



MISSION DOLORES NEIGHBORHOOD HISTORIC CONTEXT STATEMENT & SURVEY

COMMUNITY MEETING

January 27, 2022



San Francisco
Planning

The Department would like to acknowledge that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of these lands, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

INTRODUCTIONS



Peter Lewis

President

Mission Dolores
Neighborhood
Association



San Francisco
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Richard Sucre

*Deputy Director & Historic
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Sylvia Jimenez

Principal Planner

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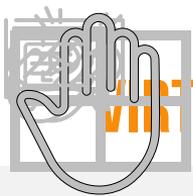
Acting Principal Planner

Citywide Cultural Resources Survey & Landmark
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Citywide Cultural Resources Survey & Landmark
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VIRTUAL MEETING ETIQUETTE

We want to see and hear from you!

Please keep your video on if possible.

Look at the camera when you speak.

After the presentation, there will be two ways to give input or to ask a question:

1. Raise your hand to speak by using the Raise Hand button. Everyone will be muted until they are called on to speak. Please share your name the first time you speak.
2. Enter your questions or comments into the chat. Questions will be read and answered aloud during the discussion after the presentation.

Use the “gallery” view to see every participant.

Be respectful of others’ opinions.

San Francisco Planning is committed to creating a **safe and inclusive** environment free from disruption.

Hateful speech or actions will not be tolerated.
Respectful community participation is critical to a
successful project.

AGENDA



Project History



**Historic Preservation
Planning Overview**



**Historic Context
Statement &
Survey Findings**



**Next Steps
& Q&A**



PROJECT HISTORY

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2005: The Mission Dolores Neighborhood Association (MDNA) is founded.

2006: The San Francisco Historic Preservation Fund Committee (HPFC) and San Francisco Victorian Alliance awards the Mission Dolores Neighborhood Association grants towards the completion of a *Mission Dolores Neighborhood Historic Context Statement*.

2008: MDNA hires Carey & Company to complete final context statement and all survey work in neighborhood not completed by the Planning Department.

2010: The Historic Preservation Commission (HPC) adopts the completed *Mission Dolores Neighborhood Context Statement & Survey* with recommended modifications and revisions as needed per California Office of Historic Preservation (OHP).

2011: The *Inner Mission North Survey* is adopted by the Historic Preservation Commission resulting in the identification of 4 historic districts within the Mission Dolores neighborhood.

2016: Katherine Petrin & Associates makes revisions necessary to complete *Mission Dolores Neighborhood Historic Context Statement & Survey*.

2019: San Francisco Planning Department agrees to take on work of updating and revising *Mission Dolores Neighborhood Historic Context Statement & Survey* to address California Office of Historic Preservation feedback.



HISTORIC PRESERVATION PLANNING OVERVIEW



***HISTORIC
PRESERVATION:***

a strategy for conserving significant elements of the built environment in order to maintain a tangible physical connection to the past.

In more recent years, our approach to ***HISTORIC PRESERVATION*** has expanded to include intangible elements of ***CULTURAL HERITAGE***.

***CULTURAL
HERITAGE:***

tangible properties or intangible assets that express ways of living developed by a community and passed on from generation to generation.



HISTORIC PRESERVATION OVERVIEW HISTORIC STATUS

**Level &
Program:**



NATIONAL

**National Register of
Historic Places**

Agency:

National Park Service, US
Department of the Interior

Resources:

Individual properties,
districts, sites, objects, etc.

Strength:

Triggers Preservation
review!



STATE

**California Register of
Historical Resources**

California Office of Historic
Preservation (OHP)

Individual properties,
districts, sites, objects, etc.

Triggers Preservation
review!



LOCAL

**Articles 10 & 11 of
San Francisco Planning Code**

San Francisco Planning
Department and Historic
Preservation Commission

Individual landmarks, landmark
districts, conservation districts,

Very strong protections!

WHAT IS A HISTORIC CONTEXT STATEMENT?

“Historic context statements are intended to provide an analytical framework for identifying and evaluating resources...explaining what aspects of geography, history, and culture significantly shaped the physical development of a community...what important property types were associated with those developments, why they are important, and what characteristics they need to have to be considered an important representation of their type and context.”



Office of Historic
Preservation

CRITERIA FOR EVALUATION

Criterion 1/A

Significant Events & Trends

Properties that are associated with events that have made a significant contribution to, and are identified with, broad patterns of history



Twin Peaks Tavern (401 Castro), associated with development of LGBTQ community and civil rights

Criterion 2/B

Important Persons

Properties that are directly associated with the lives and works of persons significant to national/state/local history.



Sam Jordan's Bar (4004 3rd St.), associated with Sam Jordan, an important African American businessman and community leader in Bayview-Hunter's Point

CRITERIA FOR EVALUATION

Criterion 3/C

Distinctive Architecture or Work of a Master

Properties 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.



201 Buchanan St., Significant as an example of the Eastlake Style architecture. Built in 1882 by John Nightingale, a major builder in the neighborhood.

Criterion 4/D

Archeology

Properties that have yielded, or may be likely to yield, information important in prehistory or history.



If adopted, Lincoln Park Cemetery will be the City's first archeologic al landmark.

CRITERIA FOR EVALUATION

Integrity

Ability for a property to convey its significance.

Grounded in an understanding of property's physical features and how they relate to its significance.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in Part VII: *How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.



HISTORIC CONTEXT STATEMENT & SURVEY FINDINGS

HISTORIC CONTEXT STATEMENT & SURVEY FINDINGS: UPDATES

Updated *Mission Dolores Neighborhood Context Statement* to incorporate the following Department documents and City actions:

**Latin-x
Historic Context
Statement**

1

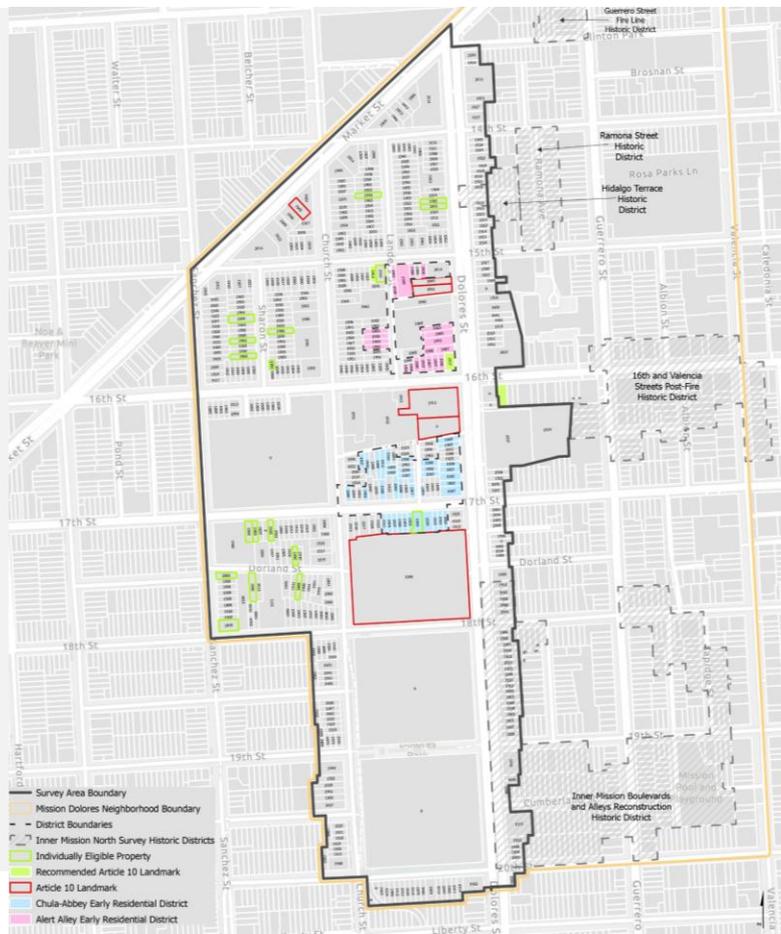
**The American Indian
Cultural District** established
April 2020 and in-progress
**American Indian Historic
Context Statement**

2

San Francisco Planning
Commission Resolution No.
20738 and San Francisco
Historic Preservation
Commission Resolution No.
1127 centering the
Department's work program
on **racial and social equity**

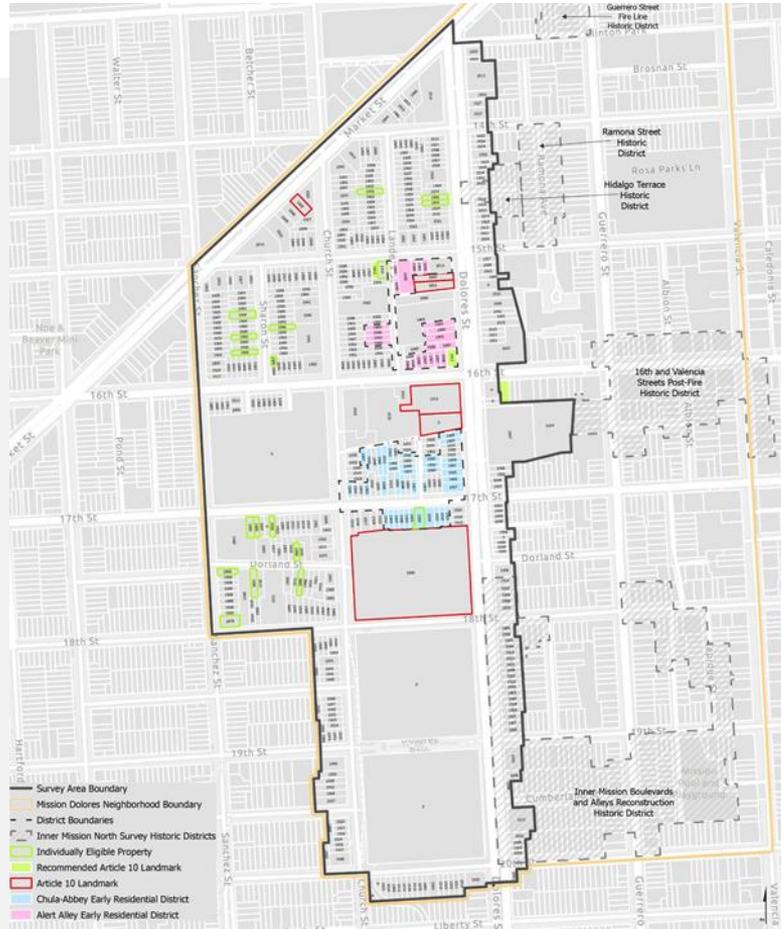
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MISSION DOLORES SURVEY AREA FINDINGS



- **18 individually eligible properties**
- **3 potential landmark properties**
 - St. Nicholas Cathedral
 - St. Mathew's Church
 - Congregation Sha'ar Zahav
- **Two California Register-eligible historic districts**
 - Chula-Abbey Early Residential District
 - Alert Alley Early Residential District
- **Further analysis** of Dolores Street Median, Mission Dolores Park, and Proposed Mission Dolores Archeological District in consultation with the Association of Ramaytush Ohlone

MISSION DOLORES SURVEY AREA FINDINGS





NEXT STEPS



Incorporate Community Feedback

Incorporate edits to document submitted by members of the public: **Due February 18, 2022**

Coordinate review of American Indian history with the Association of Ramaytush Ohlone

Historic Preservation Commission Hearing

HPC will elect to adopt, adopt with modifications, or take no action and direct staff to incorporate further edits

Forward Context & Survey Findings to OHP

If HPC elects to adopt historic context statement and survey, findings will be forwarded to California Office of Historic Preservation and formalized

WHAT DOES THIS MEAN FOR ELIGIBLE PROPERTIES?

Properties that are identified as individually-eligible or eligible within a historic district will be **required to undergo preservation review for any alterations to the property.**

- [Secretary of the Interior's Standards for the Treatment of Historic Properties](#)
- [Residential Design Guidelines](#)

1

Properties that are identified as individually-eligible or eligible within a historic district **can apply to use the [California Historical Building Code](#)**

Properties that are formally listed as Article 10, state, or federal landmarks **can qualify for the [Mills Act Program](#).**

2



THANK YOU **QUESTIONS?**



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Planning

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