DRAFT SF SURVEY FINDINGS
ADOPTION
EXECUTIVE SUMMARY

HEARING DATE: DECEMBER 20, 2023

Record No.: 2016-013156SRV-04
Project: San Francisco Citywide Cultural Resources Survey (SF Survey)
Draft SF Survey Findings
Phase 1: Neighborhood Commercial Districts
Inner Sunset Neighborhood Commercial District
Staff Contact: Maggie Smith, 628.652.7549
maggie.smith@sfgov.org

Recommendation: Adopt Draft SF Survey Findings

Project Description

The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort supported by the San Francisco Planning Department to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. These places and resources include tangible aspects of our environment, such as buildings, structures, objects, sites, and districts, as well as intangible aspects, such as oral traditions, performing arts, social practices, festivals, and traditional crafts. SF Survey is taking steps to center preservation in racial and social equity, better reflecting the dynamic cultural resources that make San Francisco unique. The purpose of SF Survey is to (1) support community-led cultural empowerment efforts through partnerships, programming, and historic preservation protections and incentives, and (2) standardize the historic resource review process for the California Environmental Quality Act (CEQA), building permit applications, development projects, and area plans. See Attachment E for the 2023 SF Survey Progress Report, an update to the 2022 SF Survey Progress Report.

The project includes adoption of draft findings for Phase 1 of SF Survey in Attachments A and B. Department staff have completed initial fieldwork, research, evaluation, and engagement for the following area in Phase 1:

- Inner Sunset Neighborhood Commercial District

Documentation was collected from July to October 2023 using SF Cultural Heritage (Arches) and involved gathering baseline property information for all buildings located within the survey area that had not been addressed by prior historic resource surveys, and those that had not been previously assigned a California
Historical Resource Status Code (Status Code). Each property was evaluated using relevant Citywide Historic Context Statement evaluative frameworks. After further research, evaluation, and community engagement, each property was assigned a Status Code per Attachment C. Department staff will bring draft findings for each geographic phase of SF Survey on an ongoing basis to the Historic Preservation Commission (HPC) as they are completed and after conducting community engagement. Since SF Survey takes a citywide approach, final findings will be brought for adoption upon completion of the Citywide Historic Context Statement and conclusion of all survey phases.

Environmental Review Status

In 2005, the Planning Department determined the Survey Program, including this cultural resources survey, is exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, Information Collection of the CEQA Guidelines states the following: “Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environment resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded.”

Geographic Description

The survey area for these Draft SF Survey Findings is the Inner Sunset Neighborhood Commercial District, which is defined by the Planning Code and Zoning Map of the City and County of San Francisco. It is primarily along Irving Street between 5th Avenue and 19th Avenue, with sections along 9th Avenue and Judah Street.
Summary of Survey Findings

Utilizing the Citywide Historic Context Statement, Department staff made the below draft findings for the Inner Sunset Neighborhood Commercial District. Property-specific findings are in Attachment B and on the project webpage: [https://sfplanning.org/project/citywide-cultural-resources-survey#draft-findings](https://sfplanning.org/project/citywide-cultural-resources-survey#draft-findings). For more detail and property-specific reports, please visit SF Cultural Heritage: [https://sfculturalheritage.org/](https://sfculturalheritage.org/), which is a tool that highlights the interconnections of San Francisco's cultural heritage and shares SF Survey findings.

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Department staff conducted evaluations in the Inner Sunset Neighborhood Commercial District using information and relevant evaluative frameworks from the below historic context statements:

- Victorian Era Styles (1870-1910) Historic Context Statement (Adopted 2022)
- Progressive Era & Early Revival Styles (1890-1930) Historic Context Statement (Adopted 2023)
- Draft Inner Sunset Historic Context Statement (Information only)
- Draft 20th Century Revival Styles Historic Context Statement (Information only)
- Draft Chinese American Historic Context Statement (Information only)

**Eligible Individual Historic Resources**

The Department determined that 10 buildings appear eligible for listing in the California Register (CR) as an individual historic resource within the Inner Sunset Neighborhood Commercial District. These buildings were assigned a Status Code of 3CS (“Appears eligible for CR individually through survey evaluation.”) or 3CB (“Appears eligible for CR both individually and as a contributor to a CR eligible multicomponent resource through survey evaluation.”).

Properties found to be individual historic resources were determined eligible under Criterion 1 (Events), for their associations with commercial development in the Inner Sunset, and 3 (Architecture), as intact examples of architectural styles including Midcentury Modern, Classical Revival, Mediterranean Revival, and Art Deco.
Attachment B includes an inventory of individual historic resources. For photographs and documentation of the 10 individual historic resources, please consult SF Cultural Heritage: https://sfculturalheritage.org/.

Eligible Historic District
The Department identified one historic district that appears eligible for listing in the California Register within the Inner Sunset Neighborhood Commercial District. These buildings were assigned a Status Code of 3CD (“Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.”) or 3CB (“Appears eligible for CR both individually and as a contributor to a CR eligible multicomponent resource through survey evaluation.”). Attachment B includes an inventory of historic district contributors. For photographs and documentation of the historic district, please consult SF Cultural Heritage: https://sfculturalheritage.org/.

Irving and 15th Avenue Neighborhood Commercial Historic District
3 buildings (100% Contributors)
Period of Significance: 1925
Eligible for the California Register under Criterion 1 (Events) and Criterion 3 (Architecture)

Constructed in 1926, the Irving Street and 15th Avenue Neighborhood Commercial Historic District represents the early development of Irving Street as a commercial corridor at a time when the Sunset was facing a rapid increase in density, predominantly residential. The District consists of three contributory buildings particularly notable for their brick facades and architectural detailing, thus unique given the rarity of brick as a primary facade material among commercial buildings in the neighborhood. The District holds unique visual prominence as two of the three contributory buildings are located on corner lots at the intersection of Irving Street and 15th Avenue. The District’s buildings are good examples of Classical/Renaissance Revival architecture with features including flat roofs, cornice with modillions, decorative cast plaster moldings, ground floor recessed storefronts with bulkheads, plate glass windows and transoms. Two of the three contributory properties were constructed in conjunction with the New Irving Theatre (non-extant). The new Irving Theater at 1332 Irving Street was a true movie palace seating 1,800 and with classical ornament. The original plan was for the central theater entrance to be flanked by retail stores in a unified design that would occupy the entire block of Irving between 14th and 15th avenues. Instead, the theater and three flanking brick veneer store buildings were built separately. The theater and one of the stores were torn down in 1962 to make way for apartments, but the other two stores (1352-1360 and 1340-1342 Irving Street) survive.

Ineligible Properties
The Department determined that 178 properties do not appear to qualify as eligible individual properties or as contributors to identified-eligible historic districts within the Inner Sunset Neighborhood Commercial District. These buildings were assigned the Status Code 6Z (“Found ineligible for NR, CR or local designation through survey evaluation.”). Attachment B includes an inventory of properties determined ineligible. For photographs and documentation of those properties, please consult SF Cultural Heritage: https://sfculturalheritage.org/.

Properties Not Evaluated or Evaluation Pending Historic Context Statement
The Department only evaluated age-eligible properties (properties at least 45 years old and/or constructed prior to 1989 per the Citywide Historic Context Statement) within the Inner Sunset Neighborhood Commercial District. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. A total
of 13 properties located within the Inner Sunset Neighborhood Commercial District were not evaluated due to age eligibility.

Additionally, the Department did not evaluate properties associated with historic context statements that are not yet complete or with evaluative frameworks that have not been adopted. These properties were assigned relevant historic context statements and evaluative frameworks in SF Cultural Heritage and their survey unit status marked as “Evaluation Underway.” As Department staff returns to survey residential areas after relevant historic context statements have been completed, final determinations will be made for these properties and Status Codes will be assigned. A total of 36 properties located within the Inner Sunset Neighborhood Commercial District are pending evaluation after completion of relevant historic context statements.

Attachment B includes an inventory of these properties. For photographs and documentation completed thus far, please consult SF Cultural Heritage: https://sfculturalheritage.org/.

**Community Engagement**

The Department used a range of outreach strategies to inform and engage the public in the development of the *Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District*, including the following:

- **SF Survey Webpage** was launched on the Department’s website in 2019. The webpage provides an overview of the project including the methodology, timeline, events, draft findings, links to supporting documents, and contact information. The website can be accessed at: https://sfplanning.org/sfsurvey (https://sfplanning.org/project/citywide-cultural-resources-survey).

- **Informational Postcards** were mailed to owners, occupants, and interested parties within the survey area ahead of conducting fieldwork and evaluations.

- **Neighborhood Chats** were conducted during fieldwork to engage members of the public in SF Survey as well as share information on the Legacy Business Registry Program.

**Events and Meetings:**

- Housing Element Open House Tabling at the San Francisco County Fair Building to increase awareness of SF Survey and collect Community Stories on July 11, 2023.
- Inner Sunset Merchants Association Meeting to increase awareness of SF Survey and draft findings on August 29, 2023.
- Sunset Chinese Cultural District Meeting to begin conversations about potential future partnership when conducting fieldwork in the Outer Sunset and within the cultural district.
- Western Neighborhoods Project (WNP) Meeting to increase awareness of SF Survey and begin conversations about a potential future partnership when conducting fieldwork and findings in the Outer Sunset and Richmond districts.
- Housing Element Open House Tabling at the San Francisco County Fair Building to further increase awareness of SF Survey, collect Community Stories, and solicit community review of *Draft SF Survey Findings* on November 15, 2023.

- **20-day Mailed and Emailed Notification** of HPC Adoption Hearing for the *Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District* to owners, occupants, and interested parties within the survey area for review ahead of the hearing. Neighborhood group organizations registered through the Department were also included. Notification materials are included in Attachment D.
Racial and Social Equity Analysis

On July 15th, 2020, the HPC adopted Resolution No. 1127, Centering Preservation Planning on Racial and Social Equity. The Department’s Racial and Social Equity Initiative requires an understanding and consideration of the benefits, burdens, and opportunities to advance racial and social equity, particularly within SF Survey. This approach is consistent with the Mayor’s Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which requires all Departments to conduct this analysis.

The proposed Draft SF Survey Findings and Draft Resolution would further racial and social equity in the following ways:

- Recognizes community and neighborhood history in underrepresented areas of the city.
- Develops dynamic partnerships and collaborations through sharing information.
- Reduces regulatory barriers by standardizing the historic resource review process.

Department staff does not foresee any direct or unintended negative consequences from the proposed Draft SF Survey Findings and Draft Resolution.

Public Comment

- During community engagement for the Inner Sunset Neighborhood Commercial District draft findings, Department staff collected and analyzed the following community feedback:
  - Recommend Department staff develop a Scottish-American Historic Context Statement.
  - Interest in Housing Element 2022 Update potential rezoning impacts to businesses on the west side.
  - Interest in sharing information through the Community Stories Form.
  - Concern that historic designation is a barrier for business owners when maintaining storefronts.
  - Recommend Department staff develop transparent guidance for alterations to and maintenance of historic storefronts.

Issues and Other Considerations

- The Draft Inner Sunset Historic Context Statement, authored by consultant Bill Kostura in partnership with the Inner Sunset Park Neighbors, is currently in progress and will be brought before the HPC upon completion in early 2024.

- Upon completion of the Citywide Historic Context Statement and all SF Survey phases, Department staff will prepare a final resolution adopting these and all Draft SF Survey Findings as final.

Recommendation

The Department recommends that the Commission adopt the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District in Attachment B and adopt the Draft Resolution in Attachment A to that effect.
Basis for Recommendation

The Department recommends that the HPC adopt the Draft SF Survey Findings for the following reasons:

- The Draft SF Survey Findings were prepared by qualified staff in accordance with the Secretary of the Interior’s Professional Qualification Standards in Architectural History and History (36 CFR part 61) and follow methodology based on the State of California Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board (now Historic Preservation Commission).

- The methodology for recording and evaluating historic resources contained in the California Office of Historic Preservation publication Instructions for Recording Historical Resources of March 1995 and future editions of that publication is based on the Secretary of the Interior’s Standards, National Register of Historic Places criteria, California Register of Historical Resources criteria, and additional criteria cited therein.

- The SF Survey methodology has been endorsed by California Office of Historic Preservation staff, as documented by memorandum dated October 11, 2022.

- The Draft SF Survey Findings were internally reviewed by Department staff for accuracy and adequacy.

- The Draft SF Survey Findings were externally shared for review as discussed in the “Community Engagement” section above.

- Department staff may further refine these findings and incorporate new information as provided or suggested by community members to recognize the history and significance of buildings, sites, structures, objects, and districts in San Francisco’s preservation planning work, including as part of SF Survey or during evaluation of properties or districts for potential local, state, or national historic recognition/designation, as well as to address any comments of the Commission and the public resulting from the hearing and any further comments of the staff of the California Office of Historic Preservation.

Attachments

Attachment A – Draft Resolution
Attachment B – Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District
Attachment C – State of California Office of Historic Preservation California Historical Resource Status Codes
Attachment D – Notification Materials
Attachment E – 2023 SF Survey Progress Report
ATTACHMENT A — DRAFT RESOLUTION
ADOPTION OF THE DRAFT SF SURVEY FINDINGS FOR THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT PURSUANT TO SECTION 1002(8) OF ARTICLE 10 OF THE PLANNING CODE.

1. WHEREAS, the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District (Draft SF Survey Findings) were prepared by qualified architectural historians and historians who meet or exceed the Secretary of the Interior’s Professional Qualification Standards and follow methodology based on the State of California Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board (now Historic Preservation Commission);

2. WHEREAS, the methodology for recording and evaluating historic resources contained in the California Office of Historic Preservation publication *Instructions for Recording Historical Resources of March 1995* and future editions of that publication is based on the Secretary of the Interior’s Standards, National Register of Historic Places criteria, California Register of Historical Resources criteria, and additional criteria cited therein;

3. WHEREAS, the San Francisco Planning Department (Department) has determined that draft survey findings are exempt from environmental review, pursuant to CEQA Guidelines Section 15306 (Class Six - Categorical);

4. WHEREAS, the Draft SF Survey Findings (Appendix attached) consist of the following elements:

   • 10 buildings appear individually eligible for listing in the California Register of Historical Resources;

   • 3 buildings contained in one historic district appear eligible for listing in the California Register of

   • 3 buildings contained in one historic district appear eligible for listing in the California Register of
Historical Resources;

- 178 do not appear eligible for listing in the California Register of Historical Resources; and
- 49 properties located within the survey area were not evaluated due to age eligibility and pending completion of historic context statements or evaluative frameworks.

5. WHEREAS, the San Francisco Citywide Historic Context Statement served as the basis for the evaluations of the Draft SF Survey Findings;

6. WHEREAS, the Draft SF Survey Findings were reviewed by the Historic Preservation Commission (HPC) and public for accuracy and adequacy at a duly noticed public hearing;

7. WHEREAS, the HPC finds that the Draft SF Survey Findings advance the objectives outlined in HPC Resolution No. 1127, adopted in 2020, otherwise called Centering Preservation Planning on Racial and Social Equity, which states goals for how the Commission and the Planning Department can develop proactive strategies to address structural and institutional racism and center their work and resource allocation on racial and social equity, focused on preservation;

8. WHEREAS, a copy of the adopted Draft SF Survey Findings will be maintained at the Planning Department and online through the Planning Department’s website; and

9. WHEREAS, future Article 10 Landmark and Landmark District Designation Reports and Nominations may demonstrate historic significance by reference to the Draft SF Survey Findings.

THEREFORE, BE IT RESOLVED, that the Historic Preservation Commission hereby adopts the Draft SF Survey Findings as indicated in the attached appendix; and,

BE IT FURTHER RESOLVED, that the Department may further refine these findings and incorporate new information as provided or suggested by community members to recognize the history and significance of buildings, sites, structures, objects, and districts in San Francisco’s preservation planning work, including as part of SF Survey or during evaluation of properties or districts for potential local, state, or national historic recognition/designation, as well as to address any comments of the Commission and the public resulting from the hearing and any further comments of the staff of the California Office of Historic Preservation; and,

BE IT FURTHER RESOLVED, that the Historic Preservation Commission hereby directs staff to transmit a copy of Final SF Survey Findings and future accompanying resolution upon completion of the Citywide Historic Context Statement and all SF Survey phases, to the California Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Resolution on December 20, 2023.

Jonas P. Ionin
Commission Secretary
AYES: Baldauf, Campbell, Foley, Nageswaran, Matsuda, Vergara, Wright
NAYS: None
ABSENT: None
ADOPTED: December 20, 2023
ATTACHMENT B – DRAFT SF SURVEY FINDINGS FOR THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
Draft SF Survey Findings: Inner Sunset Neighborhood Commercial District

Legend

- Historic Resource Present (Category A)
- No Historic Resource Present (Category C)
- Not Evaluated (Category B, Not Age-Eligible)

Further Evaluation Required:
- Pending Historic Context Statements

Date: 11/15/2023
Draft SF Survey Findings: Inner Sunset Neighborhood Commercial District

APN 1732018Draft Finding for Adoption: Historic Resource Present (Category A) http://sfculturalheritage.org/report/96d1006e-2ce7-404a-9816-2119c6830849
Draft Finding for Adoption: No Historic Resource Present (Category C) http://sfculturalheritage.org/report/941b3a62-474a-4a48-b91b-c9e78277bc3b

1742033Draft Finding for Adoption: Historic Resource Present (Category A)
http://sfculturalheritage.org/report/ff7ae4b6-ee42-4d84-af7d-b7cc8ff969de
http://sfculturalheritage.org/report/3f50e094-6c3c-428f-9c89-c5864f9db376

6Z: Found ineligible for NR, CR or local designation through survey evaluation.

Draft Finding for Adoption: No Historic Resource Present (Category C)

3CS: Appears eligible for CR individually through survey evaluation.

http://sfculturalheritage.org/report/ee6338b3-88dc-44b2-8314-034718816fb6
Draft Finding for Adoption: Historic Resource Present (Category A)

http://sfculturalheritage.org/report/14ae5d45-7ef2-4112-8207-8953fe163bf9

1742015BDraft Finding for Adoption: Historic Resource Present (Category A)


6Z: Found ineligible for NR, CR or local designation through survey evaluation.

http://sfculturalheritage.org/report/7c971895-b25c-4193-8245-a42216c7cd41

5S1: Individually listed or designated locally.

http://sfculturalheritage.org/report/1d2885cd-765b-46c1-bb98-d6afdba6183c

http://sfculturalheritage.org/report/6b718d7b-3760-49aa-b877-17828728e24b
http://sfculturalheritage.org/report/c614b855-f1b9-4920-9cea-f2109c3c11a4

http://sfculturalheritage.org/report/5ffb8fd5-5ec9-4dfa-82f1-acbda72ed3e7

5S1: Individually listed or designated locally.

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6Z: Found ineligible for NR, CR or local designation through survey evaluation.
Draft SF Survey Findings:
Inner Sunset Neighborhood Commercial District

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</tbody>
</table>

4
Draft SF Survey Findings: Inner Sunset Neighborhood Commercial District

Address | A/P | Draft Findings Summary | California Historical Resource Status Code | Survey Unit Status | Link to Report
---|---|---|---|---|---
1336-07th Avenue | 1761053 | Further Evaluation Required: Pending Historic Context Statement(s) | | 07 Evaluation Underway | http://sfculthertiage.org/report/347eb1c2-3125-4bab-8bbf-4bb9a54f2f89
1335-11th Avenue | 1760001A | Further Evaluation Required: Pending Historic Context Statement(s) | | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1335-08th Avenue | 1762002 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1325 Irving Street | 1769047 | Further Evaluation Required: Pending Historic Context Statement(s) | | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1049 Irving Street | 1760044 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1032 Irving Street | 1739024 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1030 Irving Street | 1734012 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
421-425 Irving Street | 1760052 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1134 Irving Street | 1738023 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1144 Irving Street | 1738025 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
424-428 Irving Street | 1754011 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
428-432 Irving Street | 1754012 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
524 Irving Street | 1753021 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
504-508 Irving Street | 1748022 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1407-1411 09th Avenue | 1644001 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1e3baa4f-9a7a-4a84-8b39-2b7176703f8c
1329-1333 09th Avenue | 1764007 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1530 Irving Street | 1754020 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1297 00th Avenue | 1755010 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1130 Irving Street | 1738022 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
503 Irving Street | 1742021 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1035 Irving Street | 1732011 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 07 Evaluation Underway | http://sfculthertiage.org/report/1b4c71b8-69d0-4fd0-99dc-1f72f5703f8c
1035-1037 Irving Street | 1768049 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 06 Evaluation Pending Outreach | http://sfculthertiage.org/report/32e2797d-65a8-43a5-927c-03a10f94511f
1523-1525 Irving Street | 1771046 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 03 Fieldwork Complete | http://sfculthertiage.org/report/7e4a6d26-6a4e-43dc-9726-1a7877964e22
1235-1239 08th Avenue | 1743010 | Further Evaluation Required: Pending Historic Context Statement(s) | 3CS: Appears eligible for CR individually through survey evaluation. | 03 Fieldwork Complete | http://sfculthertiage.org/report/7e4a6d26-6a4e-43dc-9726-1a7877964e22
525-529 Irving Street | 1762039 | Further Evaluation Required: Pending Historic Context Statement(s) | 6Z: Found ineligible for NR, CR or local designation through survey evaluation. | 02 Fieldwork Underway | http://sfculthertiage.org/report/3e481fcb-cb3e-4ac9-830f-a547721e5137

Addresses:
- 525-529 Irving Street
- 1251-1255 09th Avenue
- 1523-1525 Irving Street
- 1015-1017 Irving Street
- 1049 Irving Street
- 1035 Irving Street
- 1031 08th Avenue
- 1315 11th Avenue
- 1316a 07th Avenue
- 1015 11th Avenue
- 1253-1255 08th Avenue
- 1538 Irving Street
- 1407-1411 09th Avenue
- 1523-1525 Irving Street
- 1035-1037 Irving Street
- 1523-1525 Irving Street
- 1734020
- 1360 Irving Street
- 1336-07th Avenue
- 1335-11th Avenue
- 1335-08th Avenue
- 1325 Irving Street
- 1032 Irving Street
- 1030 Irving Street
- 421-425 Irving Street
- 424-428 Irving Street
- 428-432 Irving Street
- 524 Irving Street
- 504-508 Irving Street
- 1407-1411 09th Avenue
- 1329-1333 09th Avenue
- 1530 Irving Street
- 1297 00th Avenue
- 1130 Irving Street
- 503 Irving Street
- 1035 Irving Street
- 1035-1037 Irving Street
- 1523-1525 Irving Street
- 1235-1239 08th Avenue
- 525-529 Irving Street
ATTACHMENT C – STATE OF CALIFORNIA OFFICE OF HISTORIC PRESERVATION CALIFORNIA HISTORICAL RESOURCE STATUS CODES
California Historical Resource Status Codes
Current as of 3/1/2020

1. Listed in the National Register (NR) or the California Register (CR):
   1D: Contributor to a multi-component resource like a district listed in the NR by the Keeper.
       Listed in the CR.
   1S: Individually listed in the NR by the Keeper. Listed in the CR.
   1CD: Contributor to a multi-component resource listed in the CR by the State Historical
       Resources Commission (SHRC).
   1CS: Individually listed in the CR by the SHRC.
   1CL: State Historical Landmark (CHL) numbered 770 and above, or an earlier CHL reheard
       by the SHRC and determined that it also meets CR criteria. Listed in the CR.
   1CP: State Point of Historical Interest (CPHI) nominated since 1998 that the SHRC also found
       CR eligible, or an earlier CPHI reheard by the SHRC and determined that it also meets CR
       criteria. Listed in the CR.

2. Determined Eligible for Listing in National (NR) or California (CR) Registers:
   2B: Determined eligible for NR both individually and as a contributor to a NR eligible multi-
       component resource like a district in a federal regulatory process. Listed in the CR.
   2D: Contributor to a multi-component resource determined eligible for NR by the Keeper.
       Listed in the CR.
   2D2: Contributor to a multi-component resource determined eligible for NR by consensus
       through Section 106 process. Listed in the CR.
   2D3: Contributor to a multi-component resource determined eligible for NR by Part 1 Tax
       Certification. Listed in the CR.
   2D4: Contributor to a multi-component resource determined eligible for NR pursuant to
       Section 106 without review by the State Historic Preservation Office (SHPO). Listed in the
       CR.
   2S: Individually determined eligible for NR by the Keeper. Listed in the CR.
   2S2: Individually determined eligible for NR by consensus through Section 106 process.
       Listed in the CR.
   2S3: Individually determined eligible for NR by Part 1 Tax Certification. Listed in the CR.
   2S4: Individually determined eligible for NR pursuant to Section 106 without review by SHPO.
       Listed in the CR.
   2CB: Determined eligible for CR both individually and as a contributor to a CR eligible multi-
       component resource by the State Historical Resources Commission (SHRC).
   2CD: Contributor to a multi-component resource determined eligible for CR by the SHRC.
   2CS: Individually determined eligible for CR by the SHRC.
3. **Appears Eligible for National (NR) or California (CR) Registers:**

3B: Appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

3D: Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

3S: Appears eligible for NR individually through survey evaluation.

3CB: Appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation.

3CD: Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.

3CS: Appears eligible for CR individually through survey evaluation.

4. **Appears Eligible for National Register or as State Historical Landmark through PRC§ 5024:**

4CM: State agency owned resource added to Master List - appears to meet criterion.

5. **Recognized as Historically Significant by Local Government:**

5B: Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

5D1: Contributor to a multi-component resource that is listed or designated locally.

5D2: Contributor to a multi-component resource that is eligible for local listing or designation.

5D3: Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.

5S1: Individually listed or designated locally.

5S2: Individually eligible for local listing or designation.

5S3: Appears to be individually eligible for local listing or designation through survey evaluation.

6. **Not Eligible for or Removed from Listing or Designation as Specified:**

6J: State Historic Landmark (CHL) or State Point of Historical Interest (CPHI) determined ineligible for or removed by the State Historical Resources Commission (SHRC).

6L: Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

6R: Resource listed more than once on the National Register (NR) that has had some, but not all listings removed by the Keeper. Still NR listed.

6T: Determined ineligible for NR through Part 1 Tax Certification process.

6U: Determined ineligible for NR pursuant to Section 106 without review by Office of Historic Preservation (OHP).

6W: Removed from NR by the Keeper.
6X: Determined ineligible for NR by the SHRC or the Keeper.
6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.
6Z: Found ineligible for NR, CR or local designation through survey evaluation.
6CR: Resource listed more than once on the California Register (CR) that has had some, but not all listings removed by the SHRC. Still CR listed.
6CW: Removed from CR by the SHRC.
6CX: Determined ineligible for CR by the SHRC.
6WM: Removed from Master List because no longer state owned.
6XM: Removed from Master List because of historic feature loss or further evaluation.
6YM: State agency owned resource determined ineligible for Master List.

7. Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers:
7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated.
7K: Submitted to OHP for action but not reevaluated.
7L: State Historical Landmarks 1 through 769 that does not meet CR criteria.
7M: Submitted to OHP but not evaluated - referred to National Park Service.
7N: Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.
7N1: Needs to be reevaluated (former status code 4) - may become NR eligible with restoration or other specific conditions.
7P: State Point of Historical Interest that does not meet CR criteria.
7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.
7W: Submitted to OHP for action – withdrawn or inactive.
ATTACHMENT D — NOTIFICATION MATERIALS
NOTICE OF PUBLIC HEARING

Hearing Date: WEDNESDAY, DECEMBER 20TH, 2023
Time: Not before 12:30 PM
Location: City Hall, 1 Dr. Carlton B. Goodlett Place Room 400
Case Type: Adoption Hearing of Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District
Hearing Body: Historic Preservation Commission

PROJECT DESCRIPTION

This notice is to inform you of a public hearing to adopt the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District, which may include a property that you own or rent. The property’s historic resource status will be updated. There will be no changes to the permitted uses or base zoning of this property as a result of this hearing.

About SF Survey
The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort supported by the San Francisco Planning Department to identify and document places and resources of cultural, historical, and architectural importance to San Francisco’s diverse communities. This effort is being completed in partnership with communities throughout the city and various interested parties. For more information, please visit: https://sfplanning.org/sfsurvey.

Purpose of this Hearing
Planning Department staff will present updates on SF Survey and the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District at the above public hearing of the Historic Preservation Commission (HPC). The HPC will provide review and comment on the draft findings to be adopted and used during the historic resource review process for the California Environmental Quality Act (CEQA), building permit applications, development projects, and area plans. No formal designations within local, state, or federal historical registers are proposed. For information regarding how SF Survey will be used and your property’s updated historic resource status, please visit: https://sfplanning.org/project/citywide-cultural-resources-survey#draft-findings. For more detail and property-specific reports, please visit SF Cultural Heritage: https://sfculturalheritage.org/, which is a tool that highlights the interconnections of San Francisco’s cultural heritage and shares SF Survey findings.

The Planning Department welcomes your input regarding the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District, including new information, factual corrections, and if you have any questions or comments. For more information or inquiries, please email melanie.bishop@sfgov.org or leave a voicemail at 628.652.7440.
General Information About Procedures

ADDITIONAL INFORMATION
The case report on the proposed project will also be available one week prior to the hearing through the Commission agenda at: https://sfplanning.org/hearings-hpc.

HEARING INFORMATION
You are receiving this notice because you are either 1) a property owner, resident, or business that is located within the Inner Sunset Neighborhood Commercial District, or 2) are an interested party on record with the Planning Department. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments on this application to the Planner listed on the front of this notice, or mail to Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 4:00pm the day prior to the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public meeting or hearing.

Comments that cannot be delivered by 4:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 49 South Van Ness Avenue after the deadline will be placed in the project file, but may not be brought to the attention of the Historic Preservation Commission at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.
ATTACHMENT E — 2023 SF SURVEY PROGRESS REPORT
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01 Introduction

Project Background

The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort supported by the San Francisco Planning Department to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. These places and resources include tangible aspects of our environment, such as buildings, structures, objects, sites, and districts, as well as intangible aspects, such as oral traditions, performing arts, social practices, festivals, and traditional crafts. SF Survey is taking steps to center preservation in racial and social equity, better reflecting the dynamic cultural resources that make San Francisco unique. The purpose of SF Survey is to (1) support community-led cultural empowerment efforts through partnerships, programming, and historic preservation protections and incentives, and (2) standardize the historic resource review process for the California Environmental Quality Act (CEQA), building permit applications, development projects, and area plans.

Planning Department staff provided general updates on SF Survey during the following hearings:

- Historic Preservation Commission
  - February 20, 2019
  - November 18, 2020
  - April 7, 2021
  - November 17, 2021
  - March 16, 2022
  - September 21, 2022
  - January 18, 2023
- Planning Commission
  - June 23, 2022

This 2023 SF Survey Progress Report documents the status of the project thus far and is an update to the 2022 SF Survey Progress Report. To view related documents or contact information for SF Survey, please visit https://sfplanning.org/sfsurvey (https://sfplanning.org/project/citywide-cultural-resources-survey).
Project Purpose

SUPPORT CULTURAL EMPOWERMENT

San Francisco is a culturally layered and dynamic place. The transmission of knowledge across generations brings continuity to the way of life and culture of communities. A deeper understanding of our histories and the contributions of those who came before us enhances our collective sense of belonging and agency in our communities. By cultivating community partnerships, bringing people together through community programming, and acknowledging all forms of cultural heritage, SF Survey helps contribute to sustaining San Francisco’s diverse cultures. With a focus on inclusive representation and community-led efforts, SF Survey recognizes community and neighborhood history through the Citywide Historic Context Statement, Intangible Cultural Heritage Methodology, Community Stories, SF Survey Findings, and SF Cultural Heritage (see “Methodology” section). In collaboration with various stakeholders, SF Survey identifies sites that are eligible for the Article 10 Landmarks Work Program, Legacy Business Registry Program, California Historical Building Code, tax benefits like Mills Act, and other historic preservation protections and incentives: https://sfplanning.org/preservation-incentives.

STANDARDIZE HISTORIC RESOURCE REVIEW

SF Survey leads to a more comprehensive understanding and recognition of San Francisco's history as told through the built environment. Survey results make determinations on the historic resource status for all those parcels which have not benefited from previous survey efforts. This includes turning properties with a Planning Department Historic Resource Status of Category “B – Unknown / Age Eligible” as indicated in the San Francisco Property Information Map (PIM) to either “A - Historic Resource Present” or “C – No Historic Resource Present.” As we like to say, making the unknown known. This amounts to evaluating approximately 120,000 parcels. These determinations help standardize the historic resource review process for the California Environmental Quality Act (CEQA), building permit applications, development projects, and area plans.
Project Team

SF Survey is supported by the Citywide Cultural Resources Survey & Landmark Designations Team in the Current Planning Division of the San Francisco Planning Department as well as a large internal and external network of collaborators:

- Historic Preservation Commission
- Planning Department Community Equity Team
- Planning Department IT/Communications Staff
- Community Partners
- Community groups
- Members of the public
- incommon (Community Engagement)
- Getty Conservation Institute (SF Cultural Heritage)
- Farallon Geographics, Inc. (SF Cultural Heritage)
- Page & Turnbull and other consultants
- Former staff, interns, and advisors over the years

Staff meet the Secretary of the Interior’s Historic Preservation Professional Qualifications Standards used by the National Park Service (Code of Federal Regulations, 36 CFR Part 61).

Figure 1: SF Survey Team.
02 Methodology

Overview

SF Survey is an intensive, historic context-based cultural resources survey that results in the identification, documentation, and evaluation of the tangible and intangible aspects of San Francisco’s cultural heritage. This effort makes evaluations in consultation with community members for properties with cultural associations. SF Survey is completed through five interrelated components that build off one another: Community Engagement; the Citywide Historic Context Statement; Fieldwork, Research, and Evaluation; Findings and Adoption at the Historic Preservation Commission; and the culminating online platform, SF Cultural Heritage. Many of the components of the survey take place in tandem and will see us through the next several years as shown in the graphic below.

Figure 2: SF Survey components and schedule.

COMMUNITY ENGAGEMENT

SF Survey heavily relies upon input from community members. In keeping with Planning’s previous cultural heritage based-work, the Intangible Cultural Heritage Methodology, capacity-building, and implementing a multi-media approach to engagement, critical consultation with the community is key for developing inclusive findings. Through this level of engagement, Planning ensures that aspects of the city’s history important to respective communities are shared according to the wishes of those communities. SF Survey’s Community Engagement Framework, developed with guidance from community members and consultant incommon, aligns with the Historic Preservation Commission’s racial and social equity resolution, forging civic partnerships to include and engage communities typically underrepresented in historic preservation.

CITYWIDE HISTORIC CONTEXT STATEMENT

The Citywide Historic Context Statement, framework established in 2020, forms the foundation for fieldwork and decision-making for SF Survey. It builds upon the Department’s past historic context and survey efforts and incorporates recently completed and in-progress historic context statements. The Citywide Historic Context Statement aims to determine resource significance and rarity more accurately by examining sites thematically and on a citywide scale. The in-progress Citywide Historic Context Statement consists of contexts, sub-contexts, and themes which are organized within three broad categories of Architectural, Cultural, and Thematic contexts. Each context statement provides an evaluative framework that establishes significance, based on the California Register and National Register criteria. Each context’s evaluative framework also provides an integrity analysis to guide future determinations, such as allowing for lower integrity if a property is associated with significant events (particularly cultures and/or cultural events) and/or persons.
FIELDWORK, RESEARCH, AND EVALUATION

Staff collect information, conduct research, and refer to the Citywide Historic Context Statement to determine California Historical Resource Status Codes for previously unevaluated, age-eligible properties across the city (45 years or older at the conclusion of the SF Survey). The Status Codes define eligibility for listing on the California Register and National Register. Survey efforts are three-fold: pre-survey, in-field, and in-office data collection. Staff evaluate individual buildings, objects, structures, and sites, along with cultural landscapes and districts. Phasing is based on community readiness, historic context statement status, and staff capacity. In areas of the city with previously adopted historic surveys and evaluations, staff have been auditing findings to ensure accuracy and conformance with current standards.

FINDINGS AND ADOPTION

Surveyed properties are assigned a California Historical Resource Status Code, which is simplified into a Planning Department Historic Resource Status of either Category “A - Historic Resource Present” or Category “C – No Historic Resource Present.” The Historic Preservation Commission (HPC) holds public hearings on adoption of components of the Citywide Historic Context Statement and on adoption of draft and final survey findings for individual properties in phases throughout the life of SF Survey. At each hearing, the HPC may elect to immediately adopt the findings with or without modifications, or they may take no action and direct the team to incorporate revisions or provide additional information. Prior to those hearings, the SF Survey Team conducts outreach to share and discuss the context statement and/or draft findings of historic resource status with the community and key stakeholders. Property-specific reports and detailed information are available on SF Cultural Heritage. Upon adoption of draft findings, the SF Property Information Map is updated. Once the HPC adopts all portions of the Citywide Historic Context Statement and all SF Survey phases are complete, staff will prepare a final resolution to adopt all Draft SF Survey Findings as final and forward these Final SF Survey Findings to the State of California Office of Historic Preservation.

SF CULTURAL HERITAGE

SF Cultural Heritage is an online information management platform created specifically to support SF Survey efforts. This publicly accessible website highlights the interconnections of San Francisco’s cultural heritage and shares SF Survey Findings, including information gathered through community submissions and historic research. SF Cultural Heritage is the result of a partnership between the San Francisco Planning Department and the Getty Conservation Institute, with the assistance of Farallon Geographics. It is powered by Arches, an open-source heritage data management platform developed by the Getty Conservation Institute and the World Monuments Fund. SF Cultural Heritage will interface with existing systems like the SF Property Information Map. The platform serves as San Francisco’s living cultural resources inventory, a digital resource that is accessible and interactive; the culmination of the SF Survey project. It is intended to allow for future additions and changes to the city’s cultural resources over time, as new information is aggregated. To access SF Cultural Heritage, please visit https://sfculturalheritage.org/.

Intangible Cultural Heritage Methodology

Staff have been developing a survey approach to consider the non-physical aspects of a community’s cultural heritage, also known as Intangible Cultural Heritage, or ICH. ICH includes resources that cannot be touched or held, such as oral traditions and expressions; performing arts; social practices; rituals and festivals; and traditional crafts. In 2020-2021, the Department worked with consultants incommon and PlaceEconomics to hold a series of focus groups with cultural bearers, Cultural District representatives, and City agencies to discuss
the development of a methodology to identify and document ICH. For a consistent and common understanding of terms used for describing preservation practices, staff developed a list of shared terminology with definitions in 2022 to aid discussions regarding cultural heritage among Department staff, other City agencies, and community members. More recently, in 2023, the Japantown Task Force and Planning staff began conversations regarding the recognition of cultural resources lost during the Redevelopment era in the late 1940s through 1970s. This was also identified through community input provided during the African-American Historic Context Statement Open Forum in the fall.

![Figure 3: Overall methodology as illustrated through the relationships between SF Survey components.](image)

**Step-by-Step Methodology for Each Survey Phase**

**GATHER EXISTING INFORMATION**

Before beginning fieldwork, staff compile existing data from a variety of sources including past surveys and evaluations, historic context statements, Assessor’s Office data, and information available on the SF Property Information Map. This information is incorporated in SF Cultural Heritage and enables staff to efficiently evaluate properties in the phase area. Additionally, staff conduct outreach with community groups, owners, and residents to inform them about upcoming survey fieldwork in their neighborhood, including mailing postcards, coordinating community briefing meetings, and collecting Community Stories.
CONDUCT FIELDWORK

Staff surveys all properties in the phase area. Fieldwork includes taking photograph(s) of each property and potentially eligible historic district, recording the level of alteration, and noting pertinent aspects such as murals or incorrect year built. Staff also engage with members of the public to collect Community Stories, as well as to hand out information about the Legacy Business Registry Program.

PREPARE RESEARCH AND EVALUATION

Following fieldwork, staff continue to fill out information on the field-surveyed properties and districts back in the office. Every property receives a baseline description that includes its architectural style and typology. Additional information is filled out if the property is determined to be a historic resource. In most cases, staff do not conduct an in-depth review of past owners and occupants. However, properties associated with people, organizations, events, or cultural groups are identified through the Citywide Historic Context Statement and Community Stories. Next, properties are formally evaluated using the evaluative frameworks of relevant Architectural, Cultural, and/or Thematic contexts from the Citywide Historic Context Statement. Staff assign the property a California Historical Resource Status Code.

REVIEW AND ADOPT DRAFT FINDINGS

After review by the senior preservation planners on the team and community members as well as notification sent to owners, occupants, and interested parties, the Historic Preservation Commission reviews and adopts the draft survey findings before the SF Property Information Map is updated. Property-specific reports and detailed information is available on SF Cultural Heritage. Although Draft SF Survey Findings are implemented after each survey phase, final findings will not be adopted until the completion of the Citywide Historic Context Statement and conclusion of all survey phases.

Figure 4: Step-by-step methodology for each survey phase.
03 Updates

Community Engagement

The SF Survey project team has been utilizing and iterating on the Community Engagement Framework initially developed in 2022. The Framework serves as a roadmap for the engagement and collaboration strategies, and partnerships that guide and inform SF Survey. It is important to note that SF Survey is designed as an adaptive process, meaning that we will continually refine and adapt our approaches based on new information and evolving community needs. This adaptive approach allows us to stay responsive to emerging challenges and opportunities as we work towards a more comprehensive understanding of our city’s cultural resources. Revisions to the Framework include reflecting the various SF Survey components, adding a public campaign and programming through strategic partnerships, community briefings, collecting Community Stories, and collaborative groups and workshops with community partners. The team has worked closely with the community engagement consultant, incommon, to further develop and implement the engagement strategies.

Figure 5: SF Survey Community Engagement Framework diagram, including interconnected strategies and workstreams (numbered).
COMMUNITY STORIES FORM

Since the 2022 Progress Report, SF Survey has developed and piloted the Community Stories Form, which is used to collect stories from people across San Francisco. It is an online form, connected to SF Cultural Heritage (SF Survey's Arches instance), that offers a place for the public to collaborate and contribute to SF Survey by sharing stories, memories, and/or documents such as photographs that are important to the culture and history of their community.

The first step involves reviewing the purpose and providing informed consent. Then, there are six questions with text boxes to encourage open-ended answers and avoid limiting the submitter:

1. What is your relationship to San Francisco? (for example, born and/or raised in San Francisco, live or used to live in SF, working, visiting, other...)
2. When you think about the places, people, events, or traditions that are important to you and/or have shaped your community, which come to mind? (associated neighborhoods, addresses, and/or street intersections are helpful)
3. Why are they important to you and/or how have they shaped your community?
4. Are they associated with a particular community, cultural group, identity, or social movement? If yes, please specify.
5. What other aspects of San Francisco’s history should be recognized and/or sustained?
6. Are there any photos, videos, stories, or audio-recordings that you would like to share? If yes, please attach the files below.

While none of the questions are required, the submitter must enter something in at least one text box in order to move forward. The next step is to optionally fill out contact information, which is also used to credit the submission. The final step is to optionally fill out demographic information that is anonymized and used only to track participation and measure the Department’s performance in serving the city’s communities. The submitter can then review their submission before clicking complete. Paper versions of the form are available in English, Spanish, Chinese, Tagalog, Japanese, and Russian.

Submissions are reviewed by staff. This allows SF Survey to ensure content is suitable for this public platform and to identify relationships with other information in SF Cultural Heritage, such as survey units (properties), people, organizations, and historic context statements.
PARTNERSHIPS AND EVENTS
Throughout the year, SF Survey has maintained, formed, or begun to form valuable partnerships with the following organizations:

- San Francisco Public Library (Public Programming)
- Western Neighborhoods Project (Public Programming)
- SF Heritage (Public Programming)
- Interfaith Council (Public Programming)
- Mayor’s Office of Housing and Community Development, SF Cultural Districts Program
- African American Arts & Cultural District (African-American Citywide Historic Context Statement)
- Dr. George W. Davis Senior Center (African-American Citywide Historic Context Statement)
- Booker T. Washington Community Service Center (African-American Citywide Historic Context Statement)
- American Indian Cultural District (American Indian Citywide Historic Context Statement)
- Chinese Historical Society (Chinese-American Citywide Historic Context Statement)
- Latino Historical Society (Pan-Latino Citywide Historic Context Statement)
- Calle 24 Latino Cultural District (Pan-Latino Citywide Historic Context Statement)
- Japantown Task Force / Japantown Cultural District (Fieldwork and Findings)
- Sunset Chinese Cultural District (Fieldwork and Findings)
The team and incommon have begun using Memorandums of Collaboration (MOCs) to support the collaborative efforts of community partners, contributors, and Planning Department staff. The MOC records the agreed upon goals, roles, responsibilities, and guidance as a living document that is updated as needed to support the project goals and respond to community partners’ feedback and requests.

Implementation of the Community Engagement Framework and development of community partnerships have resulted in attending, presenting, and/or coordinating the following community engagement events over the past year:

- Duboce Triangle Neighborhood Association Meeting, 10/11/2022 (Informational Presentation)
- Nihonmachi Community Coalition Meeting, 1/10/2023 (Informational Presentation)
- Tour of Japantown with Japantown Task Force, 1/17/2023 (Community Walk)
- Japantown Task Force Board Meeting, 1/18/2023 (Informational Presentation)
- Japantown Task Force Cultural Heritage and Sustainability Committee Meeting, 2/6/2023 (Informational Presentation)
- Historic Preservation Fund Committee Meeting, 4/26/2023 (Informational Presentation)
- Japantown Task Force Cultural Heritage and Sustainability Committee Meeting, 5/1/2023 (Draft Findings Review)
- Sunset Chinese Cultural District Work Group Meeting, 5/4/2023 (Informational Presentation)
- Japantown Task Force Land Use Committee, 5/11/2023 (Draft Findings Review)
- Japantown Task Force Board Meeting, 5/17/2023 (Draft Findings Review)
- Tenderloin Community Action Projects: Event At La Cocina, 5/24/2023 (Tabling)
- African-American Citywide Historic Context Statement Focus Groups, Summer 2023
- Osaka Way Open House, 5/31/2023 (Tabling)
- Japantown Task Force Meeting, 6/12/2023 (Draft Findings Review)
- Housing Element Open House: SF LGBTQ Center, 6/22/2023 (Tabling)
- Housing Element Open House: County Fair Building, 7/11/2023 (Tabling and Community Stories Pilot)
- Fillmore Merchants Association Meeting, 8/24/2023 (Informational Presentation)
- Inner Sunset Merchants Association Meeting, 8/29/2023 (Informational Presentation)
- Japantown Task Force Virtual Community Briefing, 8/30/2023 (Public Programming and Informational Presentation)
- Japantown Task Force Japantown Workshop, 9/18/2023 (Draft Findings Review)
- SFMTA Community Connections - Southeast Community Center, 10/26/2023 (Tabling)
- Housing Element Open House: SF LGBTQ Center, 11/8/2023 (Tabling and Community Stories)
- Housing Element Open House: County Fair Building, 11/15/2023 (Tabling, Community Stories, and Draft Findings Review)

SF Survey has begun utilizing the Community Input Dashboard, a tool recently developed by incommon to identify global themes to help staff and communities track and advance areas of community concern and interest. It is the result of aggregated community input collected during meetings, workshops, briefings, and other events. This input is qualitatively analyzed to identify emerging themes and use to track progress and coordinate approaches.
Citywide Historic Context Statement

The Citywide Historic Context Statement, framework established in 2020, forms SF Survey’s foundation for decision-making by providing a comprehensive framework for identifying and evaluating San Francisco’s historical and cultural resources. Previously, historic context statements completed by the Department and consultants have focused on specific geographies or neighborhoods within San Francisco. In approaching SF Survey through a citywide lens, the outline of the Citywide Historic Context Statement includes thematic, cultural, and architectural contexts intended to evaluate properties citywide. It builds upon and includes the contexts in progress and completed over the years: https://sfplanning.org/resource/historic-context-statements.

The Citywide Historic Context Statement will provide an evaluative framework for each historic context statement (architectural, thematic, cultural, or geographic) that will allow Department staff to evaluate properties against consistent criteria and standards established for each topic. This will allow for greater transparency with the public during the findings and adoption process. Historic context statements and themes completed as part of the Citywide Historic Context Statement will be accessible on the Department’s webpage and are considered living documents that can be added to and edited over time based on community input at Department staff’s discretion: https://sfplanning.org/resource/historic-context-statements

A list of actively in-progress historic context statements is maintained on our website at https://sfplanning.org/project/citywide-historic-context-statement#in-progress and located below:

1. African-American Citywide Historic Context Statement
2. Chinese-American Citywide Historic Context Statement
3. Pan-Latino Citywide Historic Context Statement
4. Russian-American Citywide Historic Context Statement
5. American Indian Historic Context Statement
6. Counterculture Historic Context Statement
7. Inner Sunset Historic Context Statement
8. Gardens in the City - Residence Parks in San Francisco, 1906-1940, Historic Context Statement
11. 1906 Earthquake and Reconstruction Historic Context Statement
15. Public Art & Monuments Historic Context Statement

The Historic Preservation Commission adopted ten historic context statements in 2022 and 2023, available at https://sfplanning.org/project/citywide-historic-context-statement#completed:

3. The Panama-Pacific International Exposition and the Development of the Marina District
4. North Beach Historic Context Statement
5. Duboce Triangle Historic Context Statement
10. Architecture, Planning, & Preservation Professionals: A Collection of Biographies
Fieldwork, Research, and Evaluation | Findings and Adoption

The SF Survey team completed the Pilot SF Survey in Crocker Amazon in the spring of 2022. With the adoption of the San Francisco Neighborhood Commercial Buildings Historic Context Statement in 2022 and considering the certification of the Housing Element with rezoning efforts along commercial corridors on the west side of the city, Phase 1 of SF Survey fieldwork, evaluations, and draft findings focuses on neighborhood commercial districts (NCDs). NCDs are defined by the Planning Code and Zoning Map of the City and County of San Francisco.

Staff further evolved fieldwork, research, and evaluation protocols in the internal SF Survey Guide and Evaluation Guide, which are based on the 2022 SF Survey Progress Report. So far, staff have completed fieldwork in Japantown and Fillmore NCDs, the Inner Sunset NCD, and Richmond NCDs, coordinating with various stakeholders including the cultural districts and merchants associations. Staff are continuing to work on evaluations and community engagement in the Japantown, Fillmore, and Richmond NCDs. Staff have completed evaluations and community engagement for the Inner Sunset Neighborhood Commercial District and are therefore presenting these Draft SF Survey Findings to the Historic Preservation Commission for adoption during the December 20, 2023 hearing.

Once all NCDs are complete, staff will conduct fieldwork in the remaining areas to include residences, schools, libraries, churches, etc. Future phase locations will be determined based on community readiness, historic context statement status, and staff capacity. Additionally, staff have been auditing evaluations throughout the city to ensure accuracy and conformance with current standards.

Figure 7: Current SF Survey phasing and map. Also available for viewing on SF Cultural Heritage and SF Property Information Map.
Figure 8: SF Survey fieldwork completion maps. Also available for viewing on SF Cultural Heritage
SF Cultural Heritage

To meet the project’s complex data needs and create a cultural resources inventory, the Planning Department has developed SF Cultural Heritage using a system called Arches. Arches is an open-source software platform developed jointly by the Getty Conservation Institute and World Monuments Fund, with a variety of features specifically designed for cultural heritage data management. Some highlights include information gathering through a customizable Workflows plugin (currently used for conducting fieldwork and gathering Community Stories Forms); terminology consistency and control via the Reference Data Manager; vast search capacity; geospatial functionality; fuzzy dates like circa; community outreach and crowdsourcing capability; relationship creation and discovery; and the ultimate ability to publicly share the findings of SF Survey. The Department uses SF Cultural Heritage as a solution for data management, data discovery and visualization, and project/task management. To access SF Cultural Heritage, please visit https://sfculturalheritage.org/.

Staff have worked closely with the Getty Conservation Institute, Farallon Geographics, and various stakeholders to develop SF Cultural Heritage. Thus far, there are 11 resource models—mechanisms to organize different categories or buckets of information:

1. **Survey Unit**: Provides a place to document and evaluate buildings, structures, objects, and sites.
2. **Survey District**: Provides a place to document and evaluate historic districts and cultural landscapes.
3. **Historic Context Statement**: Outlines, references, and links to the Citywide Historic Context Statement.
4. **Community Stories**: Provides a place for the public to collaborate and contribute to SF Survey by sharing stories, memories, and/or documents such as photographs that are important to the culture and history of their community.
5. **Demographic Metrics**: Contains private and anonymized demographic information submitted by the public for Community Stories to track participation and measure the Department’s performance in serving the city’s communities.
6. **Organization or Institution**: Provides information on organizations and institutions such as cultural organizations, activist groups, and architecture firms.
7. **Person**: Provides information on people such as historical figures, activists, architects, designers, owners, and occupants.
8. **Activity**: Describes and provides links to past surveys, designations, and evaluations, such as Landmarks Nominations and Historic Resource Evaluation Responses.
9. **Research Source [pending]**: Allows staff to cite sources like Sanborn maps and city directories.
10. **Cultural District [pending]**: Will provide information on the city’s Cultural Districts, including boundaries.
11. **Intangible Heritage or Practice [pending]**: Will be based on the Intangible Cultural Heritage Methodology underway.

All of these models connect to one another and illustrate relationships between resources. For example, 1745-1747 Buchanan Street is associated with its former commercial tenant Benkyo-do Manju Shop and the business’s owner Suyeichi Okamura. It is also tied to the Japantown Historic Context Statement, Japantown Cultural Heritage and Economic Sustainability Strategy report, and the Japantown Social Heritage Inventory Record form for Benkyo-do Manju Shop. Finally, it is tied to the San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement due to its employment of the International Style and the Neighborhood Commercial Buildings, 1865-1965, Historic Context Statement due to its typology.
Information on each of these aspects of 1745-1747 Buchanan Street's history is stored in the respective resource models. For example, the property's architectural style and typology is recorded in the Survey Unit model, but biographical information on the life of Suyeichi Okamura is stored in the Person model. The connections between these models help highlight the complex relationships between people, places, and events that have shaped San Francisco’s history.

Figure 9: Sample relationships between the resource models in SF Survey’s Arches instance, called SF Cultural Heritage.
04 Next Steps

Community Engagement

The SF Survey team will continue to implement and refine the strategies outlined in the Community Engagement Framework, with an emphasis on supporting community-led outcomes through partnerships with community groups, cultural districts, culture bearers, and faith-based organizations. The team will continue to cultivate the valuable community partnerships listed in the “Updates” section. Outreach and engagement for the Citywide Historic Context Statement, Fieldwork and Findings, and Community Stories is ongoing. As engagement activities are completed, staff will take time to analyze feedback via the Community Input Dashboard, develop a summary of themes heard, and provide recommended actions with associated time frames, with the goal of refining those actions based on input from the Historic Preservation Commission (HPC) and community.

Citywide Historic Context Statement

As outlined in the “Updates” section, Staff will continue to develop and finalize additional context, sub context, and theme documents as part of the Citywide Historic Context Statement. A list of specific documents can be found in the Updates section. Staff will continue to migrate historic context statement data into relevant Arches models. For example, architects, developers, and other planning professionals with biographies will have their information entered into the “Person model.”

Fieldwork, Research, and Evaluation | Findings and Adoption

Staff aim to complete fieldwork and evaluations in neighborhood commercial districts (NCDs) by the end of 2024. Upcoming neighborhood commercial districts for fieldwork include Ocean Avenue, West Portal, Outer Sunset, Parkside, Bayview, and the Excelsior. Staff will complete engagement and draft findings for Richmond NCDs and continue community engagement with the Japantown and Fillmore communities to inform evaluations.

Staff will present updates on SF Survey and the Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District for adoption at the HPC public hearing on December 20, 2023. The findings include historic resource eligibility determinations for 206 properties within the Inner Sunset NCD primarily along Irving Street between 5th Avenue and 19th Avenue. The HPC may elect to immediately adopt the findings with or without modifications, or they may take no action and direct the team to incorporate revisions or provide additional information. Pending adoption, the Draft SF Survey Findings will be reflected in the SF Property Information Map and used during the historic resource review process for the California Environmental Quality Act (CEQA), building permit applications, development projects, and area plans.

SF Cultural Heritage

Beginning December 2023, SF Cultural Heritage will be in Beta for a soft launch with Community Stories, Draft SF Survey Findings for the Inner Sunset Neighborhood Commercial District, and general search exploration of the information gathered through SF Survey. Staff will improve and update the online platform over time based on public feedback and project needs.