Francisco: 1976.

Duscherer, Paul and Douglas Keister. *Victorian Glory in San Francisco and the Bay Area.* New York: Penguin Group, 2001.

Freeman, John. "Fernando Nelson: Master Builder," San Francisco Architectural Heritage, *Heritage News,* September-October 2003.

Moudon, Anne. *Built for Change: Neighborhood Architecture in San Francisco.* Cambridge: MIT Press, 1986.

Neighborhood Parks Council. *Duboce Park and Harvey Milk Playground.* http://www.sfneighborhoodparks.org/parkhistories/dubocepark.html.

Nimmo, H. Arlo. *Good and Bad Times in a San Francisco Neighborhood: A History of Potomac Street and Duboce Park.* San Francisco: October Properties, 2007.

Page & Turnbull. *Draft Historic Context Statement, Market & Octavia Neighborhood Plan Area.* San Francisco: 2007.

Page & Turnbull, *California Department of Parks and Recreation (DPR), 523-D (District) form, Duboce Park Historic District,* evaluated by Jonathan Lammers, January 2008.

Sanborn Fire Insurance Map. San Francisco, Volume 3, Sheet 328, 1899.

Sanborn Fire Insurance Map. San Francisco, Volume 3, Sheet 328, 1905.

San Francisco Chronicle, "Buckman's Camp Nuisance." August 9, 1896.

San Francisco Chronicle. "Organized to Protest." August 17, 1896.

San Francisco Chronicle. "Buckman's Camp to Go." August 29, 1896.

San Francisco Chronicle, "Real Estate News." April 29, 1899.

San Francisco Chronicle, "Real Estate News." July 22, 1899.

San Francisco Chronicle, "Real Estate News." March 24, 1899.

San Francisco Chronicle. "New Park Improvement Club, Raising Money to Beautify Hospital Lot." June 26, 1900.

San Francisco Chronicle. "The Dedication of Duboce Park." September 10, 1900.

San Francisco Chronicle. "The Story of Duboce Park." April 27, 1902.

San Francisco Chronicle, "S.F. Veteran Here Half Century." April 19, 1930.

San Francisco Chronicle. Untitled. February 3, 1900.

San Francisco Chronicle. Untitled. May 25, 1900.

San Francisco City Directory, 1900.

San Francisco News, "Fernando Nelson Came Here in '76." January 3, 1952.

San Francisco Planning Department. *Inner Mission North 1853-1943 Historic Context Statement.* San Francisco: 2005.

San Francisco Relief Corporation. *Department Reports of the San Francisco Relief and Red Cross Funds: Annual Report of the San Francisco Relief Corporation*. San Francisco: March 19, 1907.

Spring Valley Water Works, "Date of Supply, Application and Agreement." (Water connection records, various years) .

Thompson, Joe. *Market Street Cable Railway*. http://www.cable-car-guy.com/html/ccsfmsr.html.

The Victorian Alliance. *Duboce Park House Tour*. Unpublished brochure on file at San Francisco Architectural Heritage, October 15, 1995.

United States Federal Census of Population and Housing, 1900 & 1910: *Summary Population and Housing Characteristics: California.*

Waldhorn, Judith. *"Draft Notes, Interview with George Nelson,"* October 8, 1974. (Notes on file at San Francisco Architectural Heritage, Fernando Nelson file).

Waldhorn, Judith and Sally Woodbridge. *"Victoria's Legacy: Tours of San Francisco Bay Area Architecture."* San Francisco: 101 Productions, 1978.

Young, Terrance. *Building San Francisco's Parks, 1850 - 1930*. Baltimore: Johns Hopkins Press, 2004.

ACKNOWLEDGEMENTS

San Francisco City and County

Edwin M. Lee, Mayor.
Scott Wiener, District 5 Supervisor

Historic Preservation Commissioners

Charles Chase, President
Courtney Damkroger, Vice President
Karl Hasz
Alan Martinez
Diane Matsuda
Richard Johns
Andrew Wolfram

Planning Department

John Rahaim, Director
Tim Frye, Preservation Coordinator

Project Staff

Mary Brown, Department Preservation Planner, research, writing, and photography
Maura Martin, Department intern, research and photography
Alexandra Kirby, Department intern, research and documentation
Susan Parks, Department intern, research

Additional Support

This report is based upon a Department of Parks and Recreation (DPR) 523-D form produced by Jonathan Lammers of the consulting firm Page & Turnbull. It was produced for the San Francisco Planning Department's Market-Octavia Area Plan historic resource survey. The Duboce Park Historic District DPR523-D form was endorsed by the Landmarks Advisory Board on December 19, 2007.

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the view of the Department of the Interior.

Attachment:

Outreach Materials

Article 10 Landmark Designation

SAN FRANCISCO PLANNING DEPARTMENT

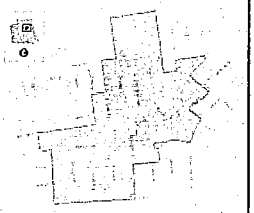
Duboce Triangle Neighborhood Association
April 11, 2011

Presentation Overview

- Background on Market / Octavia Survey & Process
- Development history of Duboce Park Historic District
- Federal, State, and Local (Article 10) Designation
- Article 10 designation process
- Article 10 permit review process (Certificate of Appropriateness)
- Next Steps

Market / Octavia Survey

- Part of Market / Octavia Area Plan
  - Used for the **development of policies and objectives** for area plans
- Survey of over 1,563 buildings
  - Eligible historic districts and individual properties identified
- Historic Preservation Commission adopted survey findings in 2009

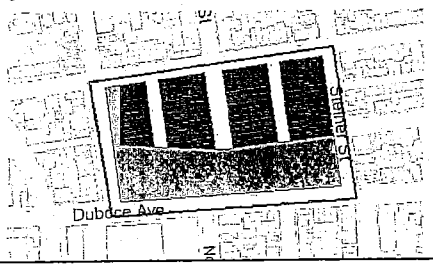


Surveys

- **Does not** automatically designate a property as a local Article 10 landmark or cause it to be formally listed on the National or California Registers
- **Facilitate compliance** with state-mandated environmental regulations (CEQA)
  - Benefit for property owners
- Develop recommendations for **Article 10 Landmarks and Districts**
  - Historic Preservation Commission
  - Board of Supervisors
  - Community
    - Community interest in Article 10 Designation of Duboce Park

Duboce Park Historic District

- Determined Eligible for National Register
- 80 Contributors on 89 Parcels
- Significant for its Architecture (National Register Criteria C)



Historical Development

- Site of "Public Reservation," 1856
  - Largely undeveloped for 50 years
- Duboce Park dedicated and developed in 1901
- Street R.O.W. & Buildings constructed c.1897-1913
  - Predominately c.1897-1905
- Relationship of buildings to the Park
- Lots were sold to builder developers: Fernando Nelson





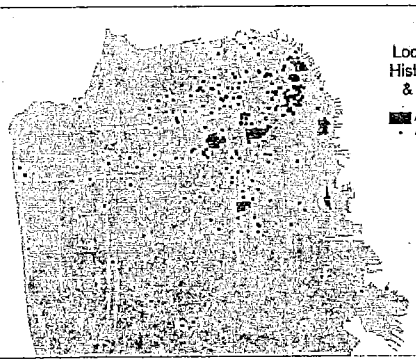
Visual Cohesion

- Styles:
  - Victorian-Era
  - Shingle / First Bay Tradition
  - Edwardian-era
- Cohesive in terms:
  - of property types
  - height & massing
  - set-back
- Exuberance of detail
- High level of integrity
  - Buildings are little changed since 19th century





Article 10: Background & Process



National & California Registers

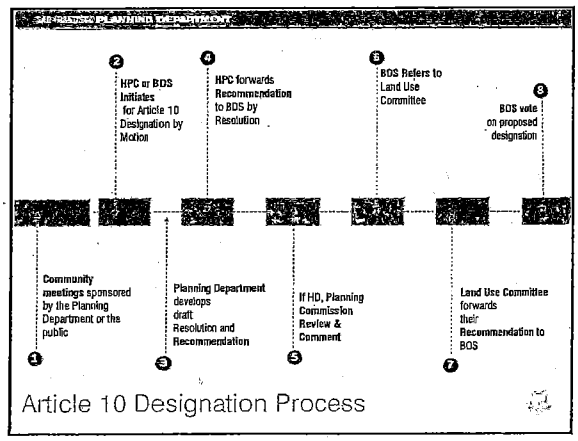
- The **National & California Registers** are a list of buildings and sites of local, state, or national importance
  - Administered by the **National Park Service (NPS)** through the **California Office of Historic Preservation (OHP)**
  - **No connection** to the San Francisco Planning Department,
  - Offers **recognition and certain protections** under the **California Environmental Quality Act (CEQA)**

Article 10: Local Designation

- **Article 10** landmark designation is list of buildings and sites of local, state, or national importance
  - Limited to the **exterior** of the properties, generally only what can be viewed from the surrounding **public right-of-way**
  - **Codified** in Article 10 of the Planning Code
  - One step further in **requiring review** of certain types of work by the **Planning Department preservation staff** and sometimes the **Historic Preservation Commission (HPC)**
  - Local designation **does not prohibit**, but it does **require additional scrutiny** regarding the **demolition** of landmarks to ensure that the City does not lose important historic resources

Article 10 Designation

- Landmark status can enhance a property's **stature**
- Increase the **value** of the property
- Requires a **public hearing** for some exterior alterations
- Introduces a **level of expectation** for all property owners and tenants regarding building alterations
  - Provides more oversight to **maintain visual character**
- Rehabilitation and property tax **incentives**
  - Federal and State level
    - 20% Rehabilitation **Tax Credit**
    - the **Mills Act** Program



Certificate of Appropriateness

- **Certificate of Appropriateness or "C of A"**
  - Section 1005 of **Planning Code**
  - Section 4.135 of the **City Charter**
- Except for ordinary maintenance and repair, all work associated with the **character-defining features** of a building or a district
- As a policy, alterations should meet the *Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties*. **"The Standards"**
  - Most commonly used treatment because it allows for efficient contemporary use through **alterations and additions**
- C of A **appealed** to **Board of Appeals** or **Board of Supervisors** if combined with another entitlement like a Conditional Use

Next Steps

- Answer any questions
- HPC Landmark Designation Work Program
  - Early Summer Hearing
  - Hearing notices will go out to all property owners in the next month
- Return in the near future to continue the discussion
  - Gauge the community's interest in the potential designation
  - Work with the property owners and tenants for a better understanding of the benefits and responsibilities of designation

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:	**Wednesday, June 15, 2011**
Hearing Time:	**Beginning at 12:30 PM**
Location:	**City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type:	**Landmark Designation Work Program**
Hearing Body:	**Historic Preservation Commission**

PROJECT DESCRIPTION

This notice is to inform you that the Historic Preservation Commission (HPC) will consider adding 16 individual buildings and two proposed districts to its Landmark Designation Work Program (Work Program) during its regularly scheduled public hearing on Wednesday, June 15, 2011 at 12:30 P.M.

Please note that the June 15th hearing is not a vote on whether to designate the proposed buildings or districts as city landmarks. This hearing is a vote on whether to direct Planning Department staff to proceed with additional research and community outreach in order to consider formal designation at a future date.

This hearing is an opportunity to share your support, opposition, and/or interest regarding the proposal to add 16 individual buildings and two proposed districts to the HPC's Work Program. The two proposed landmark districts include Duboce Park (bounded by the south side of Waller, the west side of Steiner, the east side of Scott and north side of Duboce streets) and the discontiguous Market Street masonry district. Both districts were identified as part of the Market & Octavia Area Plan.

The individual buildings include, but are not limited to the following:
Twin Peaks Bar at 401 Castro Street, Samuel Gompers Trade School at 106 Bartlett Street, Sunshine School at 2728 Bryant Street, Russell House at 3778 Washington Street, Congregation Emanu-El School Building at 1337 Sutter Street, Grabhorn Building at 1335 Sutter Street, Sailors' Union of the Pacific at 434-450 Harrison Street, Doelger Homes Sales Office at 326 Judah Street, New Era Hall at 2117 Market Street, 2 Clarendon Avenue, 2173 15th Street, Swedish American Hall at 2168 Market Street, Cowell House at 171 San Marcos Street, 3655 Clay Street, and the Mothers Building and Fleishhacker Pool Building at the San Francisco Zoo.

This hearing is not limited to the aforementioned buildings and districts. Property owners and members of the public may propose additional properties or districts for consideration for the Work Program. Your participation at this hearing is encouraged. The Department welcomes your input on the Work Program and asks that you direct your comments to the Department at the contact information listed below.

A hearing agenda and case report related to the Work Program will be available on the Department's website one week prior to the hearing: http://www.sfplanning.org/index.aspx?page=1892

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Mary Brown** Telephone: **(415) 575-9074** E-Mail: **mary.brown@sfgov.org**
Historic Preservation homepage: http://www.sfplanning.org/index.aspx?page=1825

中文詢問請電 **415.558.6282**
Para sa impormasyon sa Tagalog tumawag sa: **415.558.6251**
Para información en Español llamar al: **415.558.6307**

Duboce Park Historic District
Landmark Designation Kick-Off





Walking Tour:
History and Architectural Styles of Duboce Park Neighborhood

Saturday, July 16th 10am

Discover the history of Duboce Park and its adjacent neighborhood. Learn about the differences between Queen Anne and Edwardian-era Classical Revival styles.

Join Planning Department staff for a walking tour of one of San Francisco's unique neighborhoods. Gather at 10am at the park end of Potomac Street. The tour will begin at 10:30am and will last approximately one hour. Come early for morning snacks. Planners will be available for questions before and after the walking tour.

Community Meeting: Landmark Kick-Off!

Monday, July 18th 6:30pm

Harvey Milk Center for the Arts, Photo Exhibition Room

The first in a series of community meetings focused on the process and impact of local Landmark designation. Come learn about the basics of Landmark designations, get involved in the process, and bring your questions!

The Historic Preservation Commission recently added the proposed Duboce Park Historic District to its Landmark Designation Work Program. In the coming months, the Planning Department will host several opportunities for you to learn more about the history of the Duboce Park neighborhood, to meet your neighbors, and to find out more about what Landmark designation might mean for you and the neighborhood. At a series of community meetings, starting on Monday, July 18, 2011, the Planning Department will provide short presentations on the Landmark designation process and answer your questions. Topics discussed will include how Landmark designation differs from the recent historic resource survey evaluation; what are the potential benefits and drawbacks of designation; and the permit process for alterations to Landmark buildings. Come find out more about what Landmark designation does (and does not do) and provide your input.

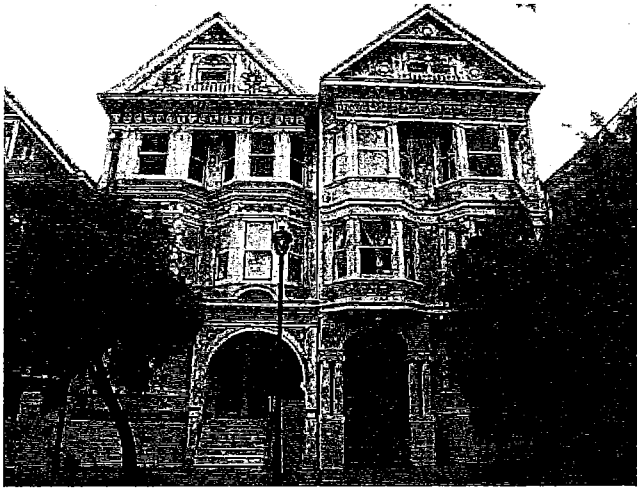
We invite you to join the Historic Preservation Commission, the Planning Department, and the Duboce Triangle Neighborhood Association in this community-initiated effort to tailor a Duboce Park Landmark designation that celebrates and preserves the history and exceptional architectural character of this historic neighborhood.

For more information contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org.

SAN FRANCISCO
PLANNING DEPARTMENT

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Duboce Park Historic District
Proposed Landmark Designation



The Historic Preservation Commission recently added the proposed Duboce Park Historic District to its Landmark Designation Work Program. We invite you to join the Historic Preservation Commission, the Planning Department, and the Duboce Triangle Neighborhood Association in this community-initiated effort to tailor a Duboce Park Landmark designation that celebrates and preserves the history and exceptional architectural character of this historic neighborhood.

Community Meeting:
Incentives, Alterations & Review Process for Landmark Districts

Tuesday, August 16th, 7pm
Harvey Milk Center for the Arts

The Planning Department continues its series of community meetings related to the proposed Landmark designation. This community meeting will focus on preservation incentives (including tax credits and easements), alterations, and the permit review process for Landmark buildings. It will include an in-depth discussion of the similarities and differences between the current review process for identified historic buildings and the permit process for alterations to Landmark buildings. Bring your questions about real or hypothetical alterations and/or general questions about Landmark designations.

"Ask a Planner Night" at Duboce Park Cafe

Tuesday, August 30th, 6-7pm
Tuesday, September 27th, 6-7pm
Duboce Park Cafe, 2 Sanchez Street, outside seating area (look for the sign)

Preservation planners will be hand for one-on-one discussions related to the proposed Landmark designation. If you've been thinking about a home improvement project, bring your questions and get immediate feedback regarding the review process. Learn more about preservation incentives, including the more flexible California Historic Building Code.

For more information contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org. Check the website for updates, events, historic maps and photos, and links to preservation-related resources.

http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

"This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior."

Duboce Park Proposed Landmark District

SAN FRANCISCO PLANNING DEPARTMENT

Community Meeting
August 16, 2011

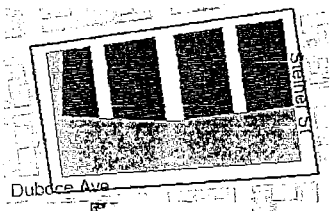
Presentation Overview

- Review of July 18, 2011 Community Meeting
- Preservation Incentives & Responsibilities
- Alterations & Review Process for Landmark Districts
- Q & A - Staff and Dogpatch District resident
- Next Steps



Review of July 18, 2011 Community Meeting

- HPC Work Program
- Development History of Duboce Park
- Significant architecturally, cohesive, with integrity.
- Additional research in progress
- Overview of Designation process





Preservation incentives



Overview of Preservation Incentives

Incentives

- State Historic Building code
- Mills Act property Tax
- Federal Rehabilitation Tax Credits
- Tax Deduction for Preservation Façade Easements

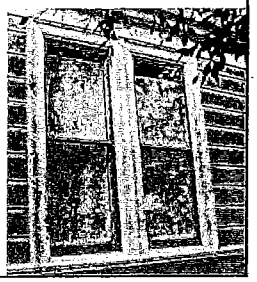




State Historical Building Code (CHBC)

The CHBC provides alternative building regulations for permitting repairs, alterations and additions necessary for the preservation, rehabilitation, change of use, or continued use of a "qualified historical building."

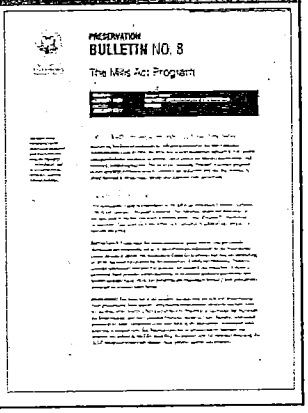




Mills Act

The Mills Act Historical Property Contract program allows **qualified** owners to receive **property tax reduction** and use that savings to offset the costs to rehabilitate, restore and maintain their properties.



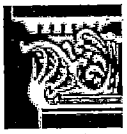

PRESERVATION
BULLETIN NO. 8
The Mills Act Program

Federal Rehabilitation Tax Credits

- 20% Tax Credit for Rehabilitation
- Applies to substantial rehabilitation projects for income-producing properties
- Properties must be listed on the National Register individually or as a district contributor
- Rehabilitation must follow Secretary of the Interior Standards (interior and exterior)
- Partnership among Office of Historic Preservation, National Park Service, and Internal Revenue Service
- Resources online at http://dubocepark.sfplanning.org

Tax Deductions: Façade Easements

- Easements are legal agreements
- Qualifying property
- Voluntary donation by property owner
- Held by non-profit
- IRS reviews
- Perpetual protection
- City of San Francisco is not a party to the agreements (except Recorder's Office)







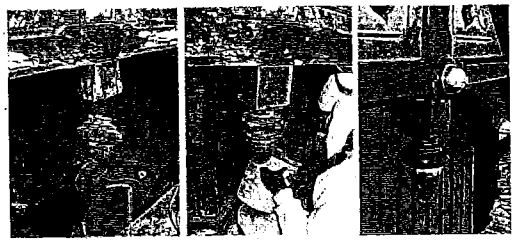
NATIONAL TRUST
for HISTORIC PRESERVATION®

Preservation Responsibilities

- Maintain the condition of the property
- Certain alterations may trigger C of A process
- Compatibility of materials with neighborhood and the building
- Retain historic fabric, and replace only when necessary



Material Retention in Rehabilitation



Alterations and the permit review process for Landmark buildings



Overview: Alterations and the Permit Review Process

- What is reviewed by the Planning Department?



- How does the Planning Department review?

Rules & Regulations

Similarities and Differences between:

Current review process for identified historic buildings → Review process for alterations to Landmark buildings





Certificates of Appropriateness

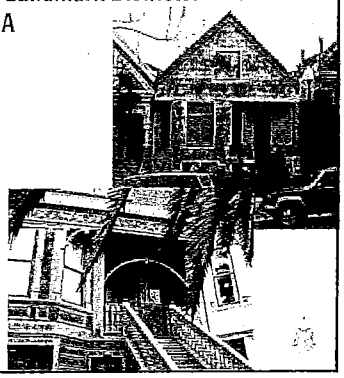
- Not needed for **ordinary maintenance and repair**
- Precedes a **building permit**
  - Administrative C of A
  - Standard C of A HPC full hearing (application, notice & poster)
- Exterior alterations: **"The Standards"**



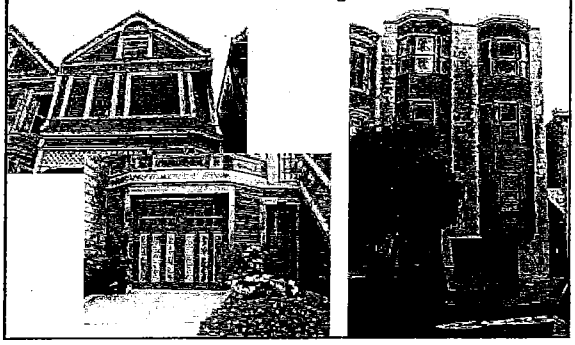
Review Process for Landmark Districts: Administrative C of A

No notice required

- **Exploratory and investigative work**
- **Rebuilding front stairways and railings**
- **Window replacement**
- **Installation of rooftop equipment**
- **Constructing or repair of rear yard decks and stairways**



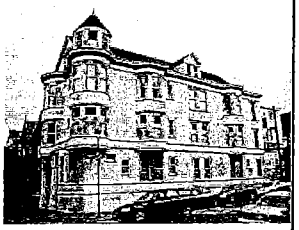
Review Process for Landmark Districts: Standard C of A - HPC Hearing



Example: Adding a large dormer within a designated Article 10 district

1. **Submit permit and file a C of A**
2. **Reviewed by a Preservation Specialist**
3. **Apply Code, Guidelines, and Standards**
4. **Permit 30-day notification & C of A 20-day notification (concurrent notices)**

   If needed; HPC hearing for C of A
5. **Issue C of A and approve permit**



Next Steps

Return on September 20th to continue the discussion

- Workshop on designation ordinance
- "Ask-a-Planner" nights at Duboce Park Café
  - August 30th & September 27th
- Reports on additional research
- "Topic Cards" stakeholder's interests
- Special guests - TBA



http://dubocepark.sfplanning.org

Overview of the District
Download Materials
Get Involved
Contacts
RSS feed

Mary.Brown@sfgov.org
Moses.Corrette@sfgov.org

Duboce Park Historic District
Review the Designation



The Historic Preservation Commission recently added the proposed Duboce Park Historic District to its Landmark Designation Work Program. We invite you to join the Historic Preservation Commission, the Planning Department, and the Duboce Triangle Neighborhood Association in this community-initiated effort to tailor a Duboce Park Landmark designation that celebrates and preserves the history and exceptional architectural character of this historic neighborhood.

Community Workshop:
Review of Proposed Landmark Designation Ordinance

Tuesday, September 20th, 7pm
CPMC Hospital, Davies Campus
Gazebo Meeting Room - Between main hospital building (North Tower) and South Tower

This interactive workshop will focus on community review of a draft designation ordinance for the proposed Duboce Park Landmark District. Topics to be discussed include prioritizing preservation needs and levels of permit review. Information gathered at this workshop will help create a road map for future changes to the district and shape the permit review process for future alterations and new construction. Working with Planning Department staff, participants are encouraged to provide input on the unique character of the district and how to best protect that character. This is your opportunity to help shape community-supported levels of review of proposed future changes to properties in this unique neighborhood.

"Ask a Planner Night" at Duboce Park Cafe

Tuesday, August 30th, 6-7pm
Tuesday, September 27th, 6-7pm
Duboce Park Cafe, 2 Sanchez Street, outside seating area (look for the sign)

Preservation planners will be on hand for one-on-one discussions related to the proposed Landmark designation. If you've been thinking about a home improvement project, bring your questions and get immediate feedback regarding the review process. Learn more about preservation incentives, including the more flexible California Historic Building Code.

For more information contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org. Check the website for updates, events, historic maps and photos, and links to preservation-related resources.

http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

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

Frequently Asked Questions
Local Landmarks and Landmark Districts

Why are buildings designated as local Landmarks or Landmark Districts?
The purpose of landmark and local landmark district designation is two-fold: to bestow distinction upon and foster appreciation of San Francisco's representative buildings, structures, and objects, and to ensure compatible future exterior alterations.

Over the past 40 years, the City and County of San Francisco has designated 260 landmarks and 11 local landmark districts. San Francisco's landmarks and local landmark districts feature iconic buildings and high-style designs as well as residential, commercial and industrial building's that reflect the experience and landscapes of everyday San Franciscans. Designating landmarks and local landmark districts of iconic buildings, exceptionally cohesive architecture, and buildings with strong cultural associations, helps retain a tangible connection to our collective past. Property owners benefit from the official commitment to historic preservation and the security of knowing that their property will not be negatively affected by future development trends in the neighborhood.

What are the potential benefits to Local Landmark or Landmark District Designation?
Several local, state and federal preservation incentive programs encourage property owners to repair, restore, or rehabilitate historic properties. See the relevant Preservation Bulletins listed on the Planning Department's website for more details on the **Mills Act** (which can provide up to a 50% reduction in property taxes in exchange for the rehabilitation, preservation, and long-term maintenance of historic properties), **Federal Tax Credits** (which can provide a 20% Rehabilitation Tax Credit for the rehabilitation of income-producing historic properties) and the **California Historical Building Code** (which allows for a more flexible alternative building code for the preservation or rehabilitation of buildings designated as "historic").

The designation process for local landmark districts can also help build community. Working together to create and maintain a landmark district can bring neighbors together, build a sense of community, and foster civic pride. Designation can provide certainty to the community by maintaining the scale and visual characteristics of the built environment through the discouragement of speculative tear-downs or incompatible alterations.

What are the potential drawbacks to Local Landmark or Landmark District Designation?
In order to ensure that proposals to alter designated landmarks and local landmark districts are compatible with the existing historic fabric, an additional level of review is required for proposed exterior alterations. Proposals to demolish a landmark or building within a landmark district – though not impossible – would likewise require additional review. While some welcome this extra review, others might be concerned about fees or the additional time required for permit processing.

This review comes in the form of a Certificate of Appropriateness, which for smaller projects (such as window replacements or a new deck) can be reviewed administratively by Planning

Department staff or for larger projects (such as an addition) by the Historic Preservation Commission (HPC). There is fee associated with a Certificate of Appropriateness, which is scaled relative to the total construction cost of a proposed alteration. The majority of Certificates of Appropriateness are approved administratively by staff without an HPC hearing. HPC hearings for larger projects can occur concurrently with other standard neighborhood notification requirements, thereby minimizing the extra time required for review.

What is a Certificate of Appropriateness?

A Certificate of Appropriateness (C of A) is the entitlement required for exterior alterations requiring a permit for local landmarks and properties located within a local landmark district. C's of A are reviewed by the HPC or administratively by Planning Department staff to ensure that the character-defining features are preserved and that alterations, demolitions and new construction are compatible with existing historic fabric.

It is important to note that a C of A is not required for any interior alterations including kitchen or bathroom remodels, nor is it required for ordinary maintenance and repairs – i.e., work done solely to correct deterioration, decay, or damage – if the replacement materials and details are in-kind. Examples of ordinary maintenance and repair include roof replacement, repair of dry rot, and the replacement of front stairs or railings.

As part of the collaborative landmark district designation process, the Department will work with the community to specify in the designation report the scopes of work that would require a C of A in order to preserve important architectural features. The community is encouraged to participate in this collaborative effort.

Does Landmark designation affect the interior of my house?

No. Landmark designation of residential buildings applies to the exterior only, including roof lines. Occasionally, designation covers the lobby or interior of public or publically accessible buildings such as government buildings or theaters.

What impact does historic designation have on property value?

Independent studies across the country have examined the impact of property values in landmark districts. These studies have shown no indication that property values in landmark districts go down simply because of their landmark status. Rather, the studies indicate that the value of properties in landmark districts appreciate at a slightly higher rate than similar building stock outside the district.

Visit the Planning Department website to access outside studies that have assessed the link between historic preservation and property value in small and large cities.

What is the process to designate a historic district?

The first step is listing a property on the HPC's Landmark Designation Work Program (Work Program). The Work Program is comprised of individual buildings and districts that the HPC has prioritized for listing in Article 10 as a landmark or landmark district. Once a property is listed on the Work Program, the Planning Department will proceed with additional research, documentation and outreach to stakeholder groups including property owners, residents, commercial tenants, and the wider community.

Community buy-in is essential in the creation of a successful landmark designation. Owner consent is not required; however, the Department favors a collaborative approach which

emphasizes extensive community outreach and participation. Through a series of meetings, stakeholder groups and the Department will define the community-supported level of review required for proposals to alter properties within the potential landmark district.

After this collaborative process, the HPC will begin the process of formally designating the proposed landmark district. This process will include numerous opportunities for public input at hearings before the HPC, Planning Commission, and ultimately the Board of Supervisors. Final approval of a landmark or landmark district requires a majority vote at the Board of Supervisors. Public comment opportunities are available at all of these public hearings.

What can we expect to read in a landmark designation report once it is completed?
Once completed, the report will include a history of the landmark or local landmark district including cultural associations, significant persons, and the architectural development of a building or area; a list of contributing and non-contributing properties; a list of character-defining features; a technical document that outlines the entitlement and review process for those features; and a draft ordinance and recommendation by the Planning Department. A short description of some of the technical terms that will be included in the report is provided below.

Contributing and Non-Contributing: Contributors to a landmark district are those buildings, structures, sites, or objects that were constructed during the Period of Significance and retain their physical integrity. When a landmark district is created, qualified historians identify a Period of Significance for the district. For example, in one district, the Period of Significance may be 1884-1929. Buildings or features that were constructed outside that period would be considered non-contributing. Buildings and features that were constructed within the period and possess a high level of integrity would be considered contributing. Also, features that were constructed within the period but were heavily altered (possessing a low level of integrity) would also be deemed to be non-contributing.

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's Period of Significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. When buildings, structures, objects, and sites retain integrity, they are able to convey their association with events, people, and designs from the past.

Character-Defining Features: Character-defining features are the elements of the historic resource that represent its significance. For instance, the character- defining features of a building may include roof forms, proportion, window and door openings, shape, projections, trim, setting, cladding materials, craft details, and finishes. Each building, structure, object, and site in a proposed landmark district will be identified as either contributing or non-contributing and the character-defining features of the district will be catalogued in the designation report.

Will landmark designation require me to restore my building to its original appearance?
No. You are not required to do anything to the property except maintain it to the minimum standards of the building code, something that is required of **all** property owners in the City and County of San Francisco.

Can I add a horizontal or vertical addition to my property?
Yes. The HPC and the Planning Department review proposed additions to landmarks or buildings within a landmark district for compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards) as well as requirements of the Planning Code. The Standards were developed by the National Park Service and are used nationwide for the review of proposed alterations to historic properties. Proposals to add an addition to landmark properties are reviewed on a case-by-case basis by the HPC.

Does the HPC regulate landscaping, driveways and sidewalks?
No, however any Planning Code and Department of Public Works requirements will still apply.

Can I replace my windows?
Yes. Windows that are visible from the street or other public right-of-way can be replaced with windows that are appropriate to the landmark property's Period of Significance. For example, if the building was originally constructed in 1908 with double-hung wood windows, then the replacement windows should be double-hung wood windows with similar exterior dimensions. Replacement windows may use double-panes for energy efficiency. However, only those windows visible from the public right-of-way need to conform to these standards. All others can be replaced as the owner sees fit.

Can a building owner opt-out of a landmark designation?
Individual owners, with the exception of religious properties, can not opt out of a local landmark or landmark district designation. The goal, however, is to build support for individual landmark and landmark district designation through a collaborative community process.

How can I share additional information regarding the history of my house or district?
The Planning Department welcomes additional information regarding buildings or districts proposed for landmark designation. Please contact the Department if you are interested in sharing historic photographs, water tap records, maps, architectural plans, building permit histories or other relevant information regarding your property or neighborhood.

Where can I get more information?
The Planning Department website: www.sfplanning.org contains additional information related to local landmark and landmark district designation. In the coming months the Department will develop additional content related to proposed landmarks and landmarks districts as well as more specific information related to the designation process and scheduled community meetings and hearings. Department staff is also available to answer questions; contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Existing Local Landmark Districts

From 1972 to 2003, the City of San Francisco designated eleven local landmark districts ranging in size from a handful of buildings to several hundred properties. Landmark districts are regulated by Article 10 of the Planning Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

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

T: 415.558.6378
F: 415.558.6409

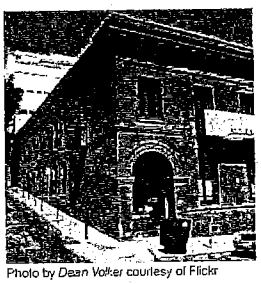


Photo by *Dean Valker* courtesy of Flickr

Jackson Square Landmark District

BLOCKS	PARCELS	DESIGNATED IN
8	82	1972

San Francisco's earliest surviving commercial area features commercial and mixed-use buildings, predominately brick, erected in the 1850s to 1860s. Buildings are typically two- to three-stories with commercial uses at the high ground story.

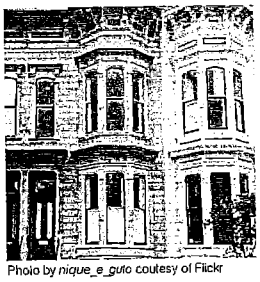


Photo by *nique_e_guio* courtesy of Flickr

Webster Street Landmark District

BLOCKS	PARCELS	DESIGNATED IN
3	25	1981

This residential historic district in the Western Addition features a unified collection of builder-developed residences designed in the Italianate style. The single-family residences and duplexes were designed for middle-income home buyers.

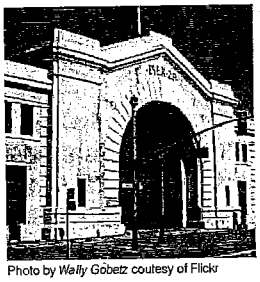


Photo by *Wally Gobetz* courtesy of Flickr

Northeast Waterfront Landmark District

BLOCKS	PARCELS	DESIGNATED IN
9	53	1983

This commercial and industrial historic district reflects waterfront storage and maritime activities, from the Gold Rush era to World War II. It features a large collection of warehouses and industrial buildings constructed of brick and reinforced concrete.



Alamo Square Landmark District

BLOCKS	PARCELS	DESIGNATED IN
16	281	1984

This large residential historic district is clustered around Alamo Square in the Western Addition. It features richly ornamented houses and flats, designed in a range of Victorian- and Edwardian-era styles, primarily for businessmen and the upper-middle class home buyer. Alamo Square Park is also a contributing feature.

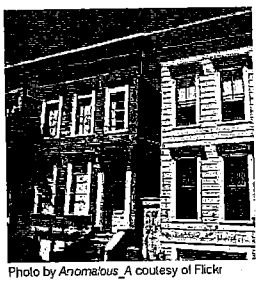


Photo by *Anomalous_A* courtesy of Flickr

Liberty Hill Landmark District

BLOCKS	PARCELS	DESIGNATED IN
10	298	1985

This Mission District historic district features Victorian-era residences designed primarily in the Italianate, Stick, and Queen Anne styles. It contains a mix of uniform developer built tracts for the working class and larger, custom-designed residences for middle-income home buyers. It includes mixed-use buildings, primarily along Valencia Street, that feature ground-level retail spaces.

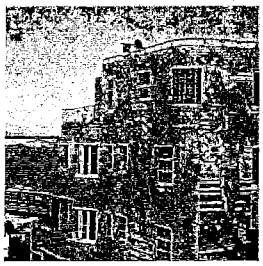


Photo by *David Gilford* coutesy of Flickr

Telegraph Hill Landmark District

BLOCKS	PARCELS	DESIGNATED IN
6	90	1986

This eclectic hillside historic district features the largest concentration of pre-1870s buildings in San Francisco. The residential district features small-scale dwellings accessible only via narrow pedestrian-only lanes and staircases, as well as larger, iconic Modern buildings such as Richard Neutra's Kahn House and the Streamline Moderne Malloch Apartment Building.



Photo coutesy of Google Maps

Blackstone Court Landmark District

BLOCKS	PARCELS	DESIGNATED IN
1	4	1987

The significance of this tiny mid-block residential district is more historical than architectural. It is centered around the now-filled Washerwoman's Lagoon. The lot lines, small houses, and location on a pre-Gold Rush trail present a unique physical expression of pre-1906 development in the Marina District.

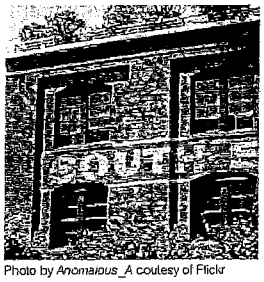


Photo by *Anomalous_A* coutesy of Flickr

South End Landmark District

BLOCKS	PARCELS	DESIGNATED IN
6	84	1990

This industrial and warehouse historic district features a collection of single- and multi-story warehouses. Constructed of brick and reinforced concrete, the warehouses are associated with maritime and rail activities. The majority of buildings were erected between 1906 and 1929.

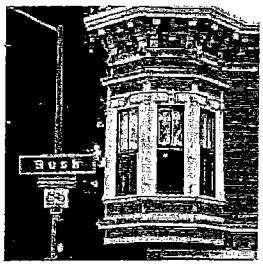


Photo by *Anomalous_A* coutesy of Flickr

Bush Street Cottage Row Landmark District

BLOCKS	PARCELS	DESIGNATED IN
2	23	1991

The historic district is comprised of residential buildings – primarily of flat front Italianate and Stick design – plus a walkway and a small park. Located in the Japantown neighborhood, the buildings are relatively small-scale and a uniform two-stories in height. In the 1930s, the walkway was commonly known as "Japan Street" due to the neighborhood's large population of Japanese-American residents.

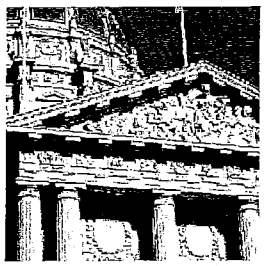


Photo by *Anomalous_A* coutesy of Flickr

Civic Center Landmark District

BLOCKS	PARCELS	DESIGNATED IN
15	61	1996

The Civic Center historic district consists of monumental institutional buildings flanking a central open space, as well as nearby large-scale commercial and apartment buildings. Civic Center institutional buildings are unified in a Beaux Arts Classical design, described as "American Renaissance." The Civic Center Plaza is a contributing feature.

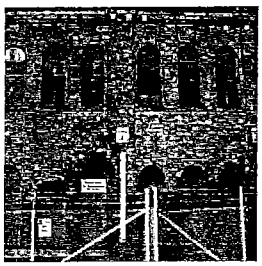


Photo by *Anomalous_A* coutesy of Flickr

Dogpatch Landmark District

BLOCKS	PARCELS	DESIGNATED IN
9	131	2003

This historic district features the oldest enclave of industrial workers' housing in San Francisco. It is located to the east of Potrero Hill in the Central Waterfront district. The small-scale Victorian-era cottages and flats housed workers from the shipyards and maritime-related industries of the adjacent Potrero Point. Also included are several industrial, commercial and civic buildings.

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior."

Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

DATE: November 2, 2011

TO: Recreation and Park Commission

FROM: Mary Brown, City Planning Department
Lisa Beyer, Recreation and Park Department

RE: Proposed Landmark District in Duboce Park Neighborhood

Agenda Wording

PROPOSED LANDMARK DISTRICT IN DUBOCE PARK NEIGHBORHOOD Presentation and discussion of the Planning Department's work on the proposed designation of the Duboce Park Landmark District, including consideration of the park. (DISCUSSION ONLY)

Background

On June 15, 2011, the Historic Preservation Commission (HPC) added the proposed Duboce Park Landmark District to its Landmark Designation Work Program. The proposed Duboce Park Landmark District contains nearly 90 residential buildings and options for including all or discrete areas of the adjacent Duboce Park. Inclusion on the Landmark Designation Work Program does not mean that a property is automatically designated as a Landmark. Rather, by adding a property to the Work Program, the HPC has directed Planning Department staff to proceed with additional research and community outreach in order to consider formal designation at a future date.

This area was documented in 2008 as an eligible district during the Market and Octavia historic resource survey effort. The Market and Octavia historic resources survey was part of a larger Market and Octavia Area planning effort. Beginning in 2006, the Planning Department contracted with the consultant firm Page & Turnbull for a survey of over 1,500 properties within the Market & Octavia Area Plan boundaries. The 80-block survey area encompassed portions of several neighborhoods including Hayes Valley, Mission, SoMa, Civic Center, Market Street, Duboce Triangle, Lower Haight, Eureka Valley/Castro, and the Western Addition.

Page & Turnbull documented the area bounded by Waller, Duboce, Steiner, and Scott Streets as the boundary of the survey-identified National Register eligible historic district. Contributors to this identified eligible historic district included 80 residential buildings and the entire Duboce Park. See attached Department of Recreation and Parks Department (DPR) 523-series forms. Survey documentation and findings were adopted by the Landmarks Preservation Advisory Board in 2008.

The Duboce Triangle Neighborhood Association (DTNA) played a significant role in advocating for inclusion of a historic resource survey as part of the Market and Octavia Area Plan effort and has been a strong supporter of Landmark designation for the proposed Duboce Park Landmark District.

Community Outreach

The Planning Department has engaged in extensive public outreach related to the proposed Duboce Park Landmark District designation. Events included a neighborhood history walking tour which highlighted the shared development history of the Park and neighborhood (July 16, 2011); a community meeting kick-off which provided

an overview of the Landmark designation process (July 18, 2011); a community meeting focused on preservation financial incentives and process for review of alterations to Landmark properties (August 16, 2011); a casual Ask a Planner night event at the Duboce Park Café (August 30, 2011); a community workshop at which participants provided feedback on the proposed levels of review for alterations to buildings and the proposed boundary options for the District (September 20, 2011); and a second Ask a Planner event focused on review of proposed alterations to buildings (September 27, 2011). Recreation and Parks Department staff have attended all of the aforementioned community events with the exception of the Ask a Planner events.

In addition, Planning Department and Recreation and Parks Department staff have met several times to discuss the proposed District boundary options, a potential buffer zone surrounding the steps and rock retaining walls at the three interior block Park entrances, and appropriate levels of review related to repair or major alterations to the aforementioned Park entrances.

Review Process for Alterations in Landmark Districts

Properties that are designated local Landmarks or Landmark Districts are regulated under Article 10 of the Planning Code. Once designated, the HPC has review authority over proposed alterations to Landmark properties. Each designating Ordinance is tailored to identify the "character-defining features" to be protected and to provide a framework for the level of review associated with those features.

Levels of review for alterations to Landmark properties include No Certificate of Appropriateness, an Administrative Certificate of Appropriateness issued by Planning Department staff, or a Certificate of Appropriateness heard at a regularly scheduled hearing of the Historic Preservation Commission. See attached "Options for Treatment of Duboce Park in Landmark District" for proposed levels of review related to Duboce Park.

Feedback Regarding Park Boundary Options

In meetings with the public and the Recreation and Parks Department, the Planning Department presented two options for including Duboce Park within the proposed Landmark District as outlined in the attached document "Options for Treatment of Duboce Park in Landmark District." The first (Option 1) excludes the Park from the District boundary except for the steps, rock retaining walls, and 10-foot buffer at the interior block Park entrances at Carmelita, Pierce, and Potomac streets. The second (Option 2) includes the entire Park in the Landmark District, but limits review of alterations solely to the steps, rock retaining walls, and 10-foot buffer at the three interior block Park entrances.

At the aforementioned community events, neighbors frequently mentioned their frustration regarding the alteration of the Carmelita steps for ADA accessibility. Based on their comments, the issue was not with adding a ramp per se, but the incompatible design of the ramp, retaining wall, and paving. At the September 20th workshop, there was strong agreement about the need to include the steps and retaining walls in the Landmark designation in order to provide additional oversight of future alterations. While there was consensus that the steps and retaining walls should be included within the boundary of the District (Option 1) , neighbors were generally split regarding whether the entire Park should also be included in the District, even if the Park entrances were the only areas that required review of alterations (Option 2).

Recreation and Parks Department staff have expressed their preference for not including any elements of the Park in the Landmark District. At a meeting on July 15, 2011, Recreation and Parks Department staff proposed exploring an option to limit the Landmark District boundary to just the park entrances (steps, rock retaining wall and buffer) rather than the entire Park.

At public events, in emails and during meetings with Planning Department staff, Supervisor Scott Wiener has consistently stated his opposition to inclusion of the entire Park within the Landmark District, regardless of whether or not the designating ordinance specifically excluded review of alterations to any path, landscape feature, building, structure of object within the Park (with the exception of the steps and retaining walls). In a September 29, 2011 email, Supervisor Wiener stated his support for including the steps, rock retaining walls, and buffer in the designation ordinance (Option 1).

Attachments and Links

California Department of Parks and Recreation 523-D form (DPR523D) Duboce Park Historic District

Options for Treatment of Duboce Park in Landmark District

Frequently Asked Questions

Existing Local Landmark Districts Brochure

Save the Date!

Proposed Duboce Park Landmark District

December 7th Drop-In Event

6pm-7:30pm

Harvey Milk Center / Upstairs Meeting Room

Drop by anytime between 6pm-7:30pm to review the revised Duboce Park Landmark District designation. The Planning Department is currently revising the framework for review of alterations to properties within the proposed District. Detailed materials regarding the proposed review will be posted on the Planning Department's website and mailed to all residents and property owners within the District prior to this event. For more information, contact Mary Brown at 575-9074 or mary.brown@sfgov.org.

http://dubocepark.sfplanning.org

1956

Save the Date!

Proposed Duboce Park Landmark District

December 7th Drop-In Event

6pm-7:30pm

Harvey Milk Center / Upstairs Meeting Room

Drop by anytime between 6pm-7:30pm to review the revised Duboce Park Landmark District designation. The Planning Department is currently revising the framework for review of alterations to properties within the proposed District. Detailed materials regarding the proposed review will be posted on the Planning Department's website and mailed to all residents and property owners within the District prior to this event. For more information, contact Mary Brown at 575-9074 or mary.brown@sfgov.org.

http://dubocepark.sfplanning.org

Save the Date!

Proposed Duboce Park Landmark District

December 7th Drop-In Event

6pm-7:30pm

Harvey Milk Center / Upstairs Meeting Room

Drop by anytime between 6pm-7:30pm to review the revised Duboce Park Landmark District designation. The Planning Department is currently revising the framework for review of alterations to properties within the proposed District. Detailed materials regarding the proposed review will be posted on the Planning Department's website and mailed to all residents and property owners within the District prior to this event. For more information, contact Mary Brown at 575-9074 or mary.brown@sfgov.org.

http://dubocepark.sfplanning.org

Save the Date!

Proposed Duboce Park Landmark District

December 7th Drop-In Event

6pm-7:30pm

Harvey Milk Center / Upstairs Meeting Room

Drop by anytime between 6pm-7:30pm to review the revised Duboce Park Landmark District designation. The Planning Department is currently revising the framework for review of alterations to properties within the proposed District. Detailed materials regarding the proposed review will be posted on the Planning Department's website and mailed to all residents and property owners within the District prior to this event. For more information, contact Mary Brown at 575-9074 or mary.brown@sfgov.org.

http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

Proposed Duboce Park Landmark District

Drop-In Event:
Wednesday, Dec. 7th
6pm – 7:30pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

Proposed Duboce Park Landmark District

Drop-In Event:
Wednesday, Dec. 7th
6pm – 7:30pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

Proposed Duboce Park Landmark District

Drop-In Event:
Wednesday, Dec. 7th
6pm – 7:30pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

Proposed Duboce Park Landmark District

Drop-In Event:
Wednesday, Dec. 7th
6pm – 7:30pm

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

Update: Proposed Duboce Park Landmark District

Since July, the Planning Department (Department) has hosted six community events regarding the proposed Duboce Park Landmark District and engaged many property owners, residents, and other stakeholders in the process. Topics covered at community meetings included the Landmark designation process and impacts, financial incentive programs, and the levels of review for alterations to properties within the proposed District.

At the most recent community event, on September 20, 2011, the Department hosted an interactive workshop focused on these proposed levels of review for alterations. The goal of the workshop was threefold:

1. To gain a better understanding – at an open, public forum – of the types of alterations that stakeholders prioritize for additional review; and
2. To gauge community support for review of Park features, in particular the steps and rock retaining walls at interior block entrances; and
3. To use this feedback to tailor a designation ordinance that aligns with community needs, provides a clear and predictable review process for specific scopes of work, and protects the character of the neighborhood.

The invaluable feedback at the workshop and subsequent "Ask a Planner" event was used to guide discussions and revisions to the designation ordinance. **The Department has significantly scaled back the level of review for scopes of work that meet certain conditions and has reduced the proposed review of alterations at the rear of properties.** The Department also clarified and simplified the definitions of specific terms and scopes of work.

Materials for Review

Enclosed are the following materials for your review:

1. Levels of Review: This framework identifies the proposed levels of review for specific scopes of work at the primary facade and at the rear/secondary facades.
2. Definitions: This document includes definitions for "Visibility" as it relates to alterations within the district and descriptions for each of the three proposed levels of review: "Certificate of Appropriateness," "Administrative Certificate of Appropriateness," and "No Certificate of Appropriateness."
3. Duboce Park Fact Sheet: This Fact Sheet contains quick facts about the types of alterations that are covered by Landmark designation (i.e., exterior only), potential financial incentives for preservation, and the Landmark designation process.

If you have questions about the proposed review of alterations, please plan to attend the final Department-sponsored community event on December 7th, and/or contact the Department with your questions or comments. See contact information below.

Drop-In Event: Review the revised designation

On December 7, 2011, the Department will host a Drop-In event for residents, property owners, and other stakeholders to review the revised framework for review of alterations to properties within the proposed landmark district. Drop by anytime Wednesday, December 7, 2011 between 6pm - 7:30pm at the Harvey Milk Center (upstairs meeting room) to ask questions of the Department's Preservation Planners and provide additional feedback.

Next Steps

The December 7th Drop-In event at the Harvey Milk Center marks the seventh (and final) Department-sponsored community meeting related to the proposed landmark district designation.

At a future public hearing, the Historic Preservation Commission (HPC) will consider formal initiation of the proposed landmark district. This process will include numerous opportunities for public input at hearings before the HPC, Planning Commission, and ultimately the Board of Supervisors. Final approval of a landmark district requires a majority vote at the Board of Supervisors.

Landmark district initiation might be heard at the HPC as early as January 2012. The Department will notify all residents, property owners, and stakeholders 30 days in advance of this and future public hearings. The Department will include copies of public comment in support of or opposition to the proposed landmark district in its case reports to the HPC, Planning Commission, and Board of Supervisors.

If officially designated as a local landmark district, the Department will proceed with the National Register Tax Certification process. This process will officially list the district on the National Register of Historic Places, enabling property owners to apply for certain financial incentives such as a Preservation Easement and the 20% Federal Tax Credit for substantial rehabilitations of income-producing properties.

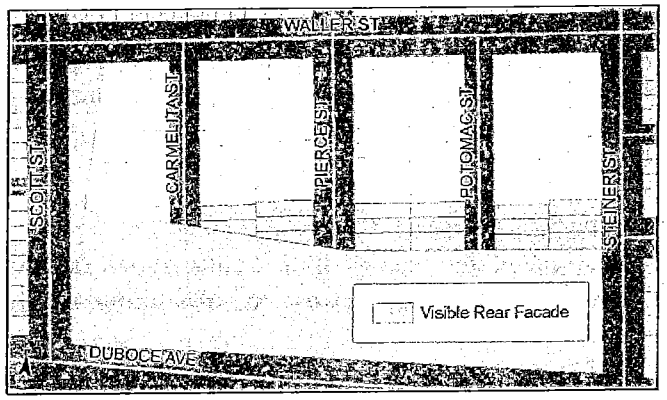
Contact Information / Feedback

For more information regarding the proposed Duboce Park Landmark District, please visit http://dubocepark.sfplanning.org and/or contact Preservation Planner Mary Brown at: 415-575-9074 or mary.brown@sfgov.org. Public comment may also be addressed to: Mary Brown, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

DEFINITIONS

Visible: A building or feature is considered "visible" when it can be seen from a public right-of-way within the District and/or is visible from Duboce Park. Visibility from Duboce Park is limited to the highly visible façades of the first three buildings adjacent to the Park.

Due to their distance from the Park, the rear façades of buildings adjacent to the western portion of Duboce Park (along Scott Street) are excluded from this definition of visibility. See map.



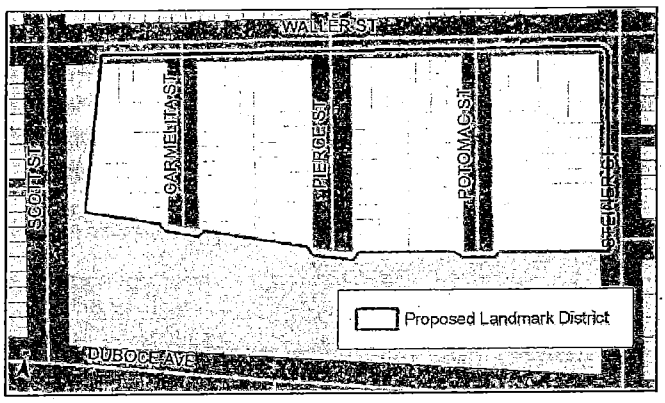
Public Right-of-Way: A public right-of-way is a street, sidewalk, interior block park entrance, or park.

Primary Façade: A primary façade is a building's main street-facing façade. Corner buildings have two primary façades; the second primary façade may front Duboce Park or the street.

Rear Façade: The rear façade is located at the rear of the building.

Interior Block Park Entrance: For the purpose of landmark district designation, the interior block park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, Serpentine rock retaining walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street right-of-way and area within the park directly adjacent to the steps and rock retaining walls.

Boundary: The proposed Duboce Park Landmark District is bounded by the west side of Steiner Street, the south side of Waller Street, the rear property line of lots adjacent to Duboce Park, and the interior block park entrances (as described above). See map.



DEFINITIONS: Levels of Review

Certificate of Appropriateness

A Certificate of Appropriateness (C of A) is the entitlement required for exterior alterations – requiring a building permit – to properties located within a local landmark district. A C of A is required for demolition, new construction, and certain exterior alterations to contributing and non-contributing buildings in designated landmark districts.

C's of A are heard at regularly scheduled and noticed hearings at the Historic Preservation Commission (HPC) and may occur concurrently with other required Planning Department (Department) neighborhood notifications. A sliding scale fee, based on construction cost, is charged for a C of A.

It is important to note that a C of A is not required for any interior alterations, nor is it required for seismic work or ordinary maintenance and repair. The proposed Duboce Park Landmark District Designation Ordinance identifies these and other scopes of work that are specifically exempted from the C of A requirement. These exempted scopes of work may require review in the form of an "Administrative Certificate of Appropriateness" or "No Certificate of Appropriateness."

Administrative Certificate of Appropriateness

The proposed Duboce Park Landmark District Designation Ordinance identifies certain scopes of work that may qualify for an Administrative Certificate of Appropriateness (Admin C of A).

The HPC has delegated the ability to approve, disapprove, or modify certain identified minor alterations to Planning Department preservation staff. An Admin C of A is approved administratively by Department preservation planners. An Admin C of A does not require neighborhood notification, nor a hearing at the HPC. A 20-day wait period is required for an Admin C of A. During this period, a member of the public may appeal approval of the Admin C of A, at which point the item would be heard at an HPC hearing. A small fee, based on staff time and materials, is charged for an Admin C of A.

No Certificate of Appropriateness

The proposed Duboce Park Landmark District Designation Ordinance identifies certain scopes of work that would not require an entitlement in the form of a C of A or an Admin C of A. Additional scopes of work that meet specific conditions (such as in-kind materials) likewise do not require additional review in the form of a C of A or an Admin C of A. The standard permit review and entitlement processes required of all buildings in San Francisco will still apply.

Levels of Review: Primary Facades

No Certificate Of Appropriateness (No C of A)

Administrative Certificate of Appropriateness (Admin C of A)

Certificate of Appropriateness (C of A)

1962

Adding Solar Panels

No C of A: To install solar panels.

No C of A: To install structures that support solar panels, regardless of visibility, provided that the following conditions are met: set with a low profile, mounted flush with the slope of the roof, set back a minimum of 15 feet from the building's primary façade, and set in from the perimeter walls of the building.

Rooftop Equipment (Not visible)

No C of A: If rooftop equipment is not visible from a public right-of-way within the district or the Park and is installed in a manner that may be easily removed in the future without disturbing any historic fabric.

Roof Replacement

No C of A: Provided that the proposed work does not change the roof character, form or structure.

Window Repair & Replacement

No C of A: To repair or correct deterioration, decay, or damage to existing windows.

No C of A: To replace windows provided that the proposed windows match the historic (extant or not) windows in terms of opening size, configuration, material, and all exterior profiles and dimensions.

Repair Historic Ornament

No C of A: To repair existing historic ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline, and eaves) regardless of visibility from the public right-of-way.

Garage Door Replacement

No C of A: To replace an existing garage door provided that the new garage door is compatible in terms of material, pattern, and fenestration and minimizes its visual impacts on the character-defining features of the existing building and front yard setting.

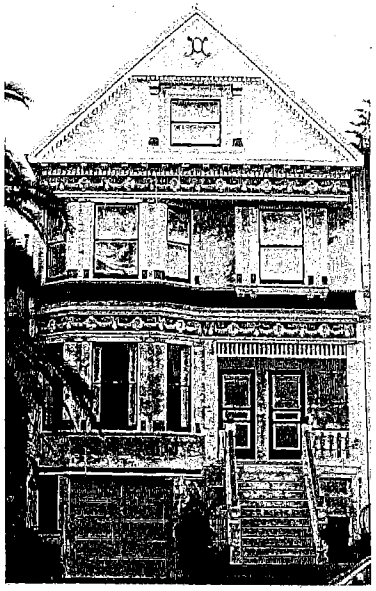
Seismic Work

No C of A: For seismic work that complies with the Unreinforced Masonry Building (UMB) Seismic Retrofit Ordinance and that the Zoning Administrator determines complies with the UMB Retrofit Architectural Design Guidelines as outlined in Section 1005 of the Planning Code. Seismic upgrades that minimize the alteration of character-defining features of a structure are encouraged.

Ordinary Maintenance and Repair

No C of A: If the sole purpose and effect is to correct deterioration, decay, and / or damage to existing material, including repair of damage caused by fire or other disaster.

Primary Facades



Building Demolition

C of A: Required for the demolition of a contributory or non-contributory building within the district.

New Construction

C of A: The following standards shall guide the approval of exterior alterations and new construction: Historic Character, Historic Materials, and Compatibility.

Exterior Alterations / Visible Additions

C of A: Required for exterior alterations requiring a building permit, with the exception of identified scopes of work that qualify for "No C of A" or an "Admin C of A." Examples of alterations that require a C of A include visible dormers or additions, insertion of a garage, or other major alteration.

Rooftop Equipment (Visible) / Excludes Cellular Installation

Admin C of A: Provided that proposed rooftop equipment is:

(a) Installed in a manner that it may be easily removed in the future without disturbing any historic fabric; and,

(b) Is set back a minimum of 20 feet from the primary street-facing façade; does not result in additional height of more than 5 feet as measured from the base of the equipment; does not cover more than 10% of the total roof area; and is set in from the perimeter walls of the building.

(c) Proposed skylights, if applicable, shall have a low profile, are mounted flush with the slope of the roof, and are set back from the perimeter walls of the building. Skylight frames shall have a powder-coated or painted finish that matches the color of the roof material and the glazing sh be non-reflective.

Security Measures

Admin C of A: For installation or replacement of metal security doors, window grilles, or security gates on primary façades provided that these measures are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building.

Replace Historic Ornament

Admin C of A: For the in-kind replacement of historic ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline, and eaves) that has been previously removed, provided that replacement ornament is determined to be compatible with documented designs and ornament found on the subject building or within the district.

Siding

Admin C of A: For the replacement of non-historic siding with wood siding, provided that the replacement siding is determined to be compatible with documented historic siding (extant or not) found on the subject building or within the district.

Door Replacement

Admin C of A: Provided that the proposed door matches the historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior profiles, dimensions and detailing.

Front Stairway & Railings

Admin C of A: For the replacement of historic or non-historic stairways and/or railings with compatible stairways and/or railings provided that the proposal is based on physical or documented evidence and is found to be compatible with the character-defining features of th building and/or district.

Exploratory Work

Admin C of A: For the removal of a limited amount of non-historic material to conduct explor-atory investigation regarding structural systems and/or to determine the existence of concealed historic material. This work will be limited to no more than 20% of the surface area (excluding window openings) at a primary façade.

Signs & Awnings

Admin C of A: For new tenant signs and awnings that are compatible in terms of material, loca-tion, size, method of attachment, and method of illumination with the building and/or district and meet the following requirements:

(a) Proposal does not obscure or cover any exterior character-defining features; and,

(b) Proposal includes the removal of any abandoned conduit, outlets, attachment structures, and related equipment.

Review of REAR Facades →

Levels of Review:
Rear Facades & Interior Block Park Entrances

*** Definition of Visibility:**
A building or feature is considered "visible" when it can be seen from a public right-of-way within the District and/or is visible from Duboce Park. Visibility from Duboce Park is limited to the highly visible façades of the first three buildings adjacent to the Park. Due to their distance from the Park, the rear façades of buildings adjacent to the western portion of Duboce Park (along Scott Street) are excluded from this definition of visibility.

Rear Facades: NOT VISIBLE*



Exploratory Work
No C of A: For the removal at the rear or secondary façades of non-historic material for exploratory purposes (up to the maximum 20% as detailed for primary facades) regardless of visibility.

Window Replacement
No C of A: For window replacement on non-visible rear façades within the existing openings.

New or Enlarged Window or Door Openings
No C of A: For the alteration of existing window or door openings, or the insertion of new window or door openings, at rear façades that are not visible from public rights-of-way.

Security Measures
No C of A: For installation or replacement of metal security doors, window grilles, or security gates on rear façades regardless of visibility from the public right-of-way.

Dormers, Additions, Penthouses: Not visible
Admin C of A: For the construction or enlargement of existing dormers, penthouses or horizontal or vertical additions provided that the new construction is not visible from a public right-of-way.

Door Replacement or Openings
No C of A: For door replacement on secondary façades regardless of material or visibility from the public right-of-way.
No C of A: For the alteration of existing door openings, or the insertion of new door openings, at rear façades that are not visible from public rights-of-way.

Rear Yard Decks, Stairs, Railings
No C of A: For the repair, replacement, or new construction of rear yard decks and stairways (and associated structural work) that are not visible from public rights-of-way.

Ancillary Structures
No C of A: For the removal of any non-historic rear yard ancillary structure or the construction of any structure within the rear yard that is no more than eight feet in height above grade and covers no more than 100 square feet of land regardless of visibility from public rights-of-way.

Fences
No C of A: For the construction or replacement of rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way, including Duboce Park.

Rear Facades: VISIBLE*



Window Replacement
No C of A: For window replacement on visible rear façades provided that the replacement windows are compatible in terms of material and configuration.

Enlargement of Window or Door Openings
No C of A: For the modification of existing window or door openings provided that such openings are not enlarged more than 50% of the existing opening's size.

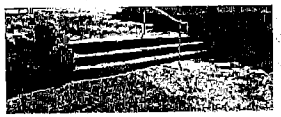
New Window or Door Openings
Admin C of A: For the insertion of new window or door openings at visible rear façades.

Deck, Stairs, Railings
Admin C of A: For the replacement or new construction of rear yard decks and stairways that are visible from public rights-of-way.

Fences (Adjacent to Public Right-of-Way)
Admin C of A: For new or replacement fences that are directly adjacent to Duboce Park or other public right-of-way.

Exterior Alterations / Visible Additions
C of A: For exterior alterations requiring a building permit, with the exception of identified scopes of work that qualify for "No C of A" or an "Admin C of A." Examples of alterations that require a C of A include visible horizontal or vertical additions.

Interior Block Park Entrances
Potomac, Pierce & Carmelita Streets







The following standards shall guide the review of work to the interior block Duboce Park entrances:

- All work shall be compatible with the historic materials, features, size, scale and proportion to protect the integrity of these historic park entrances.
- Retention of historic rustic steps and Serpentine rock retaining walls is encouraged.
- Unobstructed views from the interior block Park entrances to the larger expanse of the Park are encouraged.
- Alterations to return previously modified portions of the entrances to their historic rustic character are encouraged.

The review of major alterations to the rustic steps and rock retaining walls, or within a 10-foot buffer, shall require a C of A. All other repair or alterations -- including ordinary maintenance and repair, changes to vegetation, emergency repair, minor repair, or in-kind replacement -- will not require a C of A.

FACT SHEET: Proposed Duboce Park Landmark District

- The proposed Duboce Park Landmark District was identified and documented as eligible for the National Register in 2008.
- The proposed District is comprised of 89 residential buildings and the historic stone steps and Serpentine rock retaining walls at the three interior block Park entrances. It is bounded by Scott, Waller, and Steiner streets.
- Largely constructed between 1899-1902, the proposed District contains excellent examples of residential buildings designed by master Victorian-era builders, including Fernando Nelson.
- The proposed district was added to the Historic Preservation Commission's Landmark Designation Work Program on June 15, 2011.
- There are currently 11 Landmark Districts and 261 individual Landmarks in San Francisco.
- The last Landmark District was designated in 2003 (Dogpatch Historic District).
- A minimum of five public hearings are required for designation of a Landmark District:
    - Historic Preservation Commission (two)
    - Planning Commission (one)
    - Board of Supervisors (two)
- Designation is the only mechanism within the San Francisco Planning Code that provides additional protection against the demolition of San Francisco's historically significant buildings.
- Landmark District designation ensures that rehabilitation and new construction is compatible with the neighborhood's historic character.
- The proposed Duboce Park Landmark District designation will apply to the exterior of buildings only. In no case, will changes to the interior of buildings within the District require additional review.
- A Landmark District's designation ordinance is tailored to address the historic character of each area and to meet the unique needs of each neighborhood
- The Planning Department conducted community outreach events from July 2011- September 2011 including a walking tour, three community meetings, and two "Ask a Planner" nights held at the Duboce Park Café.
- Funding for public outreach activities was provided by Preserve America, a federally funded program focused on a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural heritage, and support for the economic vitality of local communities.
- Financial incentives for preservation of historic properties may include donation of a Preservation Easement, the Federal 20% Rehabilitation Tax Credit, and Mills Act property tax reductions.

http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the view of the Department of the Interior.

Proposed Duboce Park Landmark District

COMPARISON OF CURRENT AND PROPOSED REVIEW PROCESS

Scope of Work	Current Review Process	Proposed Review Process		
	Over-the-counter approval	Over-the-counter approval (No C of A)	Administrative Certificate of Appropriateness (Admin C of A)	Certificate of Appropriateness (C of A)
Rooftop Work				
Adding solar panels				
Adding solar panel structures				
Rooftop equipment (not visible)				
Rooftop equipment (visible)				
Roof replacement				
Windows and Doors				
Window replacement (primary facade)				
Door replacement (primary)				
Window or door replacement (rear facade, visible)				
Window or door replacement (rear, not visible)				
Enlarge window or door opening (rear)				
New window or door opening (rear, visible)				
Garage door replacement				
Security measures (primary)				
Security measures (rear)				
Architectural Details				
Replace historic ornament				
Replace front stairs, railing (primary)				
Exploratory work (primary)				
Exploratory work (rear)				
Replace siding				
Stairs, Decks, Fences, Structures				
Construct / replace interior rear fences				
Construct / replace fence adjacent to Park				
Replace rear yard decks, stairways, railings (visible)				
Replace rear yard decks, stairways, railings (not visible)				
Construct ancillary rear yard structure				
Remove ancillary rear yard structure	Intake / HRER			
Additions / Exterior Alterations				
Add visible dormers (meets *Dormer Guidelines*)				
Add visible dormers (does not meet *Dormer Guidelines*)	Intake / HRER			
Add dormers (not visible)				
Vertical or horizontal addition (not visible)	Intake			
Vertical or horizontal addition (visible)	Intake / HRER			
Garage insertion (meets *Garage Guidelines*)				
Garage insertion (does not meet *Garage Guidelines*)	Intake / HRER			
Miscellaneous				
ANY interior alteration				
Seismic work				
Ordinary maintenance & repair				
Add or replace commercial signs and awnings				
Exterior alteration requiring building permit not exempted in Designation Ordinance	tbd			
Demolition	Intake / HRER			
New building construction	Intake / HRER			

Can be approved over-the-counter / No Certificate of Appropriateness required

Administrative Certificate of Appropriateness required (No HPC hearing)

Certificate of Appropriateness required (HPC hearing)

HRER — Historic Resource Evaluation Response required or likely (appx. $3,300 fee)

Intake — Per Planning Code, project can not be approved over-the-counter

* — If project meets general conditions, Residential Design Guidelines, etc.

** — If project meets certain conditions as identified in the Designation Ordinance

Duboce Park
Proposed Landmark District

SAN FRANCISCO PLANNING DEPARTMENT

Community Workshop
December, 7 2011

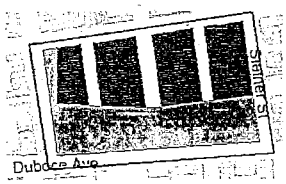
Workshop Overview

- Review of Previous Meetings / Events / Progress
- Small Groups Format: Review Proposed Designation Ordinance
- Small Groups Report Back
- Next Steps



Review of Previous Meetings / Events / Progress

- HPC Work Program
- July Kick-Off Walking Tour & Community Meeting
- August Community Meeting: Incentives, Types of Review (CEQA)
- Meetings with Rec. & Parks Department
- Additional historic research in-progress





Small Group Topics:

1: Historic Preservation Vision & Values (5 min)
2: Primary Facades: Categories of Review (20 min)
3: Rear Facades: Categories of Review (10 min)
4: Park & Streetscape: Boundaries & Review (10 min)

Report Back (20 min)



1. Preservation Vision / Values

- Preserve the historic character of the community

2. Primary Facades

- Includes both sides of corner buildings
- Categories of Review:
  - Certificate of Appropriateness (HPC C of A), at HPC Hearing
  - Administrative C of A, approved by Planning Department staff
  - No C of A required, for specified scopes of work. Regular CEQA review still applies.
- Table Material:
  - Proposed Category of Review underlined
  - Proposed Designation Ordinance language
  - Discuss appropriate review for your District



SAN FRANCISCO PLANNING DEPARTMENT

3. Rear Façades

- Visible / Non-Visible
- Visible: Visible from public rights-of-way including the Park
- Categories of Review:
  - Differences between visible / non-visible
  - Proposed review: Less than primary facades
- Discuss appropriate review for your District





SAN FRANCISCO PLANNING DEPARTMENT

4. Park & Streetscape

- Park Boundary Options
- Park Interior Entrances
  - Steps and rubble walls
  - Proposed review
- Review of Streetscape Elements
  - Proposed: No C of A
  - Discuss what is appropriate review for your District







SAN FRANCISCO PLANNING DEPARTMENT

Next Steps

- Review tonight's feedback
- Continue discussions with Rec & Park and Supervisor Wiener
- Revise Designation Ordinance as needed
- Create informational mailing / feedback form for all property owners / tenants
- "Ask-a-Planner" nights at Duboce Park Café
  - Sept. 27th – 7pm
- Finalize additional research
- Website updates



http://dubocepark.sfplanning.org

Mary.Brown@sfgov.org
Moses.Corrette@sfgov.org

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Proposed Duboce Park Landmark District

Landmark District Designation Update

Thursday, November 1, 2012
6:30pm - 8:00pm

CPMC Hospital, Davies Campus / Gazebo Mtg. Room
Between main hospital building (North Tower) and South Tower

Drop by for the final community meeting on the proposed Duboce Park Landmark District designation. Department planners and Supervisor Scott Wiener will be on hand to discuss recently adopted amendments to the Mills Act and expanded access to property tax deductions, the proposed alteration review process, the upcoming hearing schedule, and opportunities for public comment, including a community poll.

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.

http://dubocepark.sfplanning.org

1968

Proposed Duboce Park Landmark District

Landmark District Designation Update

Thursday, November 1, 2012
6:30pm - 8:00pm

CPMC Hospital, Davies Campus / Gazebo Mtg. Room
Between main hospital building (North Tower) and South Tower

Drop by for the final community meeting on the proposed Duboce Park Landmark District designation. Department planners and Supervisor Scott Wiener will be on hand to discuss recently adopted amendments to the Mills Act and expanded access to property tax deductions, the proposed alteration review process, the upcoming hearing schedule, and opportunities for public comment, including a community poll.

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.

http://dubocepark.sfplanning.org

Proposed Duboce Park Landmark District

Landmark District Designation Update

Thursday, November 1, 2012
6:30pm - 8:00pm

CPMC Hospital, Davies Campus / Gazebo Mtg. Room
Between main hospital building (North Tower) and South Tower

Drop by for the final community meeting on the proposed Duboce Park Landmark District designation. Department planners and Supervisor Scott Wiener will be on hand to discuss recently adopted amendments to the Mills Act and expanded access to property tax deductions, the proposed alteration review process, the upcoming hearing schedule, and opportunities for public comment, including a community poll.

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.

http://dubocepark.sfplanning.org

Proposed Duboce Park Landmark District

Landmark District Designation Update

Thursday, November 1, 2012
6:30pm - 8:00pm

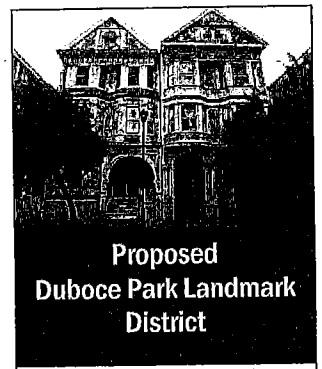
CPMC Hospital, Davies Campus / Gazebo Mtg. Room
Between main hospital building (North Tower) and South Tower

Drop by for the final community meeting on the proposed Duboce Park Landmark District designation. Department planners and Supervisor Scott Wiener will be on hand to discuss recently adopted amendments to the Mills Act and expanded access to property tax deductions, the proposed alteration review process, the upcoming hearing schedule, and opportunities for public comment, including a community poll.

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.

http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



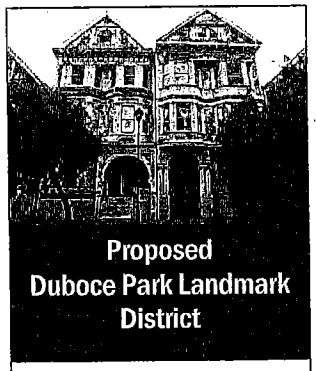
Proposed
Duboce Park Landmark District

UPDATE:

Thursday, Nov. 1st
6:30pm – 8pm

1969

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

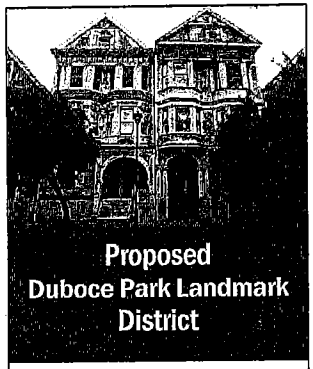


Proposed
Duboce Park Landmark District

UPDATE:

Thursday, Nov. 1st
6:30pm – 8pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103

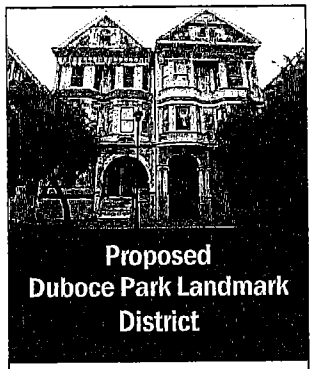


Proposed
Duboce Park Landmark District

UPDATE:

Thursday, Nov. 1st
6:30pm – 8pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



Proposed
Duboce Park Landmark District

UPDATE:

Thursday, Nov. 1st
6:30pm – 8pm

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

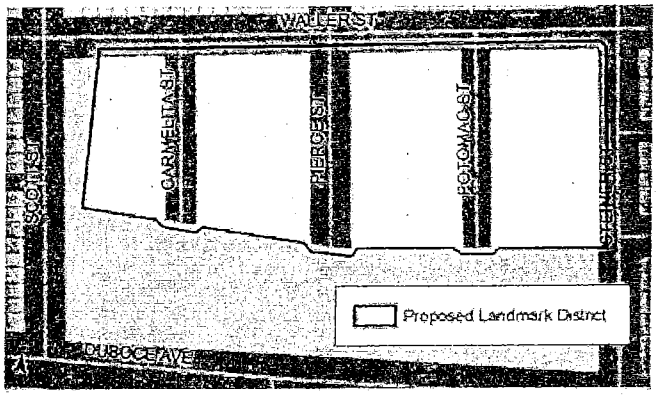
NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 5, 2012**
Hearing Time: **Beginning at 11:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case No.: **2011.0683L Duboce Park Landmark District**
Case Type: **Landmark District Nomination for Initiation**
Hearing Body: **Historic Preservation Commission**

PROJECT DESCRIPTION

Consideration of nomination and initiation of the Duboce Park Landmark District pursuant to Planning Code Section 1004.1. This hearing is an opportunity to share your support, opposition, and/or interest regarding the proposal to designate the 87 buildings contained within the following boundary as a landmark district:

All properties are located in Assessor's Block 0863, 0864, 0865, and 0866. The district is bounded by Scott Street, Waller Street, Steiner Street, and the northern boundary of Duboce Park as indicated on the map below.



Note: Although the hearing starts at 11:30am, this item may not be the first item on the agenda. Check the hearing agenda one week prior to the hearing (see below).

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Mary Brown** Telephone: **(415) 575-9074** E-Mail: **mary.brown@sfgov.org**

A hearing agenda and case report related to proposed designation will be available on the Department's website one week prior to the hearing: http://www.sfplanning.org/index.aspx?page=1892

Duboce Park Landmark District homepage: http://dubocepark.sfplanning.org

中文詢問請電 **415.558.6282**
Para sa impormasyon sa Tagalog tumawag sa: **415.558.6251**
Para información en Español llamar al: **415.558.6307**

Proposed Duboce Park Landmark District

Proposed Landmark District: Online Questionnaire

Share your views on the proposed Duboce Park Landmark District designation. The Planning Department has created an online questionnaire for residents and owners of buildings located within the proposed landmark district. Results will be presented at all public hearings where the proposed landmark district is under consideration. The online questionnaire will be available through **November 26, 2012.**

Participation is limited to one questionnaire per owner household and one questionnaire per tenant household. If you would prefer to submit a response to the questionnaire on paper, please contact the City planner listed below. To participate, visit the following link:

http://duboceparkquestionnaire.sfplanning.org

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.
http://dubocepark.sfplanning.org

1971

Proposed Duboce Park Landmark District

Proposed Landmark District: Online Questionnaire

Share your views on the proposed Duboce Park Landmark District designation. The Planning Department has created an online questionnaire for residents and owners of buildings located within the proposed landmark district. Results will be presented at all public hearings where the proposed landmark district is under consideration. The online questionnaire will be available through **November 26, 2012.**

Participation is limited to one questionnaire per owner household and one questionnaire per tenant household. If you would prefer to submit a response to the questionnaire on paper, please contact the City planner listed below. To participate, visit the following link:

http://duboceparkquestionnaire.sfplanning.org

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.
http://dubocepark.sfplanning.org

Proposed Duboce Park Landmark District

Proposed Landmark District: Online Questionnaire

Share your views on the proposed Duboce Park Landmark District designation. The Planning Department has created an online questionnaire for residents and owners of buildings located within the proposed landmark district. Results will be presented at all public hearings where the proposed landmark district is under consideration. The online questionnaire will be available through **November 26, 2012.**

Participation is limited to one questionnaire per owner household and one questionnaire per tenant household. If you would prefer to submit a response to the questionnaire on paper, please contact the City planner listed below. To participate, visit the following link:

http://duboceparkquestionnaire.sfplanning.org

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.
http://dubocepark.sfplanning.org

Proposed Duboce Park Landmark District

Proposed Landmark District: Online Questionnaire

Share your views on the proposed Duboce Park Landmark District designation. The Planning Department has created an online questionnaire for residents and owners of buildings located within the proposed landmark district. Results will be presented at all public hearings where the proposed landmark district is under consideration. The online questionnaire will be available through **November 26, 2012.**

Participation is limited to one questionnaire per owner household and one questionnaire per tenant household. If you would prefer to submit a response to the questionnaire on paper, please contact the City planner listed below. To participate, visit the following link:

http://duboceparkquestionnaire.sfplanning.org

For more information, contact Mary Brown at 575-9074 or Mary.Brown@sfgov.org.
http://dubocepark.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



1972

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400
San Francisco, CA 94103



Attachment:

Online Questionnaire

Proposed Duboce Park Landmark District Designation

Questionnaire

Since July 2011, the Planning Department has hosted eight community events focused on the proposed Duboce Park Landmark District designation. The events, including a kickoff walking tour, "Ask-a-Planner" nights, and community meetings were designed to engage stakeholders and encourage participation in crafting the local landmark district. Topics discussed at these events included identification of the important character-defining features within the district, the Mills Act, and permit fees and processing.

The Historic Preservation Commission is scheduled to discuss its recommendation to the Board of Supervisors on the proposed district at its December 5, 2012 public hearing. At the urging of residents and Supervisor Scott Wiener, the Planning Department has developed this questionnaire in order to better understand the reasons behind support or opposition to the proposed district. The information provided in this questionnaire will be presented at all public hearings where the proposed Duboce Park Landmark District is under consideration.

Questionnaire Process
The following is a series of questions for households and property owners located within the proposed Duboce Park Landmark District. Names and addresses are required for participation and the results will be included in documents prepared for public hearings.

This questionnaire should take about five minutes to complete and will be available through November 25, 2012. Participation is limited to one questionnaire per owner household and one questionnaire per tenant household. The Planning Department will mail a confirmation postcard to each participant.

***1. What is your first name?**

***2. What is your last name?**

***3. What is the address of the property you own or rent within the proposed landmark district?**

***4. How many years have you owned and/or resided at this address?**

- ☐ Fewer than 2 years
- ☐ 2 to 5 years
- ☐ 6 to 10 years
- ☐ 11 to 20 years
- ☐ More than 20 years

5. How many of the Department's eight events related to the proposed designation have you attended?

- ☐ None
- ☐ 1 - 2
- ☐ 3 or more

This page is informational only and does not require a response.

The following statements address a variety of issues that were raised at community meetings.

1. Landmark designation is limited to the exterior only and will not regulate paint color, nor will it require review of changes to the interior of a property.

2. Landmark designation will not require any new or additional review process for common scopes of work such as seismic strengthening, in-kind roof replacement, ordinary maintenance and repair, and the installation of solar panels.

3. Landmark designation will require specialized review and may require additional fees and review time for specifically identified exterior scopes of work. Based on input from the community, many common scopes of work would be reviewed and approved by Planning Department staff and would not require a public hearing at the Historic Preservation Commission. Larger projects, such as visible additions, new garage openings, or alterations that alter character-defining features, would still require review and approval by the Historic Preservation Commission. In many cases, the review fees partially or fully replace the standard environmental review fees that apply regardless of designation.

4. Regardless of landmark designation the Planning Department's Window Replacement Standards discourage the use of vinyl windows on visible façades in San Francisco. Proposals for window replacement in the proposed landmark district would require wood replacement windows whether designated or not.

5. Landmark designation will not increase property taxes. Landmark designation does, however, qualify owners of contributing building within the proposed district to apply for the Mills Act property tax reduction program. Long-term property owners, who currently pay lower property taxes, derive the least benefit from the Mills Act. More recent property owners (post-1999), derive the most benefit.

***6. Are you an owner or renter at this address?**

- [ ] Renter
- [ ] Owner

Financial Incentives

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. At the request of many property owners within the proposed district, Supervisor Scott Wiener sponsored legislation to amend San Francisco's Mills Act Program to make the application process quicker, cheaper, and more predictable. We are pleased to report that the improved program became effective in October 2012. For more information, on the substantial property tax savings offered by the Mills Act, follow the link to the Planning Department's website after completing the questionnaire.

***7. Are you considering applying for the Mills Act?**

- [ ] Yes
- [ ] No
- [ ] Unsure
- [ ] Not applicable

***8. The improved access to the Mills Act makes me:**

- [ ] More likely to support landmark district designation
- [ ] Less likely to support landmark district designation
- [ ] Has no impact on my opinion of landmark district designation

***9. Regarding the proposed landmark district designation, please select the option that best describes your feelings**

- [ ] I am strongly supportive of Landmark designation
- [ ] I am supportive of Landmark designation
- [ ] I am neutral on Landmark designation
- [ ] I am opposed to Landmark designation
- [ ] I am strongly opposed to Landmark designation

Proposed Duboce Park Landmark District Designation

10. You've indicated that you support or strongly support landmark district designation. Please rank the following reasons that have helped form your opinion.

	Very Important	Somewhat Important	Not important	N/A
To protect the visual and architectural character of buildings in the district	◯	◯	◯	◯
To protect the midblock park entrances	◯	◯	◯	◯
To provide clear expectations and guidelines for myself and my neighbors in the review of future exterior alterations to the district	◯	◯	◯	◯
To bestow recognition and distinction to the neighborhood	◯	◯	◯	◯
To improve property values or to take advantage of the Mills Act Program	◯	◯	◯	◯

Other (please specify)

Final Question

11. Is there anything else you would like to add?

12. You've indicated that you oppose or strongly oppose landmark district designation. Please rank the following reasons that have helped form your opinion.

	Very Important	Somewhat Important	Not Important	N/A
I do not think that my neighborhood has significant visual or architectural character worthy of protection	◯	◯	◯	◯
I am opposed to government oversight of my property	◯	◯	◯	◯
I am not interested in participating in the Mills Act Program	◯	◯	◯	◯
I have experienced or know of past negative experiences with the Dept. of Building Inspections or with the Planning Department	◯	◯	◯	◯
I am opposed to any additional fees or review time for myself or my neighbors in the review of future exterior alterations	◯	◯	◯	◯

Other (please specify)

13. Is there anything else you would like to add?

Thank you for taking the time to participate in this questionnaire. The Planning Department will mail a confirmation postcard to each participant. If you have any questions about this questionnaire or the proposed Duboce Park Landmark District designation, please contact Preservation Planner Mary Brown at 415-575-9074 or Mary.Brown@sfgov.org.

http://dubocepark.sfplanning.org

Duboce Park Online Questionnaire Reponses

Years of Residence	Event Attendance	Tenure	Designation	Plan to apply for Mills	Impact of Mills
6 to 10 years	3 or more	Owner	Neutral	Yes	Has no impact on opinion
Fewer than 2 years	None	Owner	Neutral	Yes	More likely to support designation
6 to 10 years	None	Renter	Neutral		
More than 20 years	one or two	Renter	Neutral		
2 to 5 years	3 or more	Owner	Opposed	Yes	Has no impact on opinion
2 to 5 years	one or two	Owner	Opposed	Yes	Has no impact on opinion
More than 20 years	3 or more	Owner	Opposed	No	More likely to support designation
More than 20 years	one or two	Owner	Opposed	Unsure	Has no impact on opinion
More than 20 years	None	Owner	Strongly Oppose	No	Has no impact on opinion
11 to 20 years	None	Owner	Strongly Oppose	Unsure	Has no impact on opinion
11 to 20 years	None	Owner	Strongly Oppose	Unsure	Has no impact on opinion
6 to 10 years	None	Owner	Strongly Oppose	Unsure	Has no impact on opinion
6 to 10 years	one or two	Owner	Strongly Oppose	Unsure	More likely to support designation
More than 20 years	3 or more	Owner	Strongly Oppose	N/A	Has no impact on opinion
11 to 20 years	one or two	Renter	Strongly Oppose		
11 to 20 years	3 or more	Owner	Strongly Support	Yes	More likely to support designation
11 to 20 years	one or two	Owner	Strongly Support	Yes	More likely to support designation
2 to 5 years	3 or more	Owner	Strongly Support	Yes	Has no impact on opinion
2 to 5 years	None	Owner	Strongly Support	Yes	More likely to support designation
2 to 5 years	None	Owner	Strongly Support	Unsure	Has no impact on opinion
2 to 5 years	one or two	Owner	Strongly Support	Yes	More likely to support designation
6 to 10 years	None	Owner	Strongly Support	Yes	More likely to support designation
6 to 10 years	one or two	Owner	Strongly Support	Yes	More likely to support designation
6 to 10 years	3 or more	Owner	Strongly Support	Yes	More likely to support designation
Fewer than 2 years	one or two	Owner	Strongly Support	Yes	More likely to support designation
More than 20 years	three or more	Owner	Strongly Support	Unsure	Has no impact on opinion
More than 20 years	one or two	Owner	Strongly Support	Unsure	Has no impact on opinion
More than 20 years	3 or more	Owner	Strongly Support	No	Has no impact on opinion
More than 20 years	one or two	Owner	Strongly Support	Yes	Has no impact on opinion
More than 20 years	one or two	Renter	Strongly Support		
11 to 20 years	3 or more	Owner	Support	Yes	More likely to support designation
11 to 20 years	3 or more	Owner	Support	Yes	More likely to support designation
2 to 5 years	None	Owner	Support	Unsure	More likely to support designation
2 to 5 years	None	Owner	Support	Yes	More likely to support designation
Fewer than 2 years	one or two	Owner	Support	Yes	More likely to support designation
Fewer than 2 years	None	Owner	Support	Unsure	More likely to support designation
More than 20 years	None	Owner	Support	No	Has no impact on opinion
More than 20 years	one or two	Owner	Support	Unsure	More likely to support designation

Online Questionnaire: Qualitative Responses

Property owners supported the proposed Duboce Park Landmark District designation by more than a two-to-one ratio. Of the 34 owner participants, 65% support or strongly support the designation, compared to 29% who oppose or are strongly opposed.

Participants supportive or strongly supportive of the district designation also provided the following qualitative responses for their support.

- As new property owners this is somewhat confusing - however, a balanced approach to conservation makes sense given the unique aspects of the area. I hope this is what will be achieved by this proposal.
- Forty-odd years ago, The Western addition was razed in the name of urban renewal. The area now being considered for landmark status was the next area scheduled for demolition. Hopefully, we have learned something about the need to preserve and protect San Francisco's historical areas.
- TO PREVENT THE URBANIZATION AND MODERNIZATION OF THE NEIGHBORHOOD
- To protect the character of the street given the more intensive zoning established by the Market-Octavia project.

Property owners supportive of designation additionally provided the following "final thoughts" on the online questionnaire.

- I find the negative views extremely short-sighted; residents need to think beyond their "tenure" in the area and support preservation for future generations.
- I have lived in this neighborhood for over 15 years -- first Walter Street, now Carmelita Street for the last 4+ years. We have a neighborhood worth protecting. As a former City Guide, I strongly support preserving the character of San Francisco's neighborhoods. I am deeply grateful to the Duboce Triangle Neighborhood Association for starting this process and to the Planning Department for carrying it forward. Thank you.
- I'd love to have confirmed my current understanding that a new garage entrance would require extra review. If so, is it less likely to be able to do it?
- I am concerned that the main park entry, at Pierce, is not ADA/wheelchair accessible. I believe this can be done sensitively, but am concerned that the landmark legislation not encumber that.

Participants opposed or strongly opposed to the district designation provided the following qualitative responses for their opposition.

- I believe we already have basic preservation laws on the books and that this process is redundant and makes it appear we had to, or have to do something special to be designated historic. The fact is, the houses themselves make it historic. What we homeowners have done to these homes is make them livable and done as best we can to maintain their original character. Now, if present zoning laws would allow someone to build a auto repair shop in an historic district THAT is something that needs to be dealt with. Otherwise, I think the City should bestow historic neighborhood status to our neighborhood because we already are historic and because the homeowners have kept it that way. Make it an award, not just another obligation for homeowners to abide by.

- I have just gone through 18 months of dealing with Planning and the preservation department and I would not wish this process on anyone. In my opinion, this will only get worse if the Landmark District is approved.

- My house is under more scrutiny than houses not in view of the park. I feel this could negatively impact the value of my property and add additional cost to remodeling due to a higher standard imposed by the Historic District. Besides the Mills Act, which does not apply to me, there is NO financial help with what could be additional costs for these improvements. I am retired and on a fixed income so these kinds of issues worry me greatly. There seems to be a lack of appreciation on behalf of people imposing this on us that we, the proposed Historic District Owners, have been responsible for improvement of this area and the over sight of properties that do not adhere to a certain standard. I know I moved into the area due to the love for my home and the desire to maintain its historic integrity. I know that the majority of neighbors are of like minds. We didn't need the government, which is already over the top, to do this. One of the most infuriating aspects of this plan is the fact we were not asked from the inception of the idea, which was evidently 8 years ago. how we felt about it or if we were interested in participating in this project. I know that a lot of time and MONEY has gone into this effort, something that might have been minimized had we been consulted at the outset. The first I heard of this proposal was about three years ago. The majority of the people who decided to move ahead with this proposal do not live in the area nor are they impacted by these proposed rules. These are only a few reasons that I oppose this plan. I will be going to the Mayor to tell him my point of view. I am certain that others in the area will join me.

- Renovations to windows following historical designations can be costly. The cheapest way they can be fulfilled is through Plexiglas substitutes which are not suitable for a high-traffic area like Duboce Park. I am not interested in living in a place like Alamo Square. We already have problems with people leading bike tours that are extremely disruptive to the neighborhood.

- The historic district designation introduces additional overhead to a process that already takes into account, more than some would like, the character of the neighborhood. The new Mills Act process is unproven. I would like to see some successful applications before our neighborhood is even considered. The notion that home values would increase has never been shown with data from San Francisco despite the fact that there are many historic districts with

enough data to make comparisons. The only assumption I can draw is that historic designation in a city like SF is irrelevant to property value, people know and seek out great neighborhoods regardless of any designations. *Maybe* the use of the Mills Act will change this in the future. It is sad that the only contribution to the neighborhood that the City will make is a handful of historic landmark designation signs and upkeep of the park entrances. At the very least the park entrances should be restored. Streets and sidewalks should be repaired. Historic lighting should be put in place. All empty tree basins should be replanted. As it stands the proposal could be titled the Duboce Park Landmark Facades Designation as that is what it is preserving and celebrating. The central component of a Historic District but by no means the only component. It is not a holistic designation for a District as evidenced by the lack of investment in the District. If we are going to declare it a landmark, let's celebrate the entire area, not just the facades contained within. A survey of this sort should have been one of the first orders of business. I believe there was an immense strategic error in the presentation of this effort to make this a historic district. Rather than people in the neighborhood rallying for this, it was perceived that outsiders were not merely suggesting it should happen, but dictating that it would happen. I think this process would be more effective as a grass roots effort from within the neighborhood rather than a top down effort coming mostly from outside the neighborhood in question. As it is, despite some very genuine, positive, and supportive efforts from the folks involved, especially the planning department, it leaves a bitter taste. It as absurd that the before being approved any of these conditions would be put in place, even if just for 6 months. I can understand if there are imminent tear downs that need to be protected but there is nothing imminent and tear down protection appears to be in place already. In general I have seen the neighbors that can afford to remodel their homes in ways that preserve the historic character independent of a mandate by the city. I also know that these efforts were to some degree dictated by the planning department simply based on the neighborhood character. The biggest issue for people is not the desire to make all of these homes beautiful, it is the cost of getting high quality work done on these homes, whether to remodel or simply upkeep. In that light this proposal is simply a burden to owners.

- The planning and building departments are already a nightmare. Why would anyone want even more regulation? A review process is already in place to prevent unsightly remodeling projects.

- The property owners in the designated area have done an excellent job of maintaining the historic character of their homes without the involvement of a preservation board. I don't think this is needed. I've owned my house for 34 years. I and my neighbors have been careful to preserve the historic character of our block. We have done this without historic district status. Conversely, I and my neighbors feel the permitting process in San Francisco is excessive and costly. It already takes a minimum of one year to get permits for renovations, and for major renovations it's simply a nightmare. We wish a more efficient process, not another layer in the permitting process.

- There are protections already in place that limit the scope of what people are able to do to their homes. I know this form recent first-hand experience. There is also the additional hurdle of neighborhood notification that allows neighbors to weigh in on alterations. If this was ELIMINATED from the process, in exchange for the higher scrutiny, I would be a strong

supporter of this.
• Too many processes / procedures already in place for construction permits.

Property owners opposed to designation additionally provided the following "final thoughts" comments on the online questionnaire.

• Don't make maintaining and / or renovating an old house any harder to then it already is (I just completed a remodel so I know the process well after 1 1/2 years just to get our permits!).
• I have owned and lived two separate properties within this proposed Landmark District and I don't know of any fellow property owner's who asked for this. It really feels like it's being forced on us with no clear benefit.
• I live in a house that is 3 in from the park. Do not agree with restrictions for the rear or back area of the first 3 properties closest from the park. It is not fair to these home owners.
• I want to commend the planners working on this process as well as Supervisor Weiner for their efforts and their responsiveness.
• I will say, Supervisor Weiner and the Landmark Board has done a spectacular job in working with our community. While I remain opposed to the designation it is solely because I do not like additional government involvement in my homeownership. This City is VERY homeowner unfriendly and especially Landlord unfriendly and homeowners are already smothered in rules and regulations. My house is historic because it is over 100 years old and because I take care of it NOT because government regulators have protected it. If it's been OK for over 100 years why do we need government intervention now? I recognize that many want the historic designation so I will no longer openly oppose it. A lot of work has been done to make this more palatable so I have resigned myself that this will become the next historic neighborhood.
• Not exactly clear on the benefits/ramifications
• Please think of the neighbors who live here who would have to deal with the extra traffic that this designation would bring. It's a negative effect on the quality of life for those who live here.
• The "cache" of living in a Landmark District is of no interest to me. What does interest me is less interference. We are already forced by law to donate thousands of dollars every year in the form of subsidized housing (rent controlled unit). This is not simply property we own. This is our home.

File No. 130070 5/13/13 Presented in Committee

Proposed Duboce Park Landmark District

SAN FRANCISCO
PLANNING DEPARTMENT

Land Use and Economic Development Committee

May 13, 2013

Background & Significance

- Cohesive and expressive turn-of-the-century architecture
- History and relationship to park / no separation between park and buildings
- 78 Contributing Buildings, 8 Non-Contributing, and 3 Interior Park Entrances
- Historic Preservation Commission & Planning Commission unanimously recommended district designation

1985



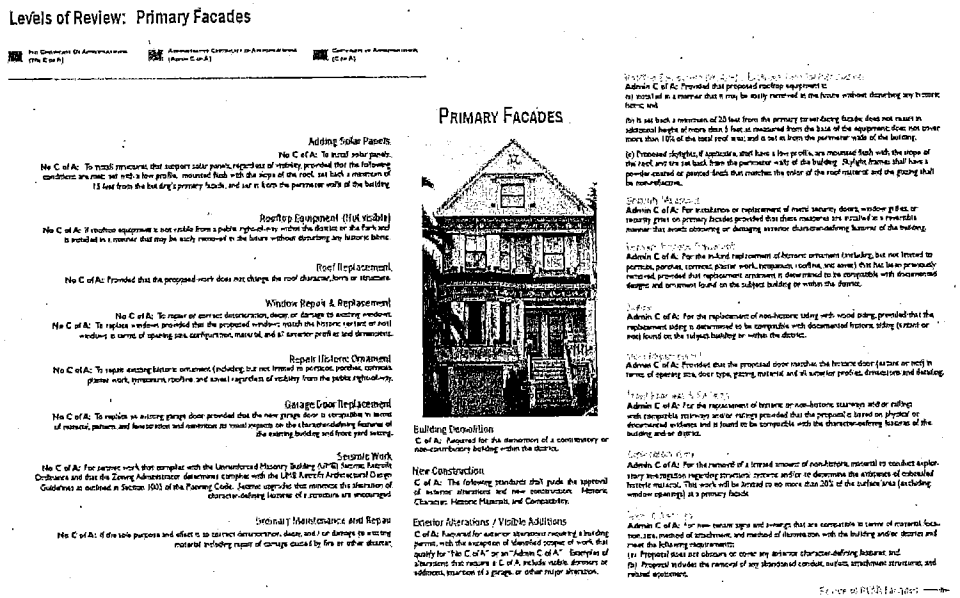
Community Process & Engagement

- Eight-year Market & Octavia community planning process and historic resource survey
- Market & Octavia Policies: Pursue landmark district designations
- Federal Preserve America grant to conduct community outreach
- June 2011: Two proposed districts and 16 buildings added to Landmark Designation Work Program
- July 2011: Kick-off Walking Tour and Community Meeting for proposed District
- Eight Community events, including meetings, workshops, and "Ask A Planner" nights



Community Feedback

- Workshop and meetings to identify neighborhood-specific levels of review
- Key issues:
  - Reduce or eliminate additional review for specific scopes of work
  - Reduce review of alterations at the rear of buildings
  - Increase access to the Mills Act program financial benefits
  - Poll residents to gauge support



Levels of Review: Primary Facades

Adding Solar Panels

No C of A: To install solar panels.

No C of A: To install equipment that supports solar panels, regardless of visibility, provided that the following conditions are met: set with a low profile, mounted flush with the slope of the roof; set back a minimum of 15 feet from the front wall of the building; and set in from the perimeter walls of the building.

Rooftop Equipment (Not visible)

No C of A: If rooftop equipment is not visible from a public right-of-way within the district or the Park and is installed in a manner that may be easily removed in the future without disturbing any historic fabric.

Roof Replacement

No C of A: Provided that the proposed work does not change the roof character, form or structure.

Window Repair & Replacement

No C of A: To repair or correct deterioration, decay or damage to existing windows.

No C of A: To replace windows provided that the proposed windows match the historic context of most windows in terms of opening size, configuration, material, and all exterior profile and dimensions.

Repair Historic Ornament

No C of A: To repair existing historic ornament (including but not limited to porticos, porches, cornices, plaster work, fenestration, roofline and sidewall ornamentation of visibility from the public right-of-way.

Garage Door Replacement

No C of A: To replace an existing garage door provided that the new garage door is compatible in terms of material, pattern, and fenestration and maintains its visual aspects on the character-defining features of the existing building and front yard setting.

Seismic Work

No C of A: For seismic work that complies with the Unreinforced Masonry Building (URM) Seismic Retrofit Ordinance and that the Zoning Administrator determines complies with the URM Retrofit Architectural Design Guidelines as outlined in Section 1001 of the Planning Code. Seismic upgrades that minimize the alteration of character-defining features of a structure are encouraged.

Ordinary Maintenance and Repair

No C of A: If the sole purpose and effect is to correct deterioration, decay, and/or damage to existing material including repair of damage caused by fire or other disaster.

PRIMARY FACADES

Building Demolition

C of A: Required for the demolition of a contributory or non-contributory building within the district.

New Construction

C of A: The following standards shall guide the approval of exterior alterations and new construction. Historic Character; Historic Materials; and Compatibility.

Exterior Alterations / Visible Additions

C of A: Required for exterior alterations requiring a building permit, with the exception of identified scopes of work that qualify for "No C of A" or an "Admin C of A". Examples of alterations that require a C of A include visible dormers or additions, insertion of a garage, or other major alteration.

Admin C of A: Provided that proposed rooftop equipment is:

(a) Installed in a manner that it may be easily removed in the future without disturbing any historic fabric; and

(b) Is set back a minimum of 20 feet from the primary street-facing facade; does not result in additional height of more than 5 feet as measured from the base of the equipment; does not cover more than 10% of the total roof area; and is set in from the perimeter walls of the building.

(c) Proposed skylights, if applicable, shall have a low profile, are mounted flush with the slope of the roof, and are set back from the perimeter walls of the building. Skylight frames shall have a powder-coated or painted finish that matches the color of the roof material and the glazing shall be non-reflective.

Admin C of A: For installation or replacement of metal security doors, window grilles, or security grates on primary facades provided that these materials are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building.

Admin C of A: For the in-kind replacement of historic ornament (including, but not limited to porticos, porches, cornices, plaster work, fenestration, roofline, and sidewall trim that has been previously removed, provided that replacement ornament is determined to be compatible with documented designs and ornament found on the subject building or within the district.

Admin C of A: For the replacement of non-historic siding with wood siding, provided that the replacement siding is determined to be compatible with documented historic siding (extant or not) found on the subject building or within the district.

Admin C of A: Provided that the proposed door matches the historic door (extant or not) in terms of opening size, door type, glazing, material and all exterior profiles, dimensions and detailing.

Admin C of A: For the replacement of historic or non-historic stairways and/or railings with compatible stairways and/or railings provided that the proposal is based on physical or documented evidence and is found to be compatible with the character-defining features of the building and/or district.

Admin C of A: For the removal of a limited amount of non-historic material to conduct exploratory investigation regarding structural systems and/or to determine the existences of concealed historic material. This work will be limited to no more than 20% of the surface area (excluding window openings) at a primary facade.

Admin C of A: For new mature signs and awnings that are compatible in terms of material, location, size, method of attachment, and method of illumination with the building and/or district and meet the following requirements:

(a) Proposal does not obscure or cover any distinctive character-defining features; and

(b) Proposal includes the removal of any abandoned conduit, outlets, attachment structures, and related equipment.

Department Response:

Same Level of Review

Example 1:

Proposed review is often the SAME as the current review process:

- Designation Ordinance tailored to maintain current review process and fees for 20 scopes of work
- Common alterations include window replacement, roof replacement, garage door replacement, solar panels, seismic work, fences, many alterations to the rear of buildings

1988



Garage door replacement



Window replacement

Department Response:

Review can be faster, less expensive

Example 2:

Proposed review can result in faster, cheaper review compared to current review process:

- Replaces current state-mandated environmental review (Historic Resource Evaluation / HRE) and fee with a hearing at the Historic Preservation Commission (HPC)
- HPC fees are based on construction costs
- HPC hearing review is currently faster than HRE review
- Example: Large, new visible dormer, results in $2,000 fee savings

1989



Adding a large, visible dormer

Department Response:

Staff Review and Minimal Fee

Example 3:

Proposed review qualifies for administrative staff level review:

- Shifts review of certain alterations from HPC hearing to staff review
- Designation Ordinance tailored to qualify 15 scopes of work for administrative staff review
- Minimal fee linked to staff time ($100-$250)
- Common alterations include front porch replacement, non-visible dormers or additions, Mills Act contract work, and visible rear yard stairs and decks.

1990



Replacing front stairway

Department Response:

HPC Hearings for larger projects

Example 4:

Proposed review requires an HPC hearing:

- Goal of focusing HPC hearings on larger projects
- Large visible additions, new garages, prominent façade alterations
- Review fee based on construction cost ($86-$5,947)

Demolition

New building construction

Garage insertion

Visible horizontal or vertical additions

Prominent façade alterations

Scopes not exempted in designation ordinance

Department Response:

Mills Act & Online Poll

- Increasing access to Mills Act:
  - Qualifies owners of contributing buildings in landmark districts to apply for property tax savings
  - Most financial benefit for owners of property purchased less than 10 years ago
  - Supervisor Scott Wiener sponsored legislation to amend existing Mills Act program
  - Application process now quicker, cheaper, and more predictable
  - Effective October 2012

1992

- Online poll of property owners and tenants:
  - Online poll available for 3 weeks in November 2012
  - Notification postcard mailed to residents and owners, emails sent to all project stakeholder lists
  - Poll results:
    - 35% property owner participation
    - 65% supported designation, 29% opposed, 6% neutral
  - Recent emails in support and opposition to district, new opposition to proposed District
  - Department's late April 2013 update addresses misconceptions on recent flyers

Miller, Alisa

From: CommunityLeadershipAlliance [admin@communityleadershipalliance.net]
Sent: Monday, May 13, 2013 3:27 PM
To: DemocraticCentralCommittee
Cc: patriciatura@me.com; Taylor, Adam; Miller, Alisa; Kim, Jane; Chiu, David
Subject: Re: Duboce Park Historic District

Re: Duboce Park Historic District

Dear/Honorable Supervisor Scott Wiener-

The Heart of the Triangle Neighborhood Association, which is under the auspices of the Community Leadership Alliance, would like to express our full support of your pending "Duboce Park Historic District" legislation.

We would also like to express our profound gratitude to the DTNA for notifying our organization of this very important-beneficial piece of legislation. However, on a personal note, and as someone who's family owns a property very near to Duboce park, we were never notified of outreach meetings, surveys on this proposed legislation. And the DTNA's e-mail notification of today's Land Use Committee hearing came to us shortly after the hearing's start time.

Please keep us apprised of any upcoming hearings or discussions related to the Duboce Triangle. And lastly, we welcome anyone interested, to attend our Heart of the Triangle Neighborhood Assoc. meetings, which are held once monthly.

Sincerely
David Villa-Lobos, Interim Chair
Heart of the Triangle Neighborhood Association
www.communityleadershipalliance.net
415-921-4192

PLEASE CONTRIBUTE TO COMMUNITY LEADERSHIP ALLIANCE

Mail Your Contributions To: Community Leadership Alliance P.O. Box 642201, SF,CA.94164

Or Our On-Line Contribution Link Below:

CONTRIBUTION PAGE:

http://pleaseContribute.com/1497
Thank you so very much for your support

NOTICE-CONTRIBUTIONS/DUES: Non-Refundable

VISIT US ON FACEBOOK
http://www.facebook.com/communityleadershipallianceSF

File No. 130070
5/13/13 Received
in Committee

The following list of 37 property owners in the proposed Duboce Park historic district are opposed to the proposal. We have found the proposal to be redundant, burdensome, and without substantive value to the neighborhood. CEQA has already established robust protection for the historic elements of our homes and buildings. The proposal burdens owners in terms of direct and indirect costs as well as time. The proposal does not enhance the neighborhood in any way.

101 -105 Steiner St.	Howard Cooper
107 - 111 Steiner St.	Seth Golub
121 - 125 Steiner St.	Peter Thomas Nicolai
40 - 48 Potomac St.	John Johnck
56 Potomac St.	Jason Monberg
59 Potomac St.	Arceli Laureto
60 Potomac St.	Jay Goldberg
61 Potomac St.	Dexter Aranas
63 Potomac St.	Jack Peurach
69 Potomac St.	Donald Jefferey
72 - 76 Potomac St.	Tim Dufka and Marie Carlotti
46 - 48 Pierce St.	Helene Kocher
47 Pierce St.	Susan Beckstead
52 Pierce St. A, B	Jim DeGolia (Degolia family trust)
55 Pierce St.	Katy Dinner (Merriam Weingarten Trust 2007)
59 Pierce St	Terry Regan
60 Pierce St	Randy Broman
64 Pierce St.	JP Balajadia
63 - 65 Pierce St.	Jim Whittenbrook
67 Pierce St.	Arnold Kleinerman
72 Pierce St.	David Strandberg
75 Pierce St	John Schambre
76 Pierce St.	Amy Rubenstein
80 Pierce St.	Jeanne Finley and Michael Montgomery
74 Carmelita St.	Spencer Feely
77 Carmleita St.	Robert Riddell/Sydney Howell Trust
77A Carmelita St.	David Vershure
521 - 525 Waller St.	Shirley Liu Clayton Trust
533 - 537 Waller	Tamara Lightfoot (2002 Trust)
557 - 561 Waller St.	Esandes LLC
563 - 567 Waller	Jake Zalewski
569 Waller St.	Taylor and Rossy Leon De Gautier
581 Waller St.	Judy Abe Trust
603 Waller St.	Richard Ruvalcaba
611 - 617 Waller St.	Michael Ryan Trust
627 Waller St	Josef Ruef and Julie Vaughn
639 Waller St.	John Dunne

SAN FRANCISCO
ARCHITECTURAL
HERITAGE

BOARD OF
DIRECTORS

David P. Wessel
President

Alicia N. Esterkamp Allbin
Bruce Bonacker
Kathleen Burgi-Sandell
David Cannon
Jeff Gherardini
Nancy B. Gille
Scott Haskins
Nancy Goldenberg
Carolyn Kiernat
Frederic Knapp
Benjamin F. Ladomirak
Arnie Lerner
Chandler W. McCoy
Patrick M. McNerney
Willett Moss
Charles R. Olson
Mark Paez
Mark P. Sarkisian
Neil Sekhri
Zander Sivyer
Douglas Tom

Mike Buhler
Executive Director

2007 FRANKLIN ST.
SAN FRANCISCO
CALIFORNIA 94109
TEL 415-441-3000
FAX 415-441-3015
www.sfheritage.org

May 10, 2013

Supervisor Scott Wiener, Chair
Attn: Alisa Miller, Clerk, alisa.miller@sfgov.org
Land Use & Economic Development Committee
Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: SUPPORT – Duboce Park Landmark District

Dear Supervisor Wiener and Members of the Committee,

On behalf of San Francisco Architectural Heritage (Heritage), I am writing in strong support for the proposed Duboce Park Landmark District. After a lengthy, collaborative public process, the proposed historic district is a model of community engagement, responsiveness, and compromise.

Boasting one of the most intact collections of "Painted Ladies" in the city (78 of the district's 87 buildings are "contributing" historic resources), the four blocks that comprise Duboce Park are undeniably special and worthy of protection. The Duboce Park neighborhood was identified and documented as eligible for listing in the National Register of Historic Places in 2008 and was added to the Planning Department's Landmark Designation Work Program in 2011. Since then, an unprecedented community outreach effort led by the Planning Department and Supervisor Wiener's office has informed the nomination process. The scaled-back designating ordinance is the direct result of extensive input from Duboce Park residents.

This exemplary public process has yielded review standards that allow unparalleled flexibility for owners looking to expand or renovate their historic homes. Bathroom and kitchen remodels may proceed without historic review of any kind. No additional review is required for garage doors, window replacement, seismic work, solar panels, roof replacement, rear yard fences, and most alterations to non-visible facades. Those projects that are subject to review, such as front step replacement and non-visible additions, can be signed off by Planning Department staff after a 20-day wait period. Based on input from residents and Supervisor Wiener, the Planning Department made over two dozen changes in order to streamline approval and exempt entire classes of projects from review under the designating ordinance – for the most part, only major additions necessitate review by the Historic Preservation Commission. Landmark designation of Duboce Park would, in some cases, result in less expensive fees and a quicker review time.

In response to complaints about seemingly illusory preservation incentives, Supervisor Wiener worked with Heritage and the Planning Department to craft legislation to ease

access to property tax benefits under the City's Mills Act program for historic homeowners in Duboce Park and throughout the city. Owners of contributing buildings within the proposed district now qualify for a property tax reduction of up to 50 percent to offset the costs of maintaining and improving their historic home.

Heritage strongly urges the Land Use & Economic Development Committee to recommend designation of the Duboce Park Landmark District. The proposed district will help assure that this remarkably intact historic enclave will be maintained, yet allowed to evolve, for the enjoyment of future generations. Thank you for the opportunity to comment.

Sincerely,

Mike Buhler
Executive Director

cc: Supervisor Scott Wiener
Supervisor David Chiu
Supervisor Jane Kim
Mary Brown, San Francisco Planning Department

Miller, Alisa

From: Desiree Smith [DSmith@sfheritage.org]
Sent: Friday, May 10, 2013 1:12 PM
To: Miller, Alisa
Cc: Wiener, Scott; Chiu, David; Kim, Jane; Brown, Mary; Power, Andres; Mike Buhler
Subject: SF Heritage Letter of Support for Duboce Park Landmark District
Attachments: SF Heritage - Duboce Park Landmark District (5 10 13).pdf

Good Afternoon Ms. Miller,

Attached you will find a letter from San Francisco Architectural Heritage expressing our support for the proposed Duboce Park Landmark District, scheduled for review at the upcoming Land Use and Economic Development Committee meeting. Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you,

Desiree M. Smith
Preservation Project Manager
San Francisco Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
P: 415.441.3000 x11
F: 415.441.3015
dsmith@sfheritage.org / www.sfheritage.org
In partnership with the National Trust for Historic Preservation

in Heritage Now | Find us on Facebook | Follow us on Twitter

Miller, Alisa

From: Caldeira, Rick
Sent: Friday, May 10, 2013 8:43 AM
To: Miller, Alisa
Cc: Calvillo, Angela
Subject: FW: File No. 130070, Duboce Park Historic District

For file.

From: Lili Byers [lilibyers@prodigy.net]
Sent: Thursday, May 09, 2013 5:58 PM
To: Wiener, Scott; Chiu, David; Kim, Jane
Cc: Brown, Mary; Calvillo, Angela
Subject: File No. 130070, Duboce Park Historic District

Dear Supervisors Wiener, Chiu and Kim,

I'm writing to express my enthusiastic support for the creation of the Duboce Park Historic District. I am a 28-year resident of this neighborhood, and I am well aware of the kinds of "improvements" that have been made already on some nearby homes; e.g., 80 Pierce Street and 569-573 Waller Street. Granted, these modifications were made before the current owners took control, but properties here change hands often. Some of the current homeowners, who claim they would "never" make tasteless modifications, may not be here 20 years from now, and who knows what will be in vogue then.

It is my understanding that the restrictions this historic district designation would place on homeowners are pretty mild, and I see no reason not to take this precaution to preserve the beauty and character of this neighborhood. I, for one, would be proud to be a resident of the Duboce Park Historic District.

Sincerely,
Lili Byers

Miller, Alisa

From: Board of Supervisors
Sent: Tuesday, May 07, 2013 1:43 PM
To: Miller, Alisa
Subject: File 130070: Proposed Duboce Park Landmark District

-----Original Message-----
From: Randy Broman [mailto:rbroman@bayarea.net]
Sent: Tuesday, May 07, 2013 10:14 AM
To: Board of Supervisors; Lee, Mayor; Wiener, Scott; Kim, Jane; Chiu, David; Brown, Mary; Corrette, Moses; patriciatura@me.com; jasonmonberg@gmail.com; jfschambre@comcast.net; Susan Porter Beckstead
Subject: Re: Proposed Duboce Park Landmark District

My wife Ann and I have owned and lived in the house at 60 Pierce St, which would be included in the proposed Duboce Park Landmark District, for over 35 years. Our house is included in the banner photo for the Planning Department's website for this project, and we are deeply committed to historic preservation in our neighborhood.

Nevertheless we, along with the majority of homeowners included in the proposed Landmark District, have clearly indicated our opposition to the proposal, strongly and repeatedly. Our opposition is based on our own belief that the cost-benefit to the proposal is negative, and the concern that additional regulation of construction and renovation in the neighborhood would impede, rather than encourage, historic preservation.

I have emailed those involved on the Planning Commission several times, requesting information regarding benefits of the proposal. I have yet to receive a response. In the absence of such response, I note that the Planning Department includes a rather short description of potential benefits on the website, consisting solely of an identification of government programs providing financial incentives for historic preservation. These programs are already in place, and they are completely independent of the Duboce Park Landmark District proposal.
The Landmark District proposal provides no financial incentives of it's own.

On the negative side, the Landmark District proposal adds yet another level of review to the notably cumbersome process for permitting and inspection for building in San Francisco; and a requirement to obtain a Certificate of Appropriateness from a committee whose members have no financial stake in the outcome. This is on top of a permitting process which already includes an architectural review for appropriateness, as well as opportunity for notification of, comment by, and public meeting with neighbors proximate to a renovation or new construction.

The have been at least four major renovations on my block in the last several years. Even absent new Certificate of Appropriateness, these renovations have been entirely in keeping with the historic character of the neighborhood. Each of the renovations has taken over two years, the existing permitting and inspection process has added a great deal of time and expense to the project, and those owners overwhelmingly feel the process needs to be simplified, rather than expanded. In a recent article Wednesday, April 11 2013, the San Francisco Chronicle refers to the city's "Byzantine approval process" as a contributor to the housing shortage here. In an email response to me May 3, 2013, supervisor Scott Weiner acknowledged that existing processes here are "way too complicated, bureaucratic, and expensive".

The Planning Department claims to have conducted a survey showing that the majority of residents of the Landmark District are in favor of the proposal. That survey had a response of less than 40% of residents. I myself did not receive the survey, and Mary Brown, who conducted the survey, had my name, address, and email prior to her survey. Many others in the neighborhood did not receive that survey either, and we have emailed Scott Weiner and and Mary Brown that regard. Again receiving no meaningful response from the Planning Department, we conducted our own more comprehensive survey, which showed that a substantial majority of residents of the Proposed Duboce Park Landmark District are against the proposal. We have offered to support an audit of our results by any neutral third party - again, no response.

My wife and I are retired now, and like most seniors, our income is significantly less than during our earning years. We love San Francisco, and we are comitted to maintain our home to the highest level, from a historic perspective and otherwise. But we have to watch our budget now, and we hope that the city will not add this uneccessary expense to our cost of living here.

Respectfully, Randy and Ann Broman
60 Pierce St.
San Francisco CA 94117

File No. 130070

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

5/13/13 Planning introduced Amendments

✓ Accepted

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: May 13, 2013

TO: Land Use and Economic Development Committee

CC: Andrea Ruiz-Esquide

FROM: Mary Brown

Preservation Planner

RE: Case No. 2011.0683L

Proposed Article 10 Duboce Park Landmark District

ERRATA

The Department recommends approval of the proposed designation with the following non-substantive changes to the Duboce Park Landmark District Designation Ordinance:

1. Correct a typo on page 22, line 13 by inserting the word "visible" in front of "rooftop equipment."

2. Bold the heading "Repair or Replacement of Architectural Details" on page 21, line 18.

3. Reorganize the order of Section 8, "Standards for Review of Applications," to create separate subsections for the review of alterations to the interior block park entrances and to maintain consistency with existing designation ordinances:

(b) Move "Exterior Alterations or New Construction" to the bottom of the list, behind "Windows."
(c) Move "Demolition" to the bottom of the list, behind "Exterior Alterations or New Construction."
(d) Move "Interior Block Park Entrances" to the bottom of the list, behind "Demolition."

Miller, Alisa

From: Power, Andres
Sent: Wednesday, February 27, 2013 9:07 AM
To: Miller, Alisa
Subject: RE: File 130070: Duboce Landmark District mailing

Can you please add Scott as the sponsor?

Andres Power
Office of Supervisor Scott Wiener
(t) 415-554-6968

From: Miller, Alisa
Sent: Monday, February 25, 2013 10:45 AM
To: Brown, Mary; Power, Andres
Cc: Rodgers, AnMarie
Subject: RE: File 130070: Duboce Landmark District mailing

Thank you, Mary.

All,

I will need a 2 week notice prior to scheduling this matter (File 130070, Duboce Park Historic District) in Land Use, in order to get the mailed notice out to the property owners. Thank you.

Alisa Miller
Assistant Clerk
Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-7714 fax
alisa.miller@sfgov.org | www.sfbos.org

Complete a Board of Supervisors Customer Satisfaction form by clicking HERE.

From: Brown, Mary
Sent: Monday, February 25, 2013 10:04 AM
To: Miller, Alisa
Subject: Excel for Duboce Landmark District mailing

Hi Alisa,

Attached is the Excel spreadsheet for mailing labels related to the upcoming Land Use hearing. Please note that there are two worksheet tabs – one for owner addresses and one occupants (which includes owner-occupants). This results in some duplicate mailing, but ensures that all tenants and owners are notified. Please let me know if you have any questions.

Best,
Mary

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 & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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, May 13, 2013**

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

Location: **Committee Room 263, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 130070.** Ordinance amending the Planning Code, by adding a new Appendix N to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Duboce Park Historic District; and making findings, including environmental findings, and findings of consistency with the General Plan, and Planning Code, Section 101.1(b).

In accordance with Section 67.7-1 of the San Francisco Administrative Code, 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 a 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, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, 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, May 10, 2013.

Angela Calvillo, Clerk of the Board

DATED: April 30, 2013
MAILED/POSTED: May 3, 2013