MISSION DOLORES NEIGHBORHOOD
HISTORIC CONTEXT STATEMENT & SURVEY

COMMUNITY MEETING

January 27, 2022
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

Richard Sucré  
Deputy Director & Historic Preservation Team Lead  
Current Planning Division

Sylvia Jimenez  
Principal Planner  
Southwest Quadrant, Current Planning Division

Maggie Smith  
Acting Principal Planner  
Citywide Cultural Resources Survey & Landmark Designations, Current Planning Division

Melanie Bishop  
Preservation Planner  
Citywide Cultural Resources Survey & Landmark Designations, Current Planning Division
<table>
<thead>
<tr>
<th><strong>We want to see and hear from you!</strong></th>
<th><strong>After the presentation, there will be two ways to give input or to ask a question:</strong></th>
<th><strong>Use the “gallery” view to see every participant.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Please keep your video on if possible.</td>
<td>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.</td>
<td>Be respectful of others’ opinions.</td>
</tr>
<tr>
<td>Look at the camera when you speak.</td>
<td>2. Enter your questions or comments into the chat. Questions will be read and answered aloud during the discussion after the presentation.</td>
<td></td>
</tr>
</tbody>
</table>
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

1. Project History
2. Historic Preservation Planning Overview
3. Historic Context Statement & Survey Findings
4. Next Steps & Q&A
PROJECT HISTORY
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.


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.


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
Planning Department staff will present updates to historic context statement & survey including two identified historic districts.

Q&A Session
Planning staff and Mission Dolores Neighborhood Association will answer any questions.

Meeting Agenda
- Project History
  Mission Dolores Neighborhood Association will provide a timeline of the project’s history
- What Does this Mean & Next Steps
  Planning staff will provide overview of what it means to own a property that is considered a historic resource & next steps in process

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.
<table>
<thead>
<tr>
<th>Level &amp; Program:</th>
<th>National Register of Historic Places</th>
<th>California Register of Historical Resources</th>
<th>Articles 10 &amp; 11 of San Francisco Planning Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resources:</td>
<td>Individual properties, districts, sites, objects, etc.</td>
<td>Individual properties, districts, sites, objects, etc.</td>
<td>Individual landmarks, landmark districts, conservation districts,</td>
</tr>
<tr>
<td>Strength:</td>
<td>Triggers Preservation review!</td>
<td>Triggers Preservation review!</td>
<td>Very strong protections!</td>
</tr>
</tbody>
</table>

Mission Dolores Neighborhood Historic Context Statement & Survey
“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.”
**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

Mission Dolores Neighborhood Historic Context Statement & Survey
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 archeological landmark.
CRITERIA FOR EVALUATION

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 must also demonstrate that the property’s design, setting, materials, workmanship, feeling, and association are such that they contribute to the property’s integrity.

The concept of integrity as a property’s design, setting, materials, workmanship, feeling, and association is that unique combination of attributes that, taken together, define the property’s essence.

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. Location is especially important in recognizing the context of historic events and persons. In many cases, the relationship between a property and its location is essential if the property is to be meaningful.

Seventh Circuit Court of Appeals held in "Cort v. U.S. Customs and Border Protection," the court held that "[i]n defining a property, we consider the conditions under which a moved property can be eligible."
HISTORIC CONTEXT STATEMENT & SURVEY FINDINGS
Updated *Mission Dolores Neighborhood Context Statement* to incorporate the following Department documents and City actions:

1. **Latin-x Historic Context Statement**
2. **The American Indian Cultural District** established April 2020 and in-progress **American Indian Historic Context Statement**
3. **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**
• 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
<table>
<thead>
<tr>
<th>Next Steps</th>
<th>Historic Preservation Commission Hearing</th>
<th>Forward Context &amp; Survey Findings to OHP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Incorporate Community Feedback</strong></td>
<td>HPC will elect to adopt, adopt with modifications, or take no action and direct staff to incorporate further edits</td>
<td>If HPC elects to adopt historic context statement and survey, findings will be forwarded to California Office of Historic Preservation and formalized</td>
</tr>
</tbody>
</table>

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
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

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.